

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 10, 2009, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Sgt. Kevin Boddy, Police Department
Maria Parra, Planner
Chris Chung, Assistant Planner
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-277-09
APPLICANT: Kimsa Nguyen
LOCATION: 9892 Westminster Avenue, #311
DATE: September 10, 2009

REQUEST: Conditional Use Permit approval to operate a new restaurant, Lua Boulangerie Bistrot, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) license. The site is in the C-1 (Neighborhood Commercial) zone.

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

Mr. Hien Lam, representing the owner, stated they are in the process of renovating the interior of the building and will be serving a variety of foods.

The Zoning Administrator reviewed the importance of adhering to the hours; staff would most likely not recommend a request for entertainment or changing the license to hard liquor because the business is in a high crime area; and no outdoor seating allowed unless approved by Planning.

Police informed the applicant's representative the importance of LEAD training, and PD would accept an ABC approved "RBS" Training program conducted by a private company.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-277-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1583.

CONDITIONAL USE PERMIT NO. CUP-278-09
APPLICANT: Christine Vu
LOCATION: 9754 Garden Grove Blvd.
DATE: September 10, 2009

REQUEST: Conditional Use Permit approval to operate a restaurant, Ban Toi Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) license. The site is in the C-2 (Community Commercial) zone.

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

Police asked that the owner not deviate from the CUP because of the high crime area and the number of ABC licenses, and PD would accept an ABC approved "RBS" Training program.

The Zoning Administrator reiterated the importance of complying with the conditions and adhering to the hours of operation.

The Zoning Administrator directed staff to add a new standard condition to CUPS regarding outdoor seating.

Mr. Tucker, owner of an apartment complex located at 9761 Belfast Drive, requested there be no dumping of any trash in their dumpsters located in the alley.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-278-09, subject to the recommended conditions and the modification to include the condition regarding outdoor dining, pursuant to the facts and reasons contained in Decision No. 1584.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:24 a.m.

Nancy J. Ragen
Recording Secretary