

MINUTES

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
DECEMBER 4, 2008

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: COMMISSIONERS BANKSON, BEARD, BRIETIGAM,
KIRKHAM, NGUYEN, PAK, PIERCE
ABSENT: NONE

ALSO PRESENT: Omar Sandoval, Assistant City Attorney; Karl Hill, Planning Services Manager; Lee Marino, Senior Planner; Chris Chung, Assistant Planner; Sid Ashrafnia, Associate Civil Engineer; Sergeant Kevin Boddy, Police Department; Judith Moore, Recording Secretary

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Beard and recited by those present in the Chamber.

ORAL COMMUNICATIONS: None.

APPROVAL OF MINUTES: Commissioner Kirkham moved to approve the Minutes of November 20, 2008, seconded by Commissioner Brietigam. The motion carried with the following vote:

AYES: COMMISSIONERS: BEARD, BRIETIGAM, KIRKHAM,
NGUYEN, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: BANKSON, PAK

CONTINUED PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-239-08
APPLICANT: TRONG DUONG
LOCATION: SOUTH SIDE OF WESTMINSTER AVENUE BETWEEN FLOWER STREET AND HOPE STREET AT 10212 WESTMINSTER AVENUE
DATE: DECEMBER 4, 2008

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Ngoc Hue Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was read and recommended denial.

Vice Chair Pak asked staff if there was a map of the 19 existing licenses.

Staff replied no; however, 17 of the 19 addresses were available to be recited from a list.

Commissioner Kirkham commented that the license map was in the CLEW report.

Commissioner Beard asked staff if any of the 17 licenses were located near the subject business. Staff replied that approximately three licenses were located across the street, and that four others were within a block or two.

Commissioner Bankson asked staff for the percentage of crimes associated with the alcohol sales in the area. Staff replied that the census tract dictates the concentration amount; that the crime district is 107 along with 117 and 118; that in District 117, which has four licenses, there is a high call for Police services, ie., 80 or more calls with 47 arrests year to date; that during the past one and a half years other crimes included arrests for attempted homicides, assault with deadly weapons, fights, Conditional Use Permit violations, and illegal alcohol across the street. Also, that there is one other license in the shopping center, and that this request is for a new original license.

Vice Chair Pak asked staff if a wall separated the south side of the shopping center from the residents. Staff replied that a block wall separates the residential area.

Commissioner Nguyen commented that it is not logical to assume that if someone drinks beer, that person would commit a crime.

Staff added that in State Law, it is presumed that an over-concentration or a high-crime area would be further impacted by an additional alcoholic license and that is why Alcoholic Beverage Control (ABC) is prohibitive of issuing a new license; that the exception is that the Planning Commission could make a finding for public need or necessity that would override State policy; that when going over the census tract number of licenses, the City needs to make a finding for public necessity; that the issue is not whether or not the City has the authority to deny a license based on the alleged connection between the use of alcohol and the committing of crimes; that granting a license is a privilege, not a right; and that the Planning Commission is being asked to override State policy on the number of ABC licenses allowed in a census tract.

Commissioner Nguyen stated that one additional license would not create an impact on crime.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Dennis Desnoo, the applicant's representative, approached the Commission and asked the City to consider four issues with regard to granting the license; that the business is a family, fine dining seafood restaurant, not a bar, and that beer and wine would enhance the dining experience; that these are difficult economic times and there is a need for the government to help the business succeed; that there is no impact to residents behind the restaurant; and that there is community support for the license.

Mr. Son Nguyen, the property owner of Rex Plaza, approached the Commission and stated that his plaza is also well known in Vietnam; that he owns four shopping centers; that he has a good relationships with the tenants; that the center includes a medical center; orthopedic services; OB doctor, and a pharmacy; that the restaurant business is down due to the lack of a license; that he would guarantee supervision; and that he has taken security measures, ie., a sophisticated 24-hour camera system and patrol security services.

