

GARDEN GROVE ZONING ADMINISTRATOR MEETING  
City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840  
Third Floor Training Room

Meeting Minutes  
Thursday, October 24, 2019

CALL TO ORDER: 9:01 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-167-2019

Applicant: Innskeepers Hospitality Management, LLC  
Location: 11931 Harbor Boulevard  
Date: October 24, 2019

Request: To operate an existing 118,908 square foot hotel, Residence Inn, with a new State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License for a proposed lounge/bar with restaurant in the existing lobby area. The site is in the PUD-104-82 (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the lobby area, CUP-096-2017, shall be revoked and become null and void.

Action: Public Hearing Held. Speaker(s): Steve Rawlings

Action: The Zoning Administrator adopted Decision No. 1787-19 with an amendment to Condition No. 29 to read: At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The ratio of food to alcohol sales shall comply with Alcohol Beverage Control Board rules for a Type "47" (On-Sale, General, Eating Place) license that states that a minimum of 51% of gross receipts shall be directly from food sales.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-168-2019

Applicant: Power Tran  
Location: 13302 Century Boulevard #A  
Date: October 24, 2019

Request: To operate a new vocational cosmetology school, VN Beauty College, in an existing 3,372 square foot commercial tenant space. The school will be limited to a maximum of 19 students and three instructors at any one time. The site is in the CC-3 (Civic Center Core) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from

## Zoning Administrator Minutes

the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Power Tran

Action: The Zoning Administrator adopted Decision No. 1788-19.

### PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-169-2019

Applicant: Wael Allahham  
Location: 8604 Garden Grove Boulevard  
Date: October 24, 2019

Request: To allow an existing liquor store, Crazy Liquor, to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License. The existing liquor store is currently operating with an ABC Type "20" (Off-Sale, Beer and Wine) License under Conditional Use Permit No. CUP-076-2016. The site is in the GGMU 2 (Garden Grove Boulevard Mixed Use 2) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-076-2016, shall be revoked and become null and void.

Action: Public Hearing Held. Speaker(s): Girges Gad

Action: The Zoning Administrator adopted Decision No. 1789-19 with an amendment to Condition No. 7 to read: Hours of operation shall be permitted from 6:00 a.m. to 1:00 a.m., seven (7) days a week;.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:23 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, November 14, 2019, at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

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Judith Moore  
Recording Secretary