

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

January 26, 2012, 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 9:00 a.m.

CONDITIONAL USE PERMIT NO. CUP-344-12
APPLICANT: CND Enterprise, LLC (c/o Global Partnership, LLC)
LOCATION: 8893 Garden Grove Boulevard
DATE: January 26, 2012

REQUEST: Conditional Use Permit approval to operate a new sushi restaurant, Misoya Sushi Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

Staff report was read and recommended approval.

The Zoning Administrator opened the public hearing.

Police staff highlighted Condition No. 6 for adhering to the hours of operation, No. 12 for proof of LEADs training for staff (Licensee Education on Alcohol and Drugs), No. 13 for administrative citations that could result in up to \$1,000 fines for violations, No. 21 for no live entertainment or karaoke, and No. 28 for no smoking, emphasizing that a 3rd violation of the no-smoking law would result in a high fine in conjunction with Cal OSHA.

Fire staff noted that the UL300 hood needed to be approved; that all deep fryers with vapors need to be under the hood; and that warming equipment such as for soup and rice, need enough electrical outlets per requirements by the Building Department.

The Zoning Administrator asked the applicant, Mr. Charles Lee, if he had owned and operated a restaurant prior to this one. The applicant replied no.

The Zoning Administrator added that the applicant had been given good input by staff regarding safety issues; that restaurant fires were common; that the applicant needs to comply with the no entertainment condition; and that the City would like the business to be successful and suggested that he join the Chamber of Commerce.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-344-12, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1648-12.

CONDITIONAL USE PERMIT NO. CUP-345-12
APPLICANT: Satraup, Inc. dba Old Town Mart and Liquor
LOCATION: 12932 Main Street
DATE: January 26, 2012

Zoning Administrator Minutes

REQUEST: Conditional Use Permit approval to upgrade an existing Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License to an Alcoholic Beverage Control Type "21" (Off-Sale, General) License for an existing convenience store named Old Town Mart and Liquor. The site is in the CCSP-MX33HR (Community Center Specific Plan, Mixed Use District Area 33 & Historic Retail Overlay) zone.

Staff report was read and recommended approval.

The Zoning Administrator opened the public hearing.

Police staff explained that the applicants, Hooshong and Fariborz Farahmand, were presented with the Conditions of Approval at a previous public hearing before the Zoning Administrator and that the conditions remain the same. Also, that a LEADS training certificate (Licensee Education on Alcohol and Drugs) needed to be provided to City staff.

Mr. Fariborz Farahmand stated that they, as applicants, received the LEADS training and sell the alcohol themselves, and the necessary certificates would be provided.

The Zoning Administrator encouraged the applicants to comply with the Conditions of Approval, especially the hours of operation, and wished them success.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-345-12, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1649-12.

CONDITIONAL USE PERMIT NO. CUP-343-12

APPLICANT: Yen Thanh Thi Truong

LOCATION: 13091 Laramore Lane

DATE: January 26, 2012

REQUEST: Conditional Use Permit approval to operate a new Vietnamese restaurant, Thuy Kieu Quan, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License, along with a request to add a new enclosed outside patio area. The site is in the Planned Unit Development No. PUD-103-88 Rev. 89/90 zone.

Staff report was read and recommended withdrawal of the case as the application was determined to be incomplete for the reason that the applicant did not have the approval of the property owner to sell alcohol or add an outside patio.

The Zoning Administrator opened the public hearing.

With no further comments or questions, the Zoning Administrator closed the public hearing and withdrew Conditional Use Permit No. CUP-343-12.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:15 a.m.

Judy Moore
Recording Secretary