



GARDEN GROVE

AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, July 22, 2021

9:00 a.m.

Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing planning@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record. Members of the public are asked to consider very carefully before attending this meeting in person and are encouraged to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, should contact the Department of of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):

a. LOT LINE ADJUSTMENT NO. LLA-027-2021

APPLICANT: Hao Xuan Do
LOCATION: 13512 Lanning Street

REQUEST: To remove an existing interior lot line on a property currently developed with a single-family dwelling to accommodate the construction of a future Accessory Dwelling Unit (ADU). The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 – Minor Alterations in Land Use Limitations – of the State CEQA Guidelines.

b. CONDITIONAL USE PERMIT NO. CUP-215-07 (REV. 2021)

APPLICANT: Toby Nguyen

LOCATION: 10022 Garden Grove Boulevard

REQUEST: To modify Conditional Use Permit No. CUP-215-07, which currently governs alcohol sales and live entertainment at the Ramada Hotel, to include 1) a modification to the approved floor plan to allow the existing restaurant inside the hotel to expand into the adjacent lounge area, and 2) a modification to the Conditions of Approval to allow live entertainment and dancing, previously approved for the lounge area only, in the restaurant. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840
AB Room

Special Meeting Minutes
Thursday, April 8, 2021

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-203-2021

Applicant: Ngoc Tu Tran
Location: 14208 Brookhurst Street
Date: April 8, 2021

Request: To operate an existing restaurant, Grandpa's Kitchen Dry Noodles 168, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Ngoc Tu Tran

Action: The Zoning Administrator adopted Decision No. 1801-21.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:06 a.m.

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO: 1.a.	SITE LOCATION: East side of Lanning Street, south side of Trask Avenue, at 13512 Lanning Street
HEARING DATE: July 22, 2021	GENERAL PLAN: Heavy Commercial
CASE NO.: Lot Line Adjustment No. LLA-027-2021	ZONE: Single-Family Residential (R-1)
APPLICANT/PROPERTY OWNER: Hao Xuan Do	APN: 100-381-22
	CEQA DETERMINATION: Exempt, CEQA Guidelines §15305 (Minor Alterations in Land Use Limitations)

REQUEST:

A request for Lot Line Adjustment approval to remove an existing interior lot line for the purpose of consolidating two (2) parcels into one (1) single lot to accommodate the construction of a future Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.

BACKGROUND:

The subject properties are located on the east side of Lanning Street, south of Trask Avenue, in the R-1 (Single-Family Residential) zone and have a General Plan Land Use designation of Heavy Commercial. The subject parcels are under common ownership, and share the same address and Assessor's Parcel Number (APN). The northerly parcel, Parcel A, is currently developed with a one-story, single-family dwelling with an attached two-car garage and is 7,230 square feet. The southerly parcel, Parcel B, is 2,610 square feet and is an undeveloped property abutting the SR 22 Freeway to the south. Although a separate parcel, Parcel B functions as a side yard for Parcel A.

The parcels abut R-1 zoned properties to the north and to the west across Lanning Street improved with single-family homes, a Planned Unit Development No. PUD-102-73 zoned property to the east, currently improved with industrial buildings, and the SR 22 Freeway to the south. Since structures may not be built across property lines, the property owner is proposing to combine the two (2) parcels to construct an Accessory Dwelling Unit (ADU). The Lot Line Adjustment will eliminate the property line to consolidate the two (2) parcels into one (1) to allow the construction of the future ADU.

DISCUSSION:

Lot Line Adjustment

In order to facilitate the construction of an ADU, the applicant is required to receive approval of a Lot Line Adjustment in order to eliminate an existing interior lot line to consolidate the two (2) parcels into one (1) parcel.

The legal description provided for the project identifies that Parcel A and Parcel B will be merged to create one (1) parcel as identified in Exhibit "A". Exhibit "B" identifies the subject parcel, and shows the current lot configuration and the lot line that will be removed. Currently, Parcel A has a gross lot size of 7,230 square feet, while Parcel B has a gross lot size of 2,610 square feet. As a result of the Lot Line Adjustment, the combined lot area will be 9,840 square feet. Exhibit "C" identifies the placement of the proposed ADU in relation to the property line that will be removed. Without approval of the Lot Line Adjustment, the proposed ADU cannot be constructed as it will be built over an existing property line, which is not permitted by the Building Code.

Approval of the Lot Line Adjustment will not change the overall configuration of the parcels. Parcel A will continue to be developed with a single-family dwelling. The proposed ADU is not part of the Lot Line Adjustment request. The ADU will undergo ministerial approval following approval of the Lot Line Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

Approval of the Lot Line Adjustment will consolidate the two existing parcels into one parcel to facilitate the construction of an ADU in the future. Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

CEQA

CEQA's Class 5 exemption applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density (CEQA Guidelines §15305.). This includes minor lot line adjustments, that do not result in the creation of a new parcel (CEQA Guidelines §15305.[a]). The subject request does not involve slopes greater than 20%, changes to land use or density, and does not create any new parcels. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Approve Lot Line Adjustment No. LLA-027-2021, subject to the recommended Conditions of Approval.



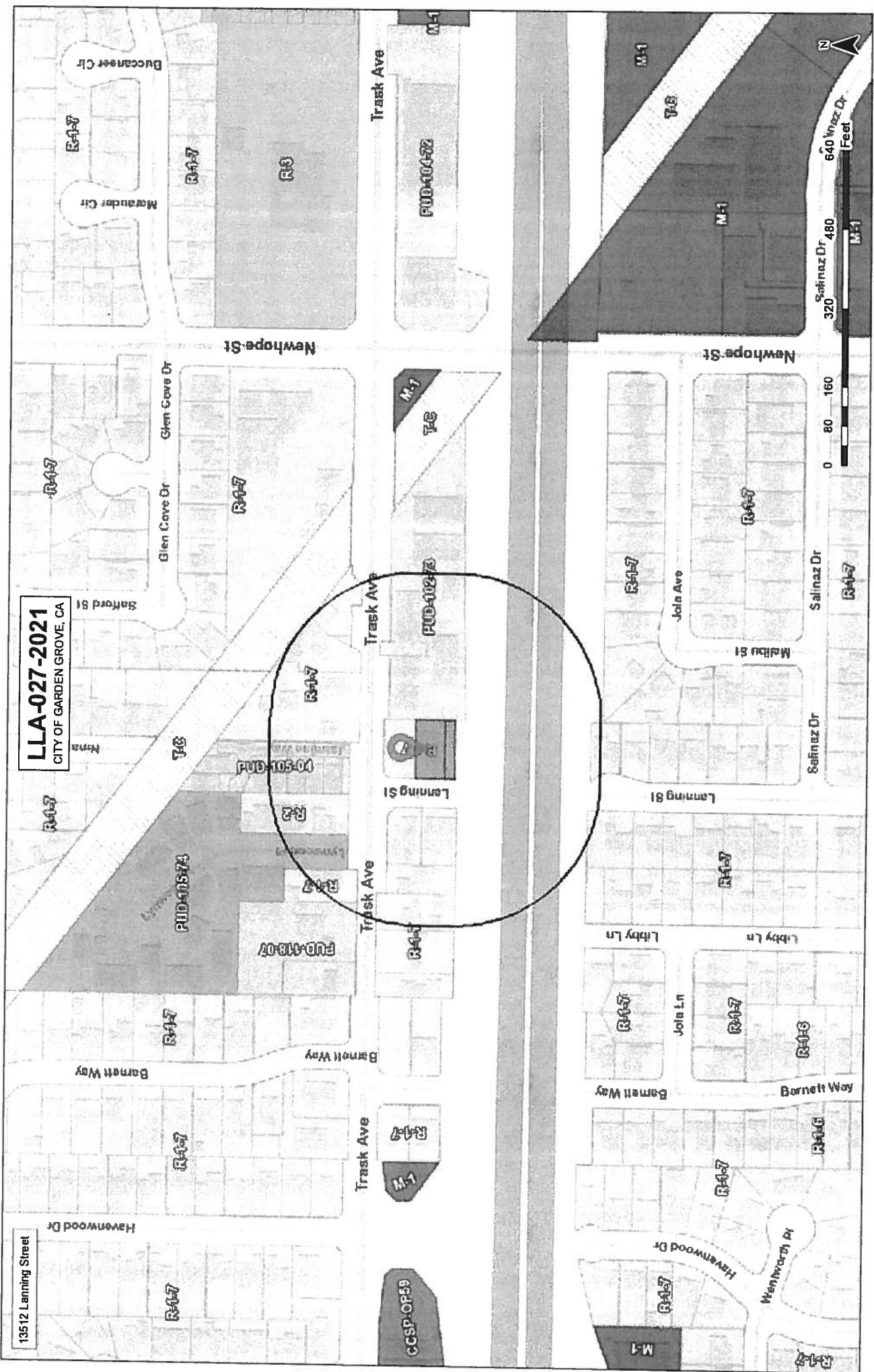
LEE MARINO
Planning Services Manager



By: Mary Martinez
Associate Planner

LLA-027-2021
CITY OF GARDEN GROVE, CA

13512 Lanning Street



TITLE - 24

OFFICE OF THE SUPERVISOR
 California Department of Transportation
 California Department of Transportation
 Project: 14-00000000000000000000
 Sheet: 14-00000000000000000000