Vice Chair Pak commented that he can empathize with the situation as the Korean culture also prefers to drink with meals.

Mr. Trong Duong, the restaurant owner, approached the Commission and stated that he would like his business to be more successful and that his hours of operation are from 9:00 a.m. to 7:00 p.m.

Mr. Kevin Duong, the translator, approached the Commission.

Ms. Bong Allen, Ms. VT Tran, Ms. Thu Phan, Ms. Loan Ho, Ms. Lanh Vo, Mr. Duong Tai and Ms. Duyen Cao each approached the Commission and stated that the restaurant's seafood is delicious and the restaurant beautiful; that they are frequent visitors and the staff is friendly with good service; that beer and wine would be an enhancement to the meals and would keep the restaurant successful; that people do leave the restaurant go next door for alcohol; and that there are no crimes.

Commissioner Bankson asked Mr. Duong why he did not apply for a beer and wine license when he opened the restaurant. Mr. Duong replied that his restaurant was for food only, however, customers soon began asking for beer and wine and when potential customers were told there was no beer and wine, they would go next door.

There being no further comments, the public portion of the hearing was closed.

Commissioner Brietigam commented that he was sympathetic; that to grant a license, there must be a finding for public necessity; that there is not a need for convenience as alcohol is available next door; and that he could not support the project.

Vice Chair Pak commented that the General Plan Update 2030 would concentrate on the Little Saigon area that would include entertainment; that Westminster has an outstanding yearly event called A Taste of Little Saigon; that there is a public necessity for a license as the culture is to drink with meals; that each license should be on a case by case basis; that most of the existing 17 licenses are in the northern area of Westminster; and that they have security and a management office on site.

Commissioner Kirkham commented that the Planning Commission needs to go by the law; that the restaurant is beautiful; that a finding needs to be made for a public convenience or necessity; that the street has problems related to alcohol; and that he supports the denial of the license.

Commissioner Brietigam commented that the Planning Commission needs to consider the licenses more carefully; that there is no cultural necessity to consume alcohol with meals just because people are of a certain race; that he wishes the business to succeed, however, the Commission has a responsibility and duty to the Community.

Commissioner Bankson commented that he also empathized with the owner; that the sales of alcohol at this restaurant would probably not significantly contribute to crime in the area; that he agrees that there is no necessity for selling alcohol especially when there are already 17 licenses, when only ten licenses are allowed.

Staff clarified the legal standing stating that for approval, a finding must be made for a public convenience or for public necessity, not both.

Commissioner Nguyen commented that there must be a balance between crime in the area and the growth of businesses; that if laws are man-made, amendments can be made; that the necessity is for a business incentive in this economic crisis; that more cash flow is better for the City; that clientele is in the 40 to 50 year age range and they would be more responsible; that more crimes happen after midnight; that those who commit the crimes are between 19 and 28; that alcohol consumption does sometimes create more crime; that people want the beer and wine with their meal to relax; that this restaurant would sell more food than alcohol versus a bar that would sell more alcohol; that there is security, the restaurant is clean, there is ample parking; that next door is a bar and the patrons are young; and that he would support an approval of the license.

Chair Pierce asked staff if the restaurant next door has a Type "41" or "47" license. Staff replied that the license is a Type "41"; and that there has not been a lot of Police activity next door or at the subject restaurant.

Chair Pierce commented that the shopping center is nice, and because there are no problems with the restaurant next door, he could support the granting of the license.

Commissioner Beard commented that the restaurant is well established; that a finding for public convenience or necessity needs to be found; that licenses should be considered on a case-by-case basis; and that there is a reason 17 licenses already exist.

Vice Chair Pak commented that the Planning Commissioners are being responsible; that some licenses were approved by City Council; that all concerned have always done their due diligence with approving licenses; that there is security; that these are tough times; that in Los Angeles, some owners are asking for operating hours extensions; that a license would not contribute to crime; that Korean rice wine has now been classified by the State as wine instead of hard liquor; that internet reviews have wonderful comments about the restaurant; and that the Conditional Use Permit could be reviewed after six months.

