

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor City Council Conference Room

December 8, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Alana Cheng, Administrative Analyst
Ed Leiva, Police Department
Tom Keller, Fire Department
Judy Moore, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:05 a.m.

CONDITIONAL USE PERMIT NO. CUP-342-11

APPLICANT: Omar El-Gabry

LOCATION: 10832 Katella Avenue

DATE: December 8, 2011

REQUEST: A request for Conditional Use Permit approval to allow an existing restaurant, El Omda Egyptian Café, to have Hookah as an accessory use restricted only to the new proposed outdoor patio area, and subject to the Operating Requirements and Special Standards for establishments with Hookah, in conjunction with landscaping and site improvements to accommodate the new outdoor patio area. The site is in the C-2 (Community Commercial) zone.

Staff report was read and recommended approval. One letter of opposition was written by Vanessa Shanley.

The Zoning Administrator opened the public hearing.

Police staff emphasized compliance with Condition No. 12, which was similar to No. 30, for no live entertainment, No. 13 for the hours of operation, No. 14 regarding security issues, No. 16 for no alcohol, No. 19 to keep the door from the patio to the restaurant closed, and No. 21 for administrative citations of non-compliance.

Mr. Khalid El-Gabry, the applicant's representative stated that he understood the Conditions of Approval.

Fire Department staff stated that the proposed occupancy limit of 32 on the inside and 24 on the patio would be recalculated.

Mr. El-Gabry responded that the architect had miscalculated and the number should have been more than 56 for the 1,154 patio square footage along with the 560 square foot indoor dining room area, however, he stated that he would comply with the Fire Department's limitations, and added that the coals would be stored outside and not be carried through the restaurant. Staff then pointed out the two exiting paths, along with the patio table and charcoal burner locations.

The Zoning Administrator expressed her concern with overcrowding and too many patio tables close to the charcoals and asked if the patio tables were fixed. Staff responded that the tables were not fixed; that the charcoal burner would be screened with a hood; that the

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coals would expire by themselves after 30 minutes; that the required safety distance from the coals was ten feet; and that a six to seven foot wide raised curb would be a deterrent.

Mr. El-Gabry explained that an area was needed to prepare the Hookah and that the Hookah area would be too hot for customers to be near. His son, Mr. Omar El-Gabry, further added that tables would be at least twelve feet from the back gate and pointed out the coal container location.

Mr. El-Gabry mentioned that a double-door with a double-gate across the patio could be added to separate the area for a clear exiting path.

Staff stated that an emergency exit sign must be posted on the exit gate; that the emergency exit path be kept clear; that staff would rather not have a fence in order to have a clear path for emergency exiting; and that the square footage calculation for occupancy would be reduced based on the number of tables and the square footage of the Hookah area.

Mr. Yasser Hamza emphasized that the applicant wanted to comply with the City.

Ms. Maureen El-Gabry commented that Hookah was a common part of the Middle Eastern and Egyptian culture as a way of relaxing, similar to a coffee house concept, especially after a meal.

Mr. Hamza added that there would be competition in the surrounding area, however, this would be great for the City of Garden Grove and a good service for the Arab people.

Ms. Vanessa Shandley, who wrote a letter of opposition and lived nearby, expressed that the mobile homes were not notified properly as to what to expect, and that she was not against Hookah, but had concerns with the outside, gangs, and disturbing the neighborhood.

The Zoning Administrator agreed that Hookah parlors in the past had attracted younger kids from all over Orange County with issues of gangs and fights, and that the City was cautious. Also, that Conditions of Approval would be in place that would monitor the hours of operation.

Mr. El-Gabry further added that the business would be a family restaurant, for all ages, with Egyptian cuisine, and that they had opted to hire a security guard.

Staff agreed that there were past issues; that Hookah draws in a certain type of crowd; and that \$1,000 citations would be written for violations.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-342-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1646-11.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:45 a.m.

Judy Moore - Recording Secretary