

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor City Council Conference Room

September 27, 2012, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Urban Planner
Alana Cheng, Administrative Analyst
Ed Leiva, Police Department
Tom Keller, Fire Department
Judy Moore, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:30 a.m.

CONDITIONAL USE PERMIT NO. CUP-326-11 (REV. 12)

APPLICANT: Michael Pauwels
LOCATION: 12926 Main Street
DATE: September 27, 2012

REQUEST: To modify the Conditions of Approval of Conditional Use Permit No. CUP-326-11 for the Globe Restaurant, to extend the closing time of the restaurant from 11:30 p.m. to 1:30 a.m., Sunday through Thursday, with the business continuing to close at 2:00 a.m. on Fridays and Saturdays; to change the days allowed for the limited live entertainment from Thursday and Friday to seven days a week; and, to eliminate the condition that requires food to accompany all alcoholic beverages served at the eating counter. The site is in the CC-3 (Civic Center-Core) zone.

Staff report was read and recommended approval. The Zoning Administrator opened the public hearing.

Staff emphasized Condition No. 15 regarding administrative citations of up to \$1,000 for any code violations.

The applicant, Mr. Michael Pauwels, commented that he was happy the request was moving forward and hoped for continued success in the beautiful City.

Mr. Peter Katz asked staff to describe the calls for service on Main Street. Staff replied that one establishment, Seven Seas, has had several calls for service, however, the Globe and other establishments were doing a great job.

Mr. Katz added that if there was anything he could help with to let him know as the businesses want to help to make Main Street a successful entertainment zone.

Mr. Scott Wiemer thanked staff for their support of the applicant and added that the extra hours make a synergy on Friday and Saturday nights, which enhances the businesses on Main Street.

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Mr. Charles Mitchell further added that Main Street needs more venues to draw people to the street as the street is a vital part of the City; and that support was needed to progress toward a better economy.

The Zoning Administrator asked if the applicant had read and agreed with the conditions of approval. He replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and commented that with the later hours, Main Street was heading toward an entertainment district with the City changing the zoning; that the success would be due to good operators; and that the businesses were not to be night clubs, but good restaurants with incidental alcohol.

The Zoning Administrator then approved Conditional Use Permit No. CUP-326-11 (REV. 12), pursuant to the facts and reasons contained in Decision No. 1659-12.

CONDITIONAL USE PERMIT NO. CUP-357-12

APPLICANT: Abdel Alomar

LOCATION: 12141 Brookhurst Street, Suite 201B

DATE: September 27, 2012

REQUEST: To allow the operation of a 6,000 square foot adult trade school for Health, Science, and English, on the second floor of the existing building. This program is offered by the California School of Health Sciences and is accredited by ACCET (Accrediting Council for Continued Education and Training). The site is in the NMU (Neighborhood Mixed Use) zone.

Staff report was read and recommended approval. The Zoning Administrator opened the public hearing.

Staff pointed out that due to the business being an assembly building with more than 50 people, panic device hardware was required on the exit doors; and, that the interior hallway required exit lighting.

Mr. Rafat Qahoush clarified that the business began as one partnership, then the business separated, so now there were two separate schools at one location on the first floor.

Mr. Abdel Alomar, the applicant, added that the schools were splitting to become completely independent of each other; that the upstairs school would have international short-term students on extended stay, that arrive via van pools from area hotels; that the courses were one to three month classes on nursing with the students returning to their own country. Also, that the first floor has homeless people living in the hallway, however, the school would be good for the area and the economy with more than 400 students.

Staff stated that the homeless matter would be looked into.

The Zoning Administrator asked if the applicant had read and agreed with the conditions of approval. Mr. Alomar replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-357-12, pursuant to the facts and reasons contained in Decision No. 1660-12.

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CONDITIONAL USE PERMIT NO. CUP-358-12

APPLICANT: W. Luke Huang

LOCATION: 10750 Lampson Avenue

DATE: September 27, 2012

REQUEST: To allow an existing church, Evangelical Formosan Church, to reconfigure an existing 4,914 square foot Children's Hall to include the reconstruction and relocation of the existing second floor Choir Room area from the north side of the building to the south side of the building; to create an outdoor courtyard area at the building's entrance; and, to reconfigure the classroom and Multi-Purpose Room on the first floor. The number of existing classrooms and the building's square footage will remain the same. The site is in the CCSP-PR12 (Community Center Specific Plan – Peripheral Residential District – Area 12) zone.

Staff report was read and recommended approval. The Zoning Administrator opened the public hearing.

Staff asked the applicant, Mr. Luke Huang, if he agreed with all of the requirements from the Fire Department, which included Condition No. 7 for all gates to be provided with Knox pad locks, along with installing illuminated emergency exit signs and the occupancy load in each room. The applicant replied yes.

Staff then asked how many people would be in the rooms and would they be children? The applicant responded that the second floor would have a choir, and 20-30 children would be on the first floor on Sunday and Friday nights.

The Zoning Administrator asked if the church would continue to have sufficient parking on Sunday. The applicant responded that the church's parking needs were accommodated. Staff added that there were no complaints.

Mr. Will Chen added that three congregational services of the same church, occur at the same time in different locations to accommodate 250 people, however, the capacity was 350 people; and, that the services were separated for three different languages.

The Zoning Administrator asked Mr. Chen if he had read and agreed with the conditional of approval. He replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-358-12, pursuant to the facts and reasons contained in Decision No. 1661-12.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:30 a.m.

Judy Moore
Recording Secretary