Commissioner Nguyen commented that if the license was granted, the City has the authority to revoke the permit at any time.

Staff clarified that if the license is granted, the owner has been given a property right; that the Conditional Use Permit (CUP) runs with the land; that the CUP could be sold to another user thereby increasing the asset value; that to revoke a permit, noticing is required along with a hearing and that the City has the burden to prove that the owner should lose the property right; and that the right for approval is within the Planning Commission's discretion.

Commissioner Brietigam commented that granting an ABC license is a long term right; that things change; that only ten licenses are allowed in this tract; that this owner is practical and responsible, however, that may not be the case later with a different owner and the public would suffer; and that decisions must be considered for the long term.

Commissioner Nguyen commented that with the current crisis, only service businesses can survive; that the restaurant could only survive with an incentive to attract customers; and that this restaurant is different from the restaurant next door.

Chair Pierce asked staff how many licenses were in the shopping center. Staff replied one.

Vice Chair Pak commented that it would be good to know the percentage of customers that go to Westminster, thereby increasing that City's revenue because they cannot get beer and wine at this restaurant.

Commissioner Kirkham asked for clarification on revoking a CUP.

Staff replied that the ABC License would be granted through the CUP and if the CUP were revoked, through ABC policy, the license could be terminated.

Commissioner Beard asked for clarification of the finding of necessity or benefit of granting the license.

Vice Chair Pak stated that the license would benefit the City of Garden Grove community and the patrons who use Ngoc Hue restaurant; that the restaurant is a nice, fine dining establishment; alcohol consumption would be less than 20 percent; there are two bathrooms; there is a juice bar across the street; and there would be no contribution to a higher crime rate.

Vice Chair Pak moved to direct staff to bring back a resolution of approval for a Conditional Use Permit that would be subject to review in six months and that would include Conditions of Approval, seconded by Commissioner Nguyen. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	KIRKHAM, BRIETIGAM, BANKSON
ABSENT:	COMMISSIONERS:	NONE

Chair Pierce declared a five-minute recess.

CONTINUED

PUBLIC HEARING: NEGATIVE DECLARATION
AMENDMENT NO. A-145-08
SITE PLAN NO. SP-446-08
VARIANCE NO. V-180-08

APPLICANT: SARAH PHAN

LOCATION: SOUTH SIDE OF PEARL STREET, BETWEEN JOY STREET AND NELSON
STREET, AT 10712 PEARL STREET

DATE: DECEMBER 4, 2008

REQUEST: Zone Change Amendment to change the zone of the subject property, located at 10712 Pearl Street, from CCSP-BC29 (Community Center Specific Plan-Business Center, District 29) to CCSP-BC17 (Community Center Specific Plan-Business Center, District 17) to operate a new auto body shop; Site Plan approval to develop the 6,792 square foot lot with a new 1,787 square foot auto body shop, in conjunction with a request for Variance approval to deviate from the front, side, and rear setback requirements of the CCSP-BC17 zone. The site is in the CCSP-BC29 zone.

Staff report was read and recommended approval. One letter of opposition was written by the Rose Agonia Family whose residence abuts the property.

Commissioner Bankson asked staff to clarify the difference between District 17 and 29. Staff replied that District 29 is intended for office type uses, and District 17 is intended for heavier industrial activity such as automotive; that since 1985, the area has had some transition to automotive uses; that the intention for the existing house properties was that they would be recycled into the zoning classification placed in 1985; and that since there has been little recycle activity, this item could begin the transition of the area from residential to commercial.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

Ms. Sarah Phan, the applicant's representative, approached the Commission.

Chair Pierce asked Ms. Phan if she had read and agreed with the Conditions of Approval. Ms. Phan replied yes; and that she supported the condition to replace the curb.