LINE NO.	DESCRIPTION	QTY	UNIT	AMOUNT	DATE	BY	REVISION
1

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1

Prepared by:
 HAO XUAN DO
 13512 LANNING ST.
 GARDEN GROVE, CA 92843
 (714)369-3284

A New Detached A.D.U.
 for
HAO XUAN DO
 13512 LANNING ST.
 GARDEN GROVE, CA 92843
 (714)369-3284



DATE	14-04-21
PROJECT	...
BY	...
CHECKED BY	...
SCALE	AS NOTED
REVISIONS	...
DATE	DESCRIPTION

SHEET NUMBER
T-1
 OF
 SHEETS

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
2. FINISH FLOOR IS 1/2" Gypsum Board on 2x4 Joists.
3. ALL WALLS ARE 5/8" Gypsum Board on 2x4 Stud Wall Framing.
4. ALL CEILING IS 5/8" Gypsum Board on 2x4 Joist Ceiling Framing.
5. ALL DOORS ARE 36" x 80" SWELLER DOORS WITH 20 MINUTE FIRE RATING.
6. ALL WINDOWS ARE 30" x 48" DOUBLE GLAZED UNITS WITH 20 MINUTE FIRE RATING.
7. ALL CEILING LIGHTS ARE 4" x 4" RECESSED CAN LIGHTS.
8. ALL WALL LIGHTS ARE 16" x 16" RECESSED CAN LIGHTS.
9. ALL FLOOR LIGHTS ARE 4" x 4" RECESSED CAN LIGHTS.
10. ALL SWITCHES ARE 15 AMP 120V SINGLE POLE.
11. ALL OUTLETS ARE 15 AMP 120V SINGLE PHASE.
12. ALL ELECTRICAL PANELS ARE 100 AMP 120/240V.
13. ALL WATER MAINS ARE 1/2" DIA. GALV. STEEL.
14. ALL GAS MAINS ARE 1/2" DIA. GALV. STEEL.
15. ALL PLUMBING IS TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE.
16. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE.
17. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA FIRE ALARM CODE.
18. ALL SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA SMOKE ALARM CODE.
19. ALL CARBON MONOXIDE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA CARBON MONOXIDE ALARM CODE.
20. ALL BATH VENTILATION ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA BATH VENTILATION ALARM CODE.
21. ALL SHOCK ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA SHOCK ALARM CODE.

SHOCK ALARM NOTES

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BATH VENTILATION NOTES

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PLUMBING NOTES

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HOUSE VENTILATION NOTES

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CARBON MONOXIDE ALARM NOTES

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APPLIANCE NOTES

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UTILITY NOTES

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GENERAL NOTES

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ELECTRICAL & MECHANICAL NOTES

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ENERGY LIGHTING NOTE

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FIXTURE LEGENDS

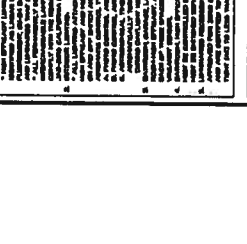
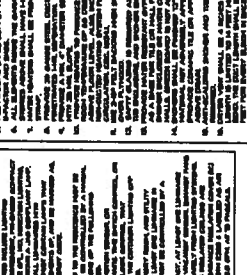
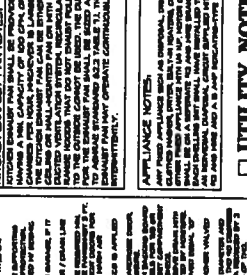
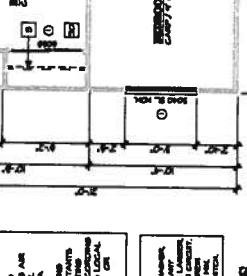
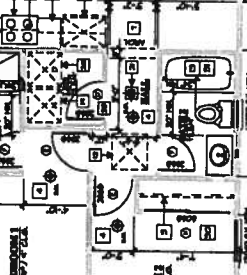
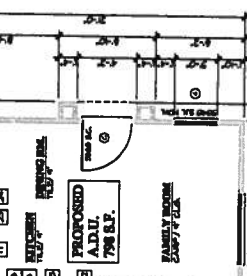
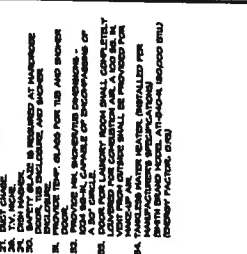
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- 6. CHandelier
- 7. SMOKE ALARM
- 8. SHOCK ALARM
- 9. CARBON MONOXIDE ALARM
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- 11. HOUSE VENTILATION ALARM
- 12. KITCHEN EXHAUST FAN
- 13. APPLIANCE
- 14. UTILITY

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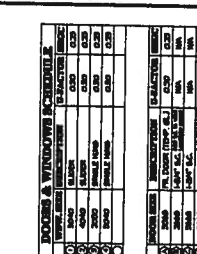
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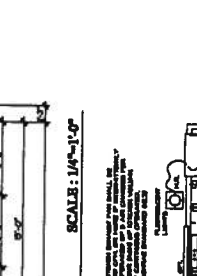
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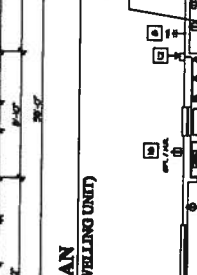
UTILITY PLAN



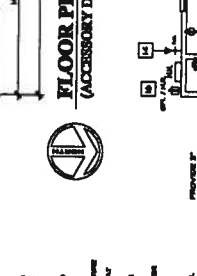
UTILITY PLAN



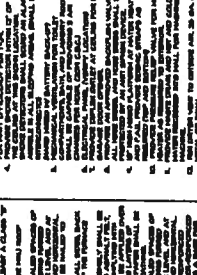
UTILITY PLAN



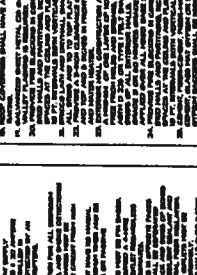
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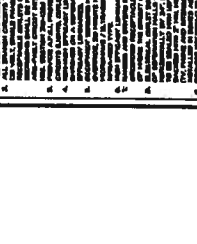
UTILITY PLAN



UTILITY PLAN



UTILITY PLAN



DOORS & WINDOWS SCHEDULE

NO.	TYPE	FINISH	OPERATION	REMARKS
1	SWING	6090	INSULATED	24" x 36" SWELLER
2	SLIDING	6090	INSULATED	30" x 48" DOUBLE GLAZED
3	SWING	6090	INSULATED	24" x 36" SWELLER
4	SLIDING	6090	INSULATED	30" x 48" DOUBLE GLAZED
5	SWING	6090	INSULATED	24" x 36" SWELLER
6	SLIDING	6090	INSULATED	30" x 48" DOUBLE GLAZED
7	SWING	6090	INSULATED	24" x 36" SWELLER
8	SLIDING	6090	INSULATED	30" x 48" DOUBLE GLAZED
9	SWING	6090	INSULATED	24" x 36" SWELLER
10	SLIDING	6090	INSULATED	30" x 48" DOUBLE GLAZED

ROOFING SCHEDULE

NO.	DESCRIPTION	REMARKS
1	FLY ASH CONCRETE	4" THICK
2	FLY ASH CONCRETE	4" THICK
3	FLY ASH CONCRETE	4" THICK
4	FLY ASH CONCRETE	4" THICK
5	FLY ASH CONCRETE	4" THICK
6	FLY ASH CONCRETE	4" THICK
7	FLY ASH CONCRETE	4" THICK
8	FLY ASH CONCRETE	4" THICK
9	FLY ASH CONCRETE	4" THICK
10	FLY ASH CONCRETE	4" THICK

GENERAL NOTES

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- 11. HOUSE VENTILATION ALARM
- 12. KITCHEN EXHAUST FAN
- 13. APPLIANCE
- 14. UTILITY

FIXTURE LEGENDS

- 1. RECESSED CAN LIGHT
- 2. TRACK LIGHT
- 3. PENDANT LIGHT
- 4. HANGING LIGHT
- 5. TABLE LIGHT
- 6. CHandelier
- 7. SMOKE ALARM
- 8. SHOCK ALARM
- 9. CARBON MONOXIDE ALARM
- 10. BATH VENTILATION ALARM
- 11. HOUSE VENTILATION ALARM
- 12. KITCHEN EXHAUST FAN
- 13. APPLIANCE
- 14. UTILITY

SHEET TITLE

PROPOSED A.D.U. 798 S.F.
FLOOR PLAN
ELECTRICAL NOTES
REVISIONS

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/20/2024
2	REVISED PER COMMENTS	12/10/2024

