

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

March 12, 2009, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Planner
Mike Bublitz, Fire Marshal
Nancy Ragen, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:00 a.m.

CONDITIONAL USE PERMIT NO. CUP-264-09

APPLICANT: Hiep Xuan Phan
LOCATION: 11036 Magnolia Avenue
DATE: March 12, 2009

REQUEST: Conditional Use Permit approval to allow a new convenience store, Mikasa Foodmart, to operate with an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed. The Zoning Administrator opened the public hearing and declared, for the record, receipt of a letter dated March 3, 2009, opposing the granting of the CUP application.

The Fire Marshall inquired about the water tank system. The applicant replied that all the corrections regarding the water tank and water system have been made and inspected by City staff.

In response to the Zoning Administrator's question about the hours of operation, the applicant commented that it would be more agreeable to open and close the business 30 minutes later than the recommended hours. The Zoning Administrator explained, from a policing standpoint, that would be a problem because of a reduction in service and the availability of less police coverage later in the evening.

The Zoning Administrator asked if the applicant was anticipating upgrading the license to sell hard liquor. The applicant stated at the present time they only want to sell beer and wine, and expressed agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-264-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1574.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:05 a.m.

Nancy J. Ragen
Recording Secretary