

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

December 18, 2008, 10:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Sgt. Kevin Boddy, Police Department  
Karl Hill, Planning Services Manager  
Lee Marino, Senior Planner  
Chris Chung, Assistant Planner  
Nancy Ragen, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 10:03 a.m.

CONDITIONAL USE PERMIT NO. CUP-259-08

APPLICANT: Hieu Tran

LOCATION: 13861 Brookhurst Street

DATE: December 18, 2008

REQUEST: A request for Conditional Use Permit approval to operate an existing supermarket, Garden Grove Superstore, with a new original State Alcoholic Beverage Control Type "21" (Off-Sale, General) License, which will replace the existing Conditional Use Permit No. CUP-125-03. Additionally, the applicant is requesting modification to the Conditions of Approval that would allow additional restaurant space and exterior access to existing restaurant and retail spaces located within the supermarket, as well as allow multiple exterior tenant identification signs. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed. The Zoning Administrator asked if the applicant submitted a signage plan for the individual tenant space for the indoor multi-tenant retail shopping center, and also clarification regarding the consumption of alcohol in the interior space.

Staff replied the condition states all alcohol sold from the supermarket shall be consumed off-site; the indoor restaurants or tenant spaces cannot serve alcohol that is purchased from the market; and are also responsible for policing it as well.

The Zoning Administrator opened the public hearing.

Mr. Quach, representing the applicant, commented they have reviewed the conditions of approval and agree with all of them; the applicant will make every effort to make sure alcohol purchased from the supermarket is not consumed on the premises.

Mr. Quach inquired about the submittal for the interior signage plan. He noted that they were asked to submit a signage plan for the exterior elevation on the application. The Zoning Administrator explained the concern was regarding the signage plan for the interior tenants on the exterior façade.

Mr. Robert Griffin, Property Owner, stated two main points of concern: The exterior signage and that the restaurant space remains the same as it is in the existing CUP, 5,000 square feet.

Staff replied that the previous CUP has become null and void and there isn't a specific condition that says restaurant space cannot exceed 5,000 square feet.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-259-08, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1571.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 10:15 a.m.

Nancy J. Ragen  
Recording Secretary