

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

Regular Meeting Minutes
Thursday, June 13, 2013

CALL TO ORDER: 9:05 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-370-13

Location: 12181 Brookhurst Street.

Applicant: Dean Tran

Date: June 13, 2013

Request: To modify the floor plan, as approved under Conditional Use Permit No. CUP-120-03, for an existing restaurant, Seafood Place Restaurant, which currently operates with an Alcoholic Beverage Control "Type 47" (On-Sale, General) License. The approval of CUP-120-03 allowed the expansion of the existing 4,200 square foot restaurant, at 12201 Brookhurst Street, into the adjacent 7,000 square foot tenant space, at 12181 Brookhurst Street. The existing 4,200 square foot restaurant tenant space will be converted into a Tai Chi center, and the 7,000 square foot tenant space has become the new restaurant space for the Seafood Place Restaurant. The applicant is requesting Conditional Use Permit approval to reflect these changes in the approved floor plan. The site is in the NMU (Neighborhood Mixed Use) zone.

Action: Public Hearing Held. Speakers: Mr. Dean Tran; Ms. Suong Vu; Ms. Van Duong; Ms. Karen Pham; Mr. Joe Miller

Action: One letter submitted regarding parking. Zoning Administrator adopted Decision No. 1673-13 as amended.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-371-13

Location: 12201 Brookhurst Street.

Applicant: Dean Tran

Date: June 13, 2013

Request: The City of Garden Grove approved Director's Review No. DR-93-12 on October 11, 2012, which allowed the temporary operation of a "tai chi studio", Integral Tai Chi (ITC) Center, located at 12201 Brookhurst Street, for eighteen months and the applicant converted the existing subject 4,200 square foot tenant space from a restaurant/eating establishment use to a martial arts studio use. The applicant is requesting Conditional Use Permit approval in order to continue operation of the existing 4,200 square foot Tai Chi center (a martial arts studio/assembly use), Integral Tai Chi (ITC) Center. The subject 4,200 square foot tenant space was previously occupied by a Chinese

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restaurant, Seafood Place Restaurant. The site is in the NMU (Neighborhood Mixed Use) zone.

Action: Public Hearing Held. Speakers: Mr. Dean Tran; Ms. Suong Vu; Ms. Van Duong; Ms. Karen Pham; Mr. Joe Miller

Action: One letter submitted regarding parking. Zoning Administrator adopted Decision No. 1674-13 as amended.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:40 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, June 27, 2013 at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judith Moore, Recording Secretary