Commissioner Bankson asked Ms. Phan to describe the property's current use. Ms. Phan replied that there is a 6,972 square foot parking lot; that the south side has an auto repair center; that she wants to utilize the 1,792 square foot back area with a building; that the building would be modern with glass windows in the front; that the setback Variance would give a wider access driveway, allow for trash in the back, and provide landscaping; that the ADA requirements have been updated therefore the new building would include a handicap restroom and parking space.

Vice Chair Pak asked for the hours of operation. Ms. Phan replied 8:00 a.m. to 5:30 p.m. Monday through Saturday, closed on Sundays.

There being no further comments, the public portion of the hearing was closed.

Commissioner Beard asked staff if any demolition would be involved.

Staff replied that no, that the auto repair shop on Garden Grove Boulevard would remain.

Vice Chair Pak asked if there would be an access connection between the auto body shop and the auto repair shop. Staff replied yes, that there would be reciprocal access.

Vice Chair Pak moved to recommend adoption of the Negative Declaration and approval of Amendment No. A-145-08 to City Council, and to approve Site Plan No. SP-446-08 and Variance No. V-180-08, seconded by Commissioner Kirkham. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, KIRKHAM, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

PUBLIC HEARING: SITE PLAN NO. SP-429-07
VARIANCE NO. V-163-07
APPLICANT: JESSICA MYERS
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND EUCLID
STREET AT 11162 GARDEN GROVE BOULEVARD
DATE: DECEMBER 4, 2008
REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-429-07 and Variance No. V-163-07. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Center 44) zone.

Staff report was read and recommended approval. Staff also noted that the applicant needed to excuse himself from the public hearing due to a prior commitment.

Commissioner Brietigam asked staff to clarify the number of time extensions that are allowed. Staff replied that there are no limitations for variances and site plans, except for subdivisions; that for variances and site plans the extensions could be issued one year at a time; that the permit is valid as long as work continues; that if work is stopped the permit would expire in the twelve month period.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

There being no further comments, the public portion of the hearing was closed.

Commissioner Beard moved to approve the one-year time extension for Site Plan No. SP-429-07 and Variance No. V-163-07, seconded by Commissioner Brietigam. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, KIRKHAM, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE

ABSENT: COMMISSIONERS: NONE

PUBLIC HEARING: NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-110-06 (REV. 08)
GENERAL PLAN AMENDMENT NO. GPA-1-06(A)
SITE PLAN NO. SP-385-06
TENTATIVE TRACT MAP NO. TT-16856
DEVELOPMENT AGREEMENT
APPLICANT: IN-TOWN COMMUNITIES, LLC
LOCATION: EAST SIDE OF PALM STREET, SOUTH OF THE INTERSECTION OF PALM
STREET AND HARBOR BOULEVARD AT 12852 PALM STREET
DATE: DECEMBER 4, 2008

REQUEST: To modify approved plans, PUD-110-06 (Rev. 08), to reduce the total number of residential units approved under PUD-110-06, from 159 dwelling units to 118; a reduction of 41 units. The proposed modification will have 62 townhome units that are three-story with attached two-car garages, and will retain the two residential podium buildings with 56 units at the entrance to the development. The overall layout will have guest parking, active and passive recreation areas, and perimeter landscaping in the same configuration as originally approved. The site is in the Planned Unit Development No. PUD-110-06 zone.

Staff report was read and recommended approval.

Vice Chair Pak asked staff to clarify the number of guest parking spaces.

Staff replied that the total number of resident and guest parking spaces is 282; that there are two spaces per unit; that there would be 236 resident parking spaces and 36 guest parking spaces.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

Ms. Kim Prijatel, the applicant's representative, approached the Commission and described the revised plan. She also stated that the development was a victim of the declining real estate market; that there are existing residents in the first building; that the recreation area is still a focus area and it is now at grade; and that she would like to get deliveries started by next year.

Chair Pierce asked Ms. Prijatel if she had read and agreed with the Conditions of Approval. Ms. Prijatel replied yes.

Commissioner Beard asked Ms. Prijatel for the current occupancy. Ms. Prijatel responded that one or two units were still available.