SQUARE FOOTAGE

NO.	DESCRIPTION	AREA
1	PROPOSED A.D.U.	798 S.F.
2	FAMILY ROOM	120 S.F.
3	BATH	50 S.F.
4	KITCHEN	100 S.F.
5	BREAKFAST ROOM	80 S.F.
6	HALL	100 S.F.
7	BEDROOM	100 S.F.
8	BEDROOM	100 S.F.
9	BEDROOM	100 S.F.
10	BEDROOM	100 S.F.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/20/2024
2	REVISED PER COMMENTS	12/10/2024

SQUARE FOOTAGE

NO.	DESCRIPTION	AREA
1	PROPOSED A.D.U.	798 S.F.
2	FAMILY ROOM	120 S.F.
3	BATH	50 S.F.
4	KITCHEN	100 S.F.
5	BREAKFAST ROOM	80 S.F.
6	HALL	100 S.F.
7	BEDROOM	100 S.F.
8	BEDROOM	100 S.F.
9	BEDROOM	100 S.F.
10	BEDROOM	100 S.F.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/20/2024
2	REVISED PER COMMENTS	12/10/2024

SQUARE FOOTAGE

NO.	DESCRIPTION	AREA
1	PROPOSED A.D.U.	798 S.F.
2	FAMILY ROOM	120 S.F.
3	BATH	50 S.F.
4	KITCHEN	100 S.F.
5	BREAKFAST ROOM	80 S.F.
6	HALL	100 S.F.
7	BEDROOM	100 S.F.
8	BEDROOM	100 S.F.
9	BEDROOM	100 S.F.
10	BEDROOM	100 S.F.

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT INFORMATION

PROJECT NO.: 24-0001
CLIENT: [REDACTED]
ADDRESS: 1512 LANNING ST., GARDEN GROVE, CA 92645
DATE: 11/20/2024

PROJECT NO. 2017-0001
DATE: 05/15/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

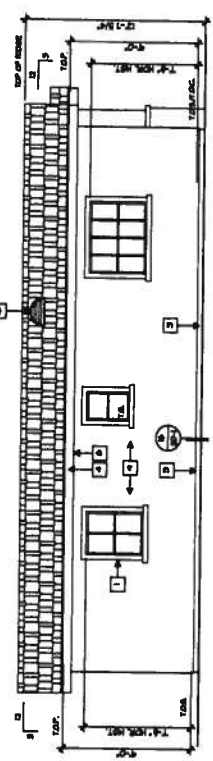
A New Dashed A.D.U.
1512 LANNING ST.
GARDEN GROVE, CA 92640
(714) 949-3284



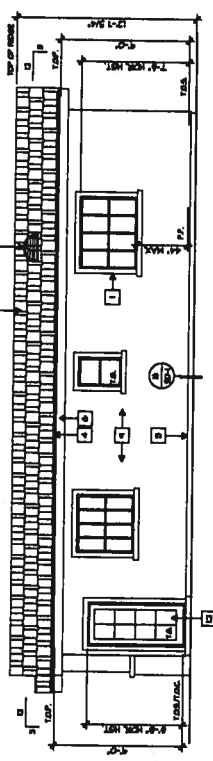
SCALE	AS SHOWN
DATE	05/15/2017
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	05/15/2017

SHEET TITLE
NEW ADU ELEVATIONS
• EXTERIOR ELEVATIONS
• ATIC VENTILATION
• CROSS SECTION

SHEET NUMBER
A-2
OF 2 SHEETS



LEFT (NORTH) ELEVATION
(NEW ADU)
SCALE: 1/8"=1'-0"

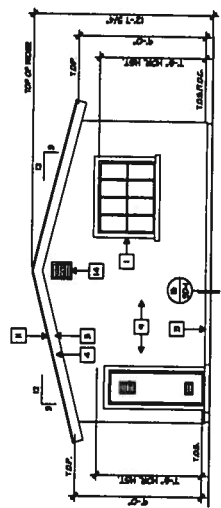


RIGHT (SOUTH) ELEVATION
(NEW ADU)
SCALE: 1/8"=1'-0"

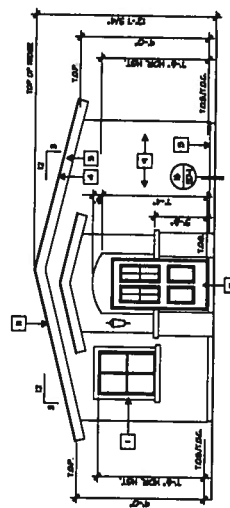
- ELEVATION NOTES**
- 1. 2x4 ROOF ON TOP OF PLASTER OVER.
 - 2. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 3. CALCULATE AT INTERSECTION OF ROOF TO WALL.
 - 4. ROOF BREAKLINE.
 - 5. 2x4 PLASTER TO MATCH EXISTING.
 - 6. BRIDGE UP TO ROOF.
 - 7. CONCRETE PLASTER OVER ROOF AS NOTED.
 - 8. CONCRETE PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 9. ROOF MATERIAL SHALL BE ASHPLY SHEETED.
 - 10. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 11. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 12. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 13. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
 - 14. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.

ADDRESS NOTES:
PROVIDE ADDRESS IDENTIFICATION NUMBER TO BE VISIBLE FROM HIGHWAY. ADDRESS SHALL BE 1512 LANNING ST. ADDRESS SHALL BE 1512 LANNING ST. ADDRESS SHALL BE 1512 LANNING ST. ADDRESS SHALL BE 1512 LANNING ST. ADDRESS SHALL BE 1512 LANNING ST.

NOTES:
NEW ADU SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING. NEW ADU SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING. NEW ADU SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.



REAR (EAST) ELEVATION
(NEW ADU)
SCALE: 1/8"=1'-0"

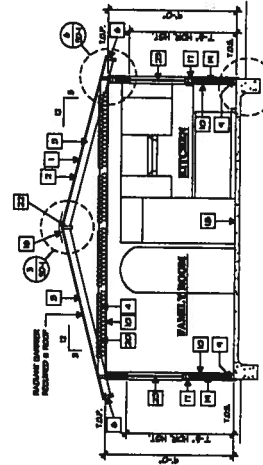


FRONT (WEST) ELEVATION
(NEW ADU)
SCALE: 1/8"=1'-0"

ATTIC VENTILATION:
(NEW ADU)
VENTILATION SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.

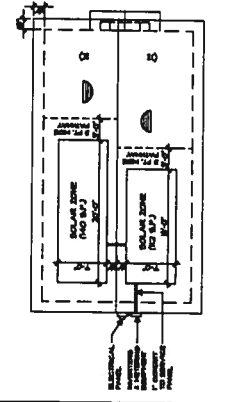
SECTION NOTES

- 1. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 2. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 3. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 4. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 5. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 6. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 7. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 8. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 9. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 10. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 11. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 12. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 13. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 14. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 15. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 16. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 17. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 18. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 19. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 20. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 21. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 22. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 23. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 24. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 25. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 26. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 27. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 28. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 29. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
- 30. 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.



SECTION A-A
SCALE: 1/8"=1'-0"

SOLAR CODE NOTES:
1. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
2. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
3. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
4. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
5. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
6. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
7. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
8. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
9. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.
10. SOLAR CODE SHALL BE PROVIDED WITH 2x4 PLASTER OVER ROOF TO MATCH WITH EXISTING.



ROOF PLAN
(ACCESSORY DWELLING UNIT)
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
13. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
19. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
21. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
23. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
25. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
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28. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
29. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
31. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
33. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
35. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
36. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
37. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
39. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

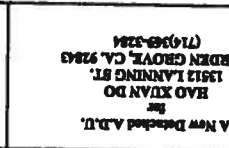
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

NO. 100-000000
 15412 LAVINING ST.
 GARDEN GROVE, CA 92645
 (714)999-3244

CLIENT
 A New Detached A.D.U.
 15412 LAVINING ST.
 GARDEN GROVE, CA 92645
 (714)999-3244



SCALE

1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

DATE
 08/25/2023

PROJECT
 15412 LAVINING ST.

