

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

April 14, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Dave Barlag, Fire Department
Chris Chung, Associate Planner
Ed Leiva, Police Department
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-317-11

APPLICANT: My V. Nguyen

LOCATION: 12460 Euclid Street #103

DATE: April 14, 2011

REQUEST: To operate a new 1,056 square foot delicatessen/sandwich shop at 12460 Euclid Street #103. The site is in the CCSP-OP9 (Community Center Specific Plan – Office Professional, Area 9) zone.

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

Staff asked the applicant, My V. Nguyen, if he was also the property owner. The applicant replied yes and that he would also run the business.

Staff briefly reviewed Police Department Conditions of Approval that included no. 8 for no gaming, no. 9 for hours of operation, no. 11 for no amusement devices, however, WiFi for laptops would be allowed, no. 14 for no alcohol, no. 16 for administrative violations, no. 24 for no outdoor patio dining area, and no. 30 for no smoking.

The applicant asked if an outside table could be placed at the rear of the building on a 12'-0" x 12'-0" slab, near the trash enclosure, for smoking. Staff agreed.

The Zoning Administrator asked for parking space clarification. The applicant stated that parking would be open to all tenants; that typically, the lot is half full; and that there was not a lot of street parking.

The Zoning Administrator asked if the downstairs and upstairs tenant spaces were occupied. The applicant responded that the three spaces downstairs were occupied and that the two upstairs spaces were for himself.

Staff reiterated that the intent for the business was to be a delicatessen/sandwich shop and not a coffeehouse, noting that the plans focus on the coffee aspect of the business. The applicant responded that coffee would be sold along with cold drinks; that sandwiches would be made on the premises; that there would be no cooking; and that tenants wanted something for their break time.

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With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-317-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1627-11.

CONDITIONAL USE PERMIT NO. CUP-318-11

APPLICANT: Kimberly Tuyen Vo

LOCATION: 10051 Garden Grove Boulevard

DATE: April 14, 2011

REQUEST: To expand an existing 1,391 square foot restaurant, Dzui Lounge, which currently operates with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License approved under Conditional Use Permit No. CUP-134-86, into an adjacent 1,282 square foot tenant space. The restaurant will have a total square footage of 2,673 square feet and will operate under the new business name, Diem Hen Cali. The site is in the C-2 (Community Commercial) zone.

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

Staff asked the applicant's representative, Kevin Vo, to clarify why the proof of Licensee Education on Alcohol and Drugs (LEAD) training had not been received. The applicant responded that they had not signed the lease yet due to an issue with the bearing wall.

Staff added, that in regard to fire protection, plans were needed to indicate sprinkler changes for the expansion and also, that two exits are required in the front, and the doors need to be free and clear and not blocked.

The Zoning Administrator asked the applicant if he had operated a restaurant before. The applicant responded no, however, he had worked in restaurants.

The Zoning Administrator stated that the Conditions of Approval were a guideline as to how to operate the business and that the restaurant was in a high crime area.

Staff reinforced Conditions Nos. 9 for no gaming, no. 10 for the hours of operation, no. 16 for LEAD training, no. 17 for administrative citations of up to \$1,000 for violations, no. 25 for no live entertainment, and no. 26 for no raised platforms or stages.

The applicant commented that the project would be a restaurant that serves beer and would have standard hours; that he is trying to make the restaurant more appealing; and that the business would increase tax revenue for the City.

The Zoning Administrator asked the applicant if he agreed with the Conditions of Approval. The applicant replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-318-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1628-11.

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COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Judy Moore
Recording Secretary