Vice Chair Pak asked for clarification on the number of existing buildings.

Ms. Prijatel replied that one podium style building exists; that one more podium would be built and the remainder would be the new product design; and that the townhomes would be a quicker build than the podium building.

Vice Chair Pak asked staff to clarify why this project revision came before the Planning Commission and would the project be ADA compliant. Staff replied that this would be a major project revision as there would now be less podium style buildings and more townhomes; and that ADA requirements would include a percentage of handicap accessible units.

Mr. Henry Ameen approached the Commission and expressed that he has concerns with privacy, as the three story building overlooks his yard; that there would be noise from the recreation area; that the setback needs to be more than ten feet wide; and that he did not receive a notice for the first hearing.

Commissioner Bankson asked staff if measures had been taken to mitigate the privacy issue, ie., higher windows, obscure windows.

Staff replied that the setback would remain the same as in the first approval; that a row of screening trees would be planted; that the building height has been reduced; and that the townhome windows and doors must face the northerly direction for light, ventilation, and exiting purposes.

Ms. Rosalind Wagner, who is a current homeowner in the existing building, approached the Commission and expressed her concerns regarding parking, security, and poorly executed construction and design; that she has only one parking space, not two, as is the case for other residents; that the guest parking is now resident parking; that the five-foot high electric gates can be jumped over; that the building is difficult to keep clean as there are no hose connections for the common areas; that the structure is minimally constructed with regard to sound attenuation; and that they had higher expectations for the structure.

Ms. Ellis Chang, another current resident, approached the Commission and expressed that she was in support of the development revision though she had concerns with regard to the potential of the Homeowner's Association dues being higher; that parking was not an issue; and that a fitness center would be good.

Ms. Prijatel approached the Commission and stated that the setback is twelve feet wide; that screen trees would be planted; that the recreation area would be at grade in lieu of being located on a podium building; that any customer issues should be addressed to the customer service department; that noise testing is scheduled to occur; that there is no room for a fitness center; that parking is code compliant; that tandem parking is to be used; that residents parking in the guest spaces could be monitored; that the Homeowner's Association dues have not been calculated; and that many parking spaces are not yet available as the project is not complete.

Staff added that each unit has two designated spaces consisting of tandem and side-by-side spaces.

Ms. Kimberly Martin, another current resident, approached the Commission and stated that for every three condominiums there is only one guest parking space; that the sales trailer is taking up six spaces; and that the trailer also has three spaces that no one is allowed to use.

Ms. Prijatel added that the sales trailer is expensive to remove and would be used for further sales, however, the trailer would be removed when the project is finished.

Vice Chair Pak commented that all of the concerns need to be addressed in the CC & R's. Ms. Prijatel agreed and stated that there would be contact with the homeowners prior to the City Council meeting in January.

There being no further comments, the public portion of the hearing was closed.

Commissioner Beard asked if the City is included in the CC & R's. Staff replied that the City could be included in the revised CC & R's for this project.

Commissioner Brietigam commented that the reduction of units is good with regard to traffic and that he would support the project.

Commissioner Beard asked staff if additional parking requirements could be imposed. Staff replied that the parking is already code compliant; that the City does not regulate construction quality; that CC & R's could be further amended, however, the new regulations might not be able to be implemented; and that most likely, the developer has most of the voting rights at this time.

Vice Chair Pak commented that because the project is not complete, there is no Homeowner's Association governed by the residents; and that the CC & R's need to be revised.

Commissioner Bankson disagreed in that the City should not be involved and the Homeowner's Association should take care of their own issues.

Vice Chair Pak added that with the downsizing of the units, there needs to be discussion with regard to how this would affect existing residents.

Staff added that the City could be added as a beneficiary of the CC & R's, not as an Association member; that per the new standard, the City's interest would be solely to enforce the Conditions of Approval in approving the development; that the City has the authority to intercede, but not the obligation; that the City can recover costs for enforcing the Conditions of Approval; and that changes made by the board would first need approval by the City.