SCALE
 1/2" = 1'-0"

REVISED BY
 RAL

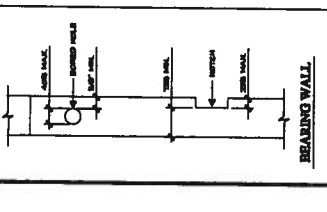
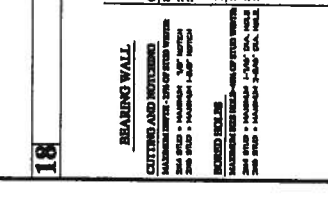
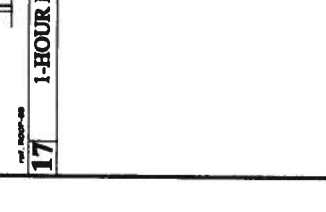
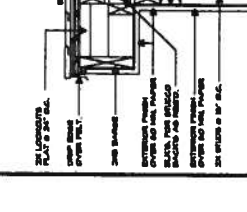
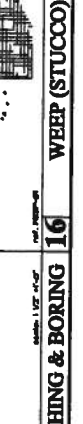
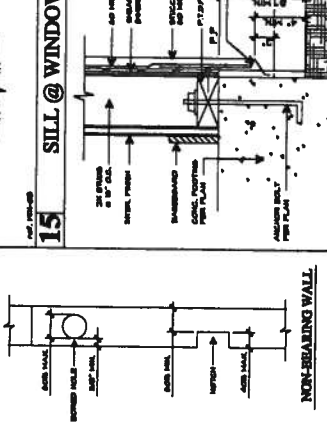
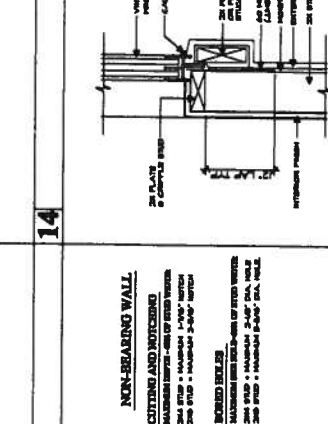
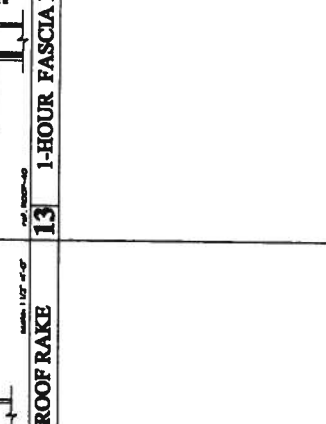
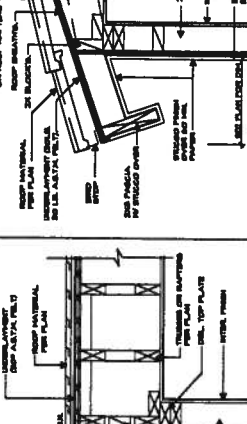
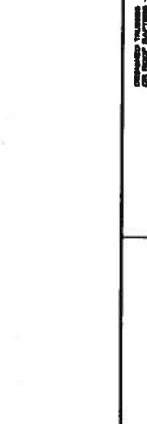
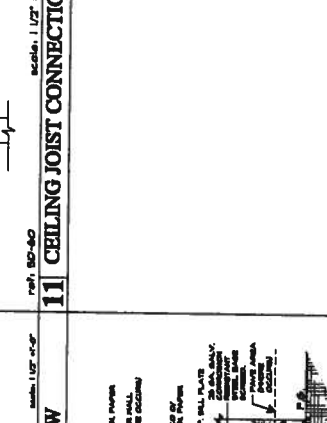
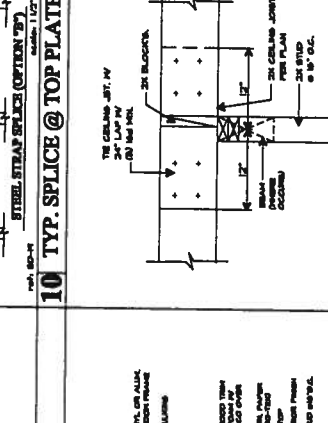
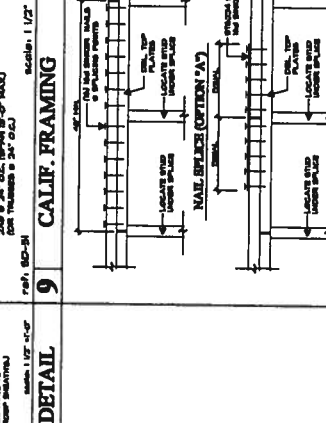
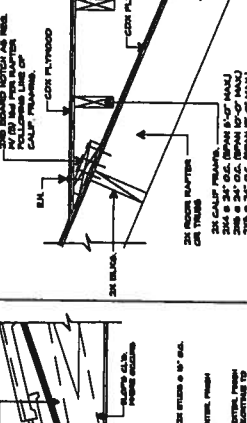
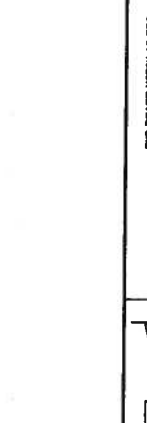
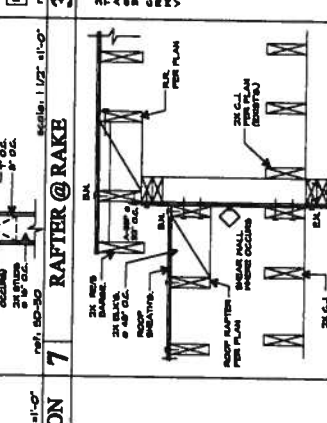
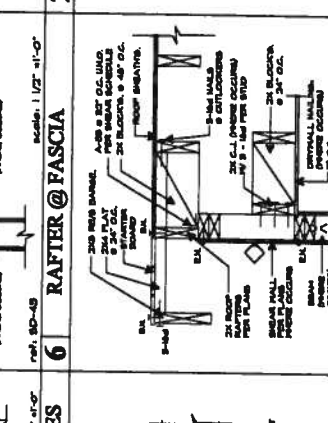
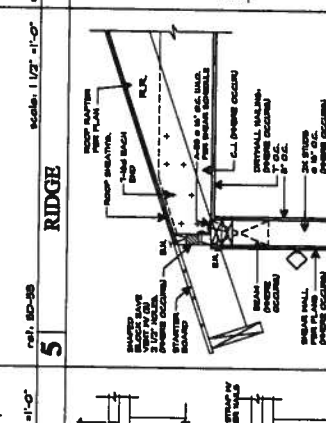
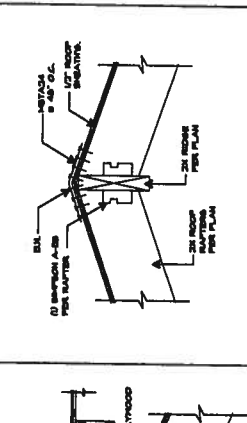
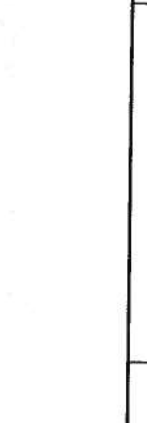
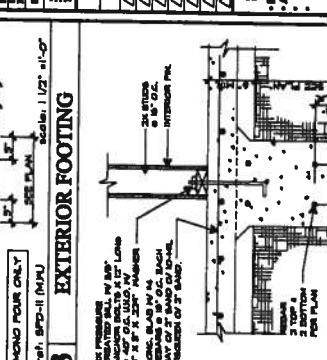
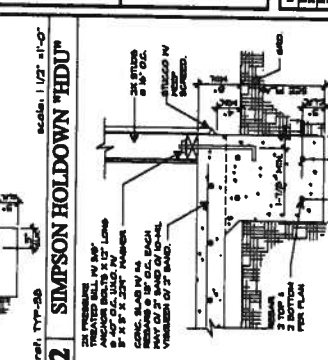
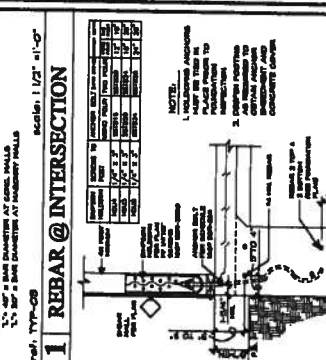
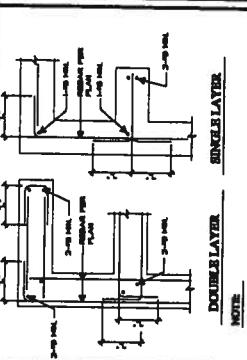
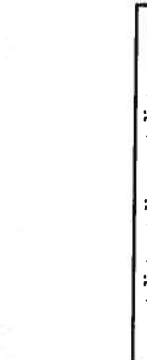
DATE
 08/25/2023

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE
 STRUCTURAL DETAILS
 STRUCTURAL DETAILS

SHEET NUMBER
 SD-1
 OF 5 SHEETS



17 1-HOUR ROOF RAKE
 ref. SD-08 scale: 1/2" = 1'-0"

13 1-HOUR FASCIA DETAIL
 ref. SD-09 scale: 1/2" = 1'-0"

9 CALIF. FRAMING
 ref. SD-31 scale: 1/2" = 1'-0"

5 RIDGE
 ref. SD-35 scale: 1/2" = 1'-0"

10 TYP. SPLICE @ TOP PLATES
 ref. SD-34 scale: 1/2" = 1'-0"

18 BEARING WALL
 ref. TYP-25 scale: 1/2" = 1'-0"

19 CUTTING AND NOTCHING
 ref. TYP-26 scale: 1/2" = 1'-0"

17 1-HOUR ROOF RAKE
 ref. SD-08 scale: 1/2" = 1'-0"

6 RAFTER @ FASCIA
 ref. SD-43 scale: 1/2" = 1'-0"

7 RAFTER @ RAKE
 ref. SD-50 scale: 1/2" = 1'-0"

8 SHEAR TRANSFER
 ref. SD-39 scale: 1/2" = 1'-0"

3 EXTERIOR FOOTING
 ref. SD-11 (MAN) scale: 1/2" = 1'-0"

4 INTERIOR FOOTING
 ref. SD-12 (MAN) scale: 1/2" = 1'-0"

2 SIMPSON HOLD-DOWN "HDU"
 ref. TYP-55 scale: 1/2" = 1'-0"

1 REBAR @ INTERSECTION
 ref. TYP-09 scale: 1/2" = 1'-0"

20 CUTTING, NOTCHING & BORING
 ref. TYP-22 scale: 1/2" = 1'-0"

16 WEEP (STUCCO)
 ref. SD-04 scale: 1/2" = 1'-0"

15 SILL @ WINDOW
 ref. SD-05 scale: 1/2" = 1'-0"

11 CEILING JOIST CONNECTION
 ref. SD-40 scale: 1/2" = 1'-0"

12
 ref. SD-06 scale: 1/2" = 1'-0"

14
 ref. SD-34 scale: 1/2" = 1'-0"

1
 ref. TYP-09 scale: 1/2" = 1'-0"

2
 ref. TYP-55 scale: 1/2" = 1'-0"

3
 ref. SD-11 (MAN) scale: 1/2" = 1'-0"

4
 ref. SD-12 (MAN) scale: 1/2" = 1'-0"

5
 ref. SD-35 scale: 1/2" = 1'-0"

6
 ref. SD-43 scale: 1/2" = 1'-0"

7
 ref. SD-50 scale: 1/2" = 1'-0"

8
 ref. SD-39 scale: 1/2" = 1'-0"

9
 ref. SD-31 scale: 1/2" = 1'-0"

10
 ref. SD-34 scale: 1/2" = 1'-0"

11
 ref. SD-40 scale: 1/2" = 1'-0"

12
 ref. SD-06 scale: 1/2" = 1'-0"

13
 ref. SD-09 scale: 1/2" = 1'-0"

14
 ref. SD-34 scale: 1/2" = 1'-0"

15
 ref. SD-05 scale: 1/2" = 1'-0"

16
 ref. SD-04 scale: 1/2" = 1'-0"

17
 ref. SD-08 scale: 1/2" = 1'-0"

18
 ref. TYP-25 scale: 1/2" = 1'-0"

19
 ref. TYP-26 scale: 1/2" = 1'-0"

20
 ref. TYP-22 scale: 1/2" = 1'-0"

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842
Attn: Planning Services Division

SPACE ABOVE THIS LINE FOR RECORDERS USE

LOT LINE ADJUSTMENT NO. LLA-2021-_____

RECORD OWNERS:

PARCEL NO. PARCEL A

NAME: HAO XUAN DO AND ANHTUYET THI VU

ADDRESS: 13512 LANNING ST.

GARDEN GROVE, CA 92843

NAME: _____

ADDRESS: _____

PARCEL NO. PARCEL B

NAME: HAO XUA DO AND ANHTUYET THI VU

ADDRESS: 13512 LANNING ST.

GARDEN GROVE, CA 92843

NAME: _____

ADDRESS: _____

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

APPLICANT/OWNER

APPLICANT/OWNER

By: HAO XUAN DO

Title: PROPERTY OWNER

By: _____

Title: _____

By: _____

Title: _____

Date: _____

Contact Person: LAN PHAM

Daytime Phone No.: (714) 414-9215

By: ANHTUYET THI VU

Title: PROPERTY OWNER

By: _____

Title: _____

By: _____

Title: _____

Date: _____

Address: _____

SPACE BELOW FOR OFFICIAL USE ONLY

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action APPROVED Date:	Land Use APPROVED By: Date:
Zoning	AP Numbers	Filing Fee	Date Filed	Recording Date
			Receipt Number	

City of Garden Grove
Planning Services Division
(714) 741-5312

EXHIBIT "A"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT
LL 2021-

Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Number
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL A
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

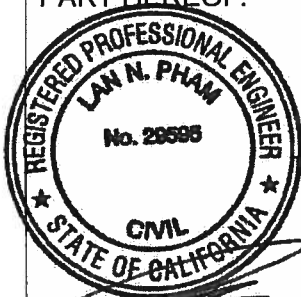
LOT 2 OF TRACT NO. 2179, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 65, PAGES 16, 17 18 AND 19 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

THAT PORTION OF LOT 3 OF TRACT NO. 2179, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 65, PAGES 16 TO 19 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE ALONG EASTERLY LINE OF SAID LOT NORTH 0°54'15" EAST, 20.05 FEET THENCE NORTH 89°50'48" WEST, 120.00 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE NORTH 0°53'58" EAST, 21.75 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

ALL AS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

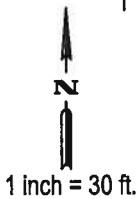
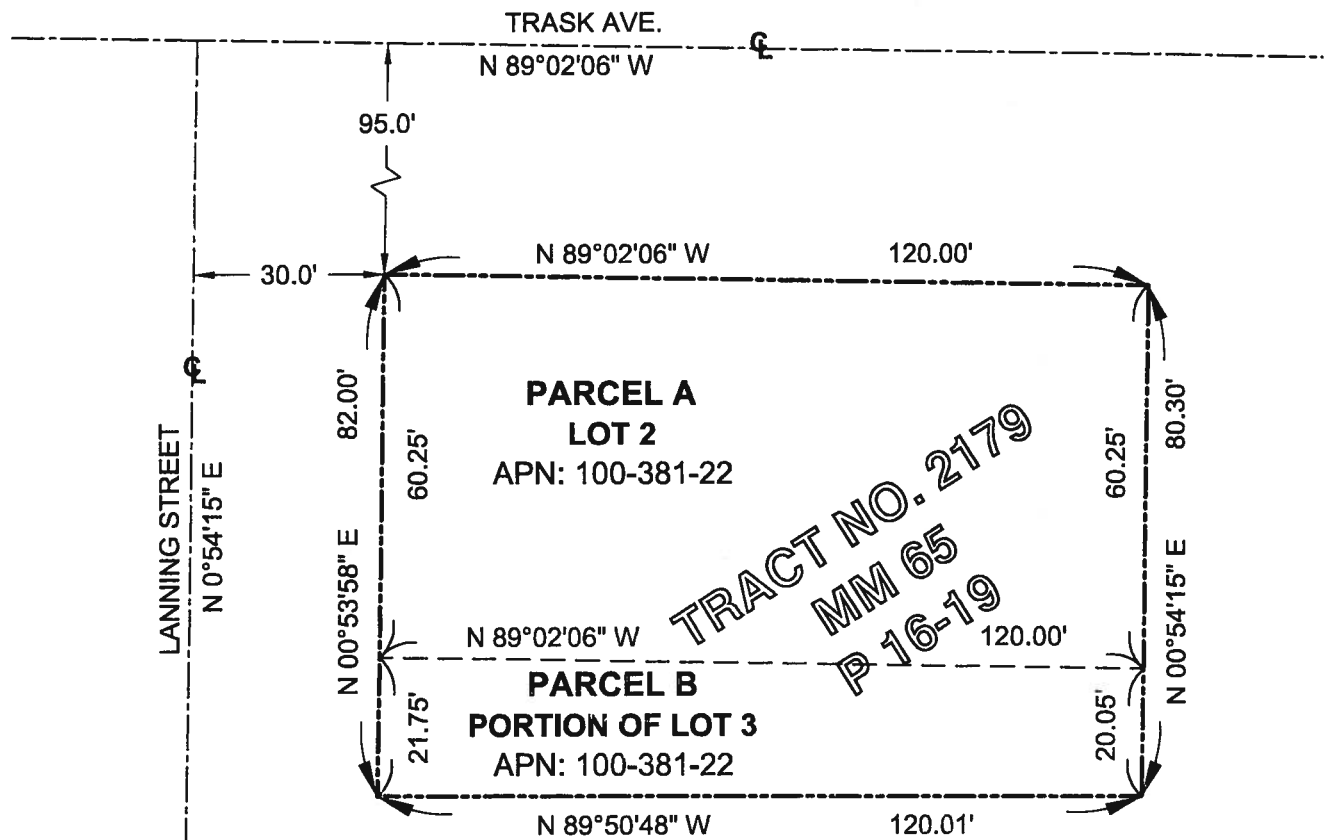


THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

LAN N. PHAM, P.E. C29595
 ENGINEER'S NAME AND LICENSE NUMBER
 MY REGISTRATION EXPIRES: 3-31-2021

EXHIBIT "B"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT
LL 2021-
Map

OWNERS	EXISTING PARCEL APN	PROPOSED PARCELS REFERENCE NUMBER
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL A
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL B



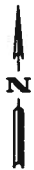
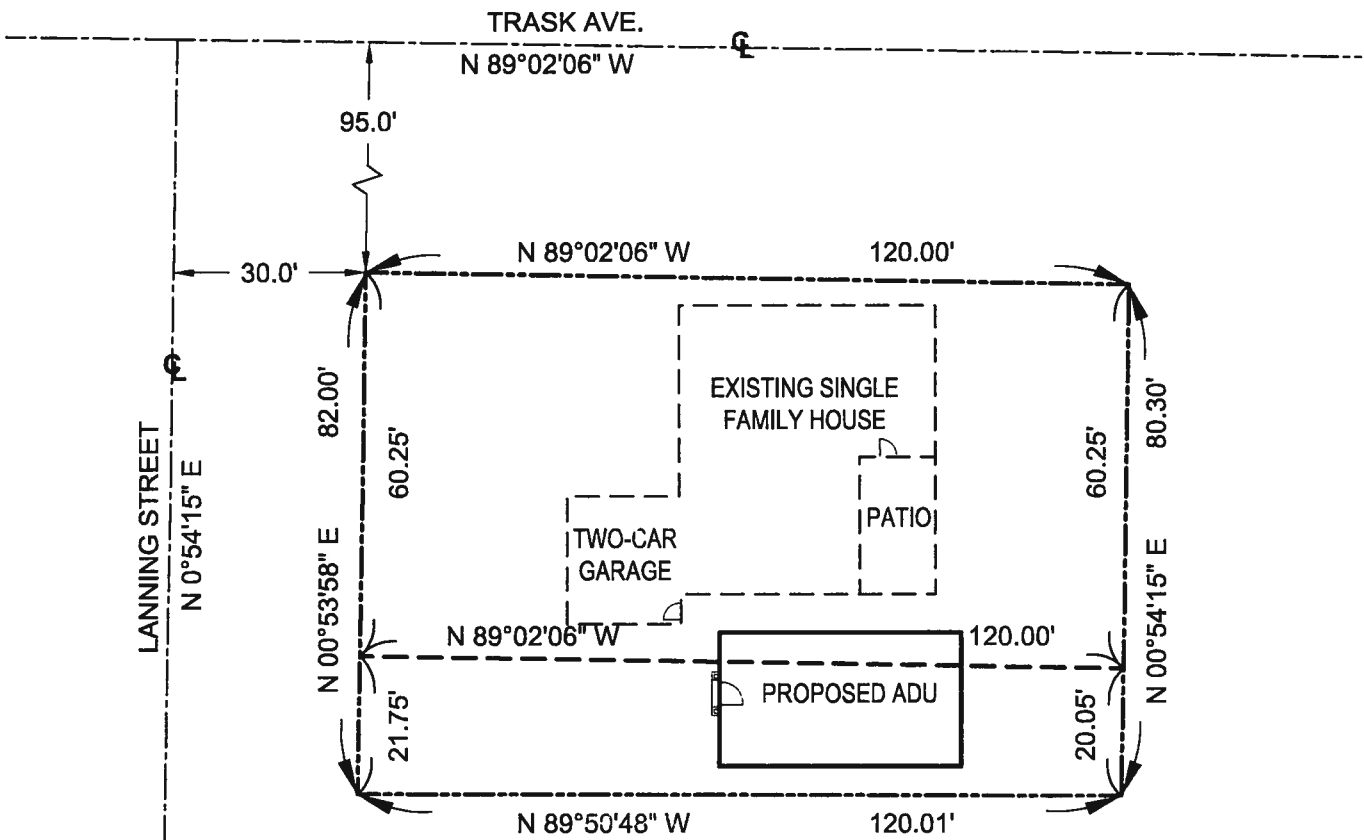
THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

LEGEND:
 - - - - - EXISTING PROPERTY LINE TO REMAIN
 - - - - - PROPERTY LINE TO BE REMOVED

LAN N. PHAM, P.E. C29595
 ENGINEER'S NAME AND LICENSE NUMBER
 MY REGISTRATION EXPIRES: 3-31-2023

EXHIBIT "C"
CITY OF GARDEN GROVE
LOT LINE ADJUSTMENT
LL 2021-
Site Plan

OWNERS	EXISTING PARCEL APN	PROPOSED PARCELS REFERENCE NUMBER
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL A
HAO XUAN DO & ANHTUYET THI VU	100-381-22	PARCEL B



1 inch = 30 ft.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

LAN N. PHAM, P.E. C29595
ENGINEER'S NAME AND LICENSE NUMBER
MY REGISTRATION EXPIRES: 3-31-2023

DECISION NO. 1802-21

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE, APPROVING LOT LINE ADJUSTMENT NO. LLA-027-2021.

BE IT DETERMINED that the Zoning Administrator of the City of Garden Grove does hereby approve Lot Line Adjustment No. LLA-027-2021 for property located on the east side of Lanning Street, south side of Trask Avenue, at 13512 Lanning Street, Assessor's Parcel No. 100-381-22.

BE IT FURTHER DETERMINED in the matter of Lot Line Adjustment No. LLA-027-2021 the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Hao Xuan Do.
2. The applicant is requesting approval of a Lot Line Adjustment approval to remove an existing interior lot line for the purpose of consolidating two (2) parcels into one (1) single lot to accommodate the construction of a future Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act.
4. The property has a General Plan Designation of Heavy Commercial and is zoned R-1 (Single-Family Residential). Parcel A is currently developed with a one-story single-family dwelling with an attached two-car garage and is 7,230 square feet. Parcel B is 2,610 square feet and is an undeveloped property. Although a separate parcel, Parcel B functions as a side yard for Parcel A.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Pursuant to a legal notice, a public hearing was held on July 22, 2021, and all interested persons were given an opportunity to be heard.
7. The Zoning Administrator gave due and careful consideration to the matter at a meeting on July 22, 2021.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.40.190, are as follows:

FACTS:

The subject properties are located on the east side of Lanning Street, south of Trask Avenue, in the R-1 (Single-Family Residential) zone and have a General Plan Land Use designation of Heavy Commercial. The subject parcels are under common ownership, and share the same address and Assessor's Parcel Number (APN). The northerly parcel, Parcel A, is currently developed with a one-story, single-family dwelling with an attached two-car garage and is 7,230 square feet. The southerly parcel, Parcel B, is 2,610 square feet and is an undeveloped property abutting the SR 22 Freeway to the south. Although a separate parcel, Parcel B functions as a side yard for Parcel A.

The parcels abut R-1 zoned properties to the north and to the west across Lanning Street improved with single-family homes, a Planned Unit Development No. PUD-102-73 zoned property to the east, currently improved with industrial buildings, and the SR 22 Freeway to the south. Since structures may not be built across property lines, the property owner is proposing to combine the two (2) parcels to construct an Accessory Dwelling Unit (ADU). The Lot Line Adjustment will eliminate the property line to consolidate the two (2) parcels into one (1) to allow the construction of the future ADU.

Approval of the Lot Line Adjustment will not change the overall configuration of the parcels. Parcel A will continue to be developed with a single-family dwelling. The proposed ADU is not part of the Lot Line Adjustment request. The ADU will undergo ministerial approval following approval of the Lot Line Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

Approval of the Lot Line Adjustment will consolidate the two existing parcels into one parcel to facilitate the construction of an ADU in the future. Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

FINDING AND REASONS:**LOT LINE ADJUSTMENT**

1. The parcels, as a result of the Lot Line Adjustment, will conform to the zoning and building codes.

The subject parcels are zoned R-1 (Single-Family Residential). The property is comprised of two (2) lots: Parcel A is currently developed with a one-story single-family dwelling with an attached two-car garage and is 7,230 square feet. Parcel B is 2,610 square feet and is an undeveloped property abutting the SR 22 Freeway on the south. Although a separate parcel, Parcel B functions as a side yard for Parcel A. As a result of the Lot Line Adjustment, the combined lot area will be 9,840 square feet. The parcels currently have one Assessor's Parcel Number. The Lot Line Adjustment will consolidate the

two parcels into one in order to allow the construction of a future Accessory Dwelling Unit (ADU). Without approval of the Lot Line Adjustment, the proposed ADU cannot be constructed as it will be built over an existing property line, which is not permitted by the Building Code. Approval of the Lot Line Adjustment will not change the overall configuration of the parcels. Parcel A will continue to be developed with a single-family dwelling. The proposed ADU is not part of the Lot Line Adjustment request. The ADU will undergo ministerial approval following approval of the Lot Line Adjustment. The ADU will be required to comply with the California Building Code and be designed per the City of Garden Grove's ADU Ordinance.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER DETERMINED that the Zoning Administrator does conclude:

1. The Lot Line Adjustment possesses the characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.40.190 and is hereby approved.

In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Lot Line Adjustment No. LLA-027-2021.

EXHIBIT "A"

Lot Line Adjustment No. LLA-027-2021

13512 Lanning Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, the developer of the project, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Lot Line Adjustment shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Division

6. The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
7. The applicant shall submit copies of the reference maps used to prepare legal description and the plat per County of Orange Lot Line Adjustment Manual.

8. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb, or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

Community and Economic Development Department

9. The applicant shall submit a signed letter acknowledging receipt of the decision approving Lot Line Adjustment No. LLA-027-2021, and his/her agreement with all conditions of the approval.
10. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Lot Line Adjustment No. LLA-027-2021. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
11. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
12. Unless a time extension is granted pursuant to Section 9.32.030.D.9 and Section of 9.40.190 Title 9 of the Municipal Code, the use authorized by this approval of Lot Line Adjustment No. LLA-027-2021 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.B.	SITE LOCATION: South side of Garden Grove Boulevard, between Kerry Street and Brookhurst Street, at 10022 Garden Grove Boulevard.
HEARING DATE: July 22, 2021	GENERAL PLAN: Residential/Commercial Mixed Use 1 (RC1)
CASE NO.: Conditional Use Permit No. CUP-215-07 (Rev. 20201)	ZONE: Garden Grove Boulevard Mixed Use 1 (GGMU1)
APPLICANT: Toby Nguyen	CEQA DETERMINATION: Exempt – 15301 - Existing Facilities
PROPERTY OWNER: Bac Pham	APNs: 098-070-58 and 087-066-05

REQUEST:

The applicant is requesting to modify Conditional Use Permit No. CUP-215-07, which currently governs alcohol sales and live entertainment at the restaurant located inside the Ramada Plaza Hotel, iTango Restaurant and Lounge, (1) to change the approved floor plan to allow the expansion of the existing restaurant into the adjacent lounge area, and (2) to modify the current conditions of approval to allow full live entertainment and dancing, previously approved in the lounge area, in the restaurant.

BACKGROUND:

The subject property is developed with a hotel facility, Ramada Plaza Hotel, located on the south side of Garden Grove Boulevard, between Kerry Street and Brookhurst Street, at 10022 Garden Grove Boulevard. The subject restaurant, iTango Restaurant and Lounge, is located inside, and on the first floor of the Ramada Plaza Hotel. Per City' records, the restaurant has been operating at this location since 2007.

The site has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and it is zoned GGMU-1 (Garden Grove Boulevard Mixed Use-1). The property abuts GGMU-1 properties to the east, south, and west, and across Garden Grove Boulevard to the north. The subject property is located within a neighborhood that is developed with a mix of uses that include both commercial and residential use. To the east, the subject site abuts a new multi-story senior housing development that is still under construction. To the west, the site abuts properties improved with one-story commercial buildings. To the south, the property abuts one-story multi-family apartments. Across the Garden Grove Boulevard to the north is an in-line commercial building with a restaurant, beauty salon, and office uses.

In May 1981, the City approved Planned Unit Development No. PUD-101-87 to allow the construction of a four-story hotel with ancillary uses. When the hotel began operating in 1989, the hotel had a total of 116 rooms, a restaurant and a lounge area on the first floor, a banquet room on the second floor, and meeting rooms on the third floor.

In February 1990, the Zoning Administrator approved Conditional Use Permit No. CUP-132-89 to allow the sale of alcoholic beverages inside the hotel facility, including the restaurant, the lounge area, the banquet room, and the meeting rooms, with an Alcoholic Beverage Control (ABC) Type "47" (On-sale, General – Easting Place) License.

On May 5, 1999, the Planning Commission approved Conditional Use Permit No. CUP-144-99 to allow full live entertainment including live band, karaoke, D.J. (Disc Jockey) and dancing in the lounge area, in the banquet area on the second floor, and in the meeting area in conjunction with alcohol sales. CUP-144-99 specifically states that the approval excludes full live entertainment in the restaurant area.

On September 13, 2007, the Planning Commission approved Conditional Use Permit No. CUP-215-07 to allow limited live entertainment in the restaurant area with the entertainment limited to a maximum of two (2) performers in the form of one (1) instrumentalist and one (1) vocalist. The restaurant was permitted to operate until midnight, Sunday through Thursday, and until 2 a.m., Friday and Saturday in conjunction with alcohol sales.

The applicant proposes to expand the iTango Restaurant and Lounge into the adjacent lounge area, and to operate with full live entertainment in form of a live band that consists of multiple persons, and dancing in the restaurant. With the proposed changes to the existing floor plan, and to the type of live entertainment, the existing Conditional Use Permit No. CUP-215-07, which currently governs the limited live entertainment and alcohol sales at the subject restaurant, is required to be modified. The modification to CUP-215-07 (REV. 2021) will contain updated conditions of approval that apply to ABC Type "47" restaurants with live entertainment.

DISCUSSION:

The iTango Restaurant and Lounge is a 1,944 square foot bona-fide full-service restaurant with limited live entertainment and alcohol sales that specializes in Vietnamese cuisine. The restaurant is located on the first floor of the Ramada Plaza Hotel, and is located adjacent to the front entrance of the hotel. The restaurant is accessed directly from the hotel lobby with no direct access from outside of the building. The interior of the restaurant includes a dining area, a small stage for limited entertainment, a shared dressing room with the lounge, and a kitchen. The existing kitchen can be accessed either directly from the restaurant, or from the hotel hallway through a door located on the west side of the kitchen. Patrons of the restaurant are not required to stay at the hotel.

To the south of the restaurant is the lounge area. The lounge is approximately 1,192 square feet with the main entrance also accessed from the hotel lobby. The entry door of the lounge is installed within a vestibule to limit potential noise impact created by the entertainment activities. The interior of the lounge consists of a bar area, an open floor plan, a storage room, and a shared dressing room with the restaurant.

MODIFICATION TO THE EXISTING FLOOR PLAN

The proposed changes to the existing floor plan of the iTango restaurant include the removal of a partition wall between the restaurant and the lounge area, along with the removal of the existing stage area, located on the south side of the restaurant, to create an open continuous floor plan. By removing the shared wall and the existing stage, the restaurant dining area will increase by 1,192 square feet resulting in the new total restaurant area of 3,248 square feet.

Based on the proposed design, a new, 288 square foot stage area will be installed on the north side of the restaurant. The stage will be twenty-four feet (24'-0") wide by twelve feet (12'-0") deep, and will be raised twelve inches (12") above the ground. On the westerly side of the stage, a three and half feet (3'-6") wide ramp will also be provided for ADA access. In front of the stage, a new 208 square foot dance area, that is twenty-four feet (24'-0") wide by eight and half feet (8'-5") deep, will be provided.

The restaurant's new floor area can serve up to 36 standard tables. The design also features one (1) L-shaped seating booth on the northwest corner, and six (6) double seating booths on the northeast corner of the restaurant. The existing bar area, which remains unchanged, can accommodate up to seven (7) individual seats.

The restaurant will continue to be accessed from the lobby area and hallway of the hotel. The existing entrance of the restaurant and the former lounge will remain in place. Other areas that support the operation of the restaurant, including the storage room, the dressing room, and the kitchen, will remain unchanged.

Parking

The required number of parking spaces for the restaurant is based on the square footage of the use. When a restaurant increases its floor area, the required parking spaces for the restaurant also increases. However, at the time of approval of the hotel, the restaurant and the lounge area were parked at the same ratio. For that reason, no additional parking spaces are required to facilitate the restaurant's expansion.

CONDITIONAL USE PERMIT

Under Conditional Use Permit No. CUP-215-07, the restaurant is only allowed to operate with limited entertainment in form of one instrumentalist and one vocalist, while the lounge area is allowed to operate with full live entertainment including a live band, karaoke, D.J. (Disc Jockey) and dancing. Since the restaurant will occupy

the lounge area entirely, the applicant now requests to operate the restaurant with full live entertainment and dancing.

The iTango restaurant will continue to operate from 7:00 a.m. to midnight, Sunday through Thursday, and 7:00 a.m. to 2:00 a.m., Friday and Saturday. The proposed live entertainment will be in the form of a live band, karaoke, D.J. and dancing, to which occur on Friday, Saturday, and Sunday. The live entertainment is also required to operate as an ancillary use to the restaurant, and will cease 30 minutes before the designated closing time of the restaurant. ITango Restaurant and Lounge will also continue to operate with an ABC Type "47" License.

Potential noise impacts are often a concern that neighbors have about an establishment with full entertainment. Based on the proposed design, the restaurant does not have any exterior door that directly opens outside of the building. Thus, the potential noise created by all the entertainment activities will be contained within the hotel building. If noise complaints are received about the entertainment activities of the restaurant, the operator will be required to address and resolve the issue to the satisfaction of the Community and Economic Development Department.

To assist in clarifying the proposed modifications to the conditions of approval, Attachment 1 identifies the proposed modifications to the conditions of approval in a redline and strike through format. The Community and Economic Development Department and the Police Department have reviewed the request and are in support of the proposal. All standard conditions of approval for a Type "47" (On-Sale, General, Eating Place) License with live entertainment will apply.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Approve the attached Decision No. 1803-21 approving Conditional Use Permit No. CUP-215-07 (Rev. 2021), subject to the recommended conditions of approval.



LEE MARINO
Planning Services Manager



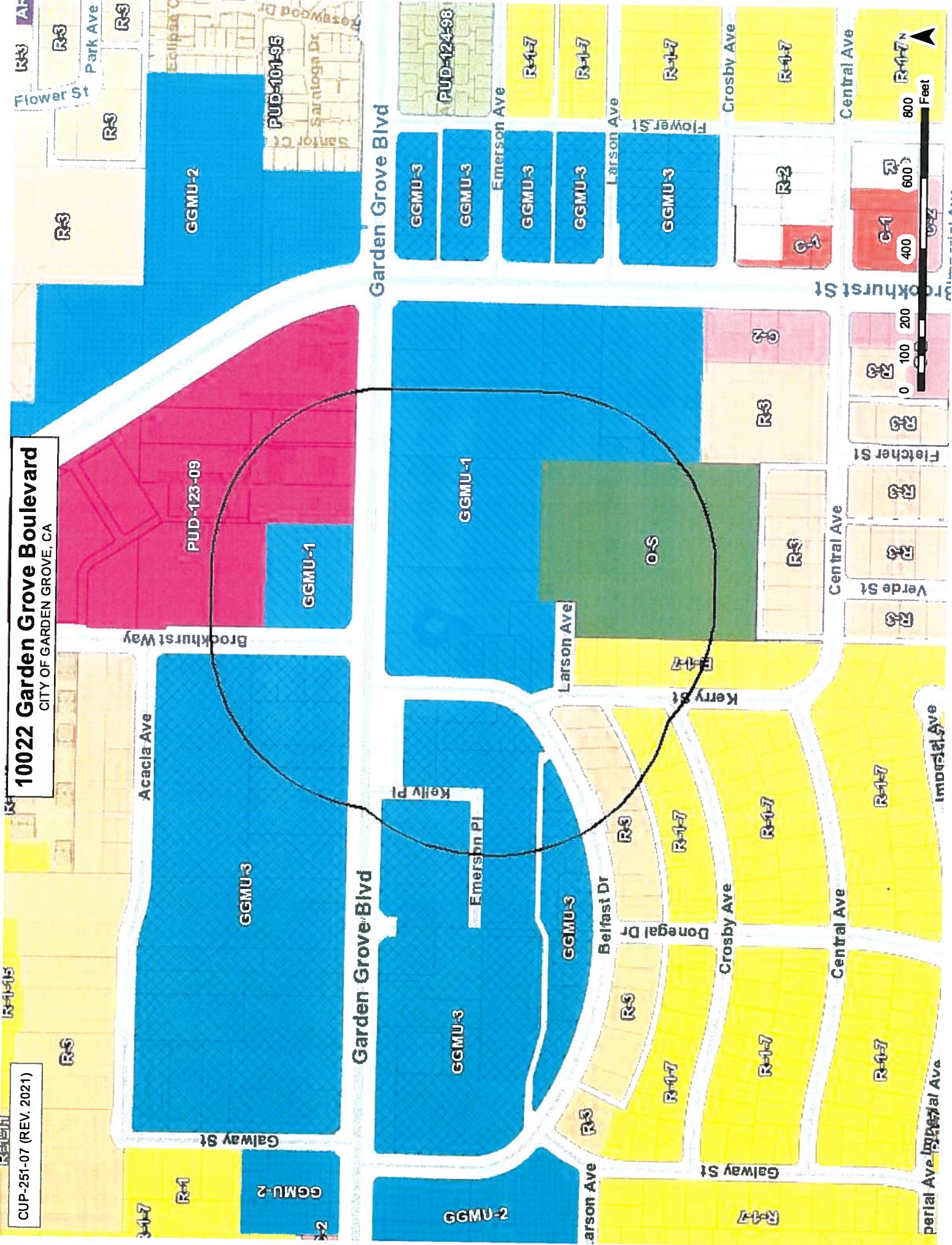
By: Huong Ly
Assistant Planner

Attachment 1: Redlined changes to Conditional Use Permit No. CUP-215-07 (Rev. 2021)

CUP-251-07 (REV. 2021)

10022 Garden Grove Boulevard

CITY OF GARDEN GROVE, CA





REV.	DESCRIPTION	DATE

RAMADA HOTEL
1022 GARDEN GROVE BLVD.
GARDEN GROVE, CA 92840

PROJECT TITLE
COVER SHEET

CS
SHEET
DATE
BY
SCALE
PROJECT NO.
CONTRACT NO.
DESIGNER
CLIENT

DRAWING INDEX

- 05 COVER SHEET
- 06 SITE PLAN
- 07 FLOOR PLAN
- 08 ENLARGED FLOOR PLAN

RAMADA HOTEL

JOB SITE:
STREET ADDRESS: 1022 GARDEN GROVE BLVD, GARDEN GROVE, CA

STRUCTURE:
LOAD BEARING WALLS, WOOD ROOF FRAMING

BUILDING CODE:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE ALARM & SIGNALING CODE
2019 IBC LIFESAFETY STANDARDS

BUILDING DATA:

COMMENTS: R-1/1-2
USE: HOTEL
CONSTRUCTION TYPE: 1-8 (SPRINKLERED)
FOUNDATION: 18" CONCRETE
TOTAL FLOOR AREA: 65,433 SQ FT
BUILDING AREA: 65,433 SQ FT
MECHANICAL AREA: 65,433 SQ FT
ELECTRICAL AREA: 65,433 SQ FT
PLUMBING AREA: 65,433 SQ FT
STITCHING AREA: 65,433 SQ FT
1ST FL. AREA: 3,200 SQ FT
2ND FL. AREA: 2,600 SQ FT
3RD FL. AREA: 2,600 SQ FT
4TH FL. AREA: 2,600 SQ FT

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING: YES
EXIT SIGNS: YES
FIRE ALARM: YES
FIRE EXTINGUISHERS: YES
FIRE SPRINKLERS: YES

PARKING ANALYSIS:

SURFACE PARKING: 97 SPACES
SUB LEVEL PARKING: 07 SPACES
ADDITIONAL PARKING SPACES: 0 (POSSIBLE SPACE)

BUSINESS DESCRIPTION: (HAWK-RESTAURANT USE WITH LIVE MUSIC, DJ AND DANCING. PROHIBITS ANY DRUG/ALCOHOL. PRESELL TICKETS TO BE INCLUDED INTO CONDITIONAL USE PERMITS OF OPERATIONS 7AM - 2AM EMPLOYEES 17

LEGAL DESCRIPTION

STREET ADDRESSES: 1022 GARDEN GROVE BLVD, GARDEN GROVE, CA
AREA INCLUDING: NO CHANGE TO BUILDING FOOTPRINT
NO ADJUTANT AREA
ZONING: O-C "GENERAL COMMERCIAL"
EXISTING LAND USE: HOTEL

SCOPE OF WORK

— DEMO EXISTING PARTITION WALL TO CHANGE THE LINES OF THE TWO SPACES
— AMEND EXISTING CLIP-315-07
— TO CHANGE THE USE OF LANDING FOR HOTEL GUEST
— TO CHANGE THE USE OF LANDING FOR HOTEL GUEST

DEFERRED SUBMITTAL



ABBREVIATIONS

AC	ACROBAT	AC	ACROBAT	AC	ACROBAT
AD	ADJUSTABLE	AD	ADJUSTABLE	AD	ADJUSTABLE
AE	ALUMINUM	AE	ALUMINUM	AE	ALUMINUM
AF	ALUMINUM FINISH	AF	ALUMINUM FINISH	AF	ALUMINUM FINISH
AG	ALUMINUM GRATE	AG	ALUMINUM GRATE	AG	ALUMINUM GRATE
AH	ALUMINUM HANDRAIL	AH	ALUMINUM HANDRAIL	AH	ALUMINUM HANDRAIL
AI	ALUMINUM INSULATION	AI	ALUMINUM INSULATION	AI	ALUMINUM INSULATION
AJ	ALUMINUM JOINT	AJ	ALUMINUM JOINT	AJ	ALUMINUM JOINT
AK	ALUMINUM KICKER	AK	ALUMINUM KICKER	AK	ALUMINUM KICKER
AL	ALUMINUM LATH	AL	ALUMINUM LATH	AL	ALUMINUM LATH
AM	ALUMINUM MESH	AM	ALUMINUM MESH	AM	ALUMINUM MESH
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AO	ALUMINUM OILING	AO	ALUMINUM OILING	AO	ALUMINUM OILING
AP	ALUMINUM PANEL	AP	ALUMINUM PANEL	AP	ALUMINUM PANEL
AQ	ALUMINUM QUARTZ	AQ	ALUMINUM QUARTZ	AQ	ALUMINUM QUARTZ
AR	ALUMINUM RAIL	AR	ALUMINUM RAIL	AR	ALUMINUM RAIL
AS	ALUMINUM SILL	AS	ALUMINUM SILL	AS	ALUMINUM SILL
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GZ	GALVANNEED	GZ	GALVANNEED	GZ	GALVANNEED
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