Commissioner Beard commented that he likes the downsizing; that there are legitimate concerns; that the project follows code; that the current language should be added to the CC & R's; and that he would support the project.

Vice Chair Pak commented that with the downsizing, hopefully the number of parking spaces would increase.

Vice Chair Pak moved to recommend approval of Planned Unit Development No. PUD-110-06 (Rev. 08) to City Council, seconded by Commissioner Beard. The motion received the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, NGUYEN, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-253-08
APPLICANT: CITY OF GARDEN GROVE
LOCATION: NORTH OF BUSINESS CENTER PARKWAY, SOUTH OF FORBES AVENUE ON
WEST SIDE OF EUCLID STREET AT 14241 EUCLID STREET, SUITE C-101
DATE: DECEMBER 4, 2008

REQUEST: A request from the City of Garden Grove to revise the 'conditions of approval' for an existing restaurant with entertainment (The Can Restaurant and Club) that operates with a State Alcoholic Beverage Control Type "47" (On-Sale General, Eating Place) License. The conditions of approval shall be revised through the approval of a new Conditional Use Permit No. CUP-253-08, that replaces the existing Conditional Use Permit No. CUP-285-96. The proposed conditions will clarify the operational requirements of the business and add new strategies to reduce criminal activity, problems, and CUP violations. The site is in the PUD-104-81 Rev. 86, 90, 91/ Planned Unit Development-Euclid Business Park zone.

Staff distributed a comprehensive staff report to the Planning Commissioners for their review in preparation for the January 15, 2009 Public Hearing.

Commissioner Beard moved to continue the case to the Thursday, January 15, 2009 Planning Commission meeting, seconded by Commissioner Kirkham. The motion received the following vote:

AYES: COMMISSIONERS: BANKSON, BEARD, BRIETIGAM,
KIRKHAM, NGUYEN, PAK, PIERCE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

MATTERS FROM
COMMISSIONERS:

Commissioner Brietigam stated that he received a call from the Public Works Division; that there is a plan to landscape Lampson Avenue, however, there are no funds for the project at this time; and that he challenges City Council to be creative and make the beautification plan a reality, as there may be grass roots groups of volunteers that could assist with the work.

Vice Chair Pak expressed his concern regarding a fatality that occurred at Yockey Street and Garden Grove Boulevard in that the area is too dark and needs better lighting. He also asked if temporary permits could be issued to shopping center vendors to allow exterior holiday decorations to promote business.

Staff recommended that the permit request for decorations could be voiced at a City Council meeting during Oral Communications.

Vice Chair Pak added that at the left turn pocket installed at Belfast Drive and Garden Grove Boulevard, next to the Hanmi Bank, there is a traffic impasse. Staff responded that Southern California Edison Company intends to relocate a pole into the island and that their schedule is backlogged.

MATTERS
FROM STAFF:

Staff read a brief description of future Agenda items for the January 15, 2009 Planning Commission meeting and reminded Commissioners about the annual Planning Commission Holiday Dinner to be held at OGGi's Pizza & Brewing Co. on Thursday, December 18, 2008, and to carpool if possible.

Commissioner Brietigam suggested that an automatic reply feature for the City's website would be good as an accepted response to forms submitted on-line.

Staff added that Conditional Use Permits should be viewed as a Police power to impose conditions on businesses to ensure that the businesses operate in compliance; that revoking CUP's is not a simple action and requires the complicated preparation of reports, the scheduling of office meetings, and staff time; and that the last revocation took two years, plus court time, for an ABC establishment.

ADJOURNMENT:

Chair Pierce moved to adjourn the meeting at 9:50 p.m., seconded by Commissioner Brietigam. The motion received the following vote:

AYES:	COMMISSIONERS:	BANKSON, BEARD, BRIETIGAM, KIRKHAM, NGUYEN, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

JUDITH MOORE
Recording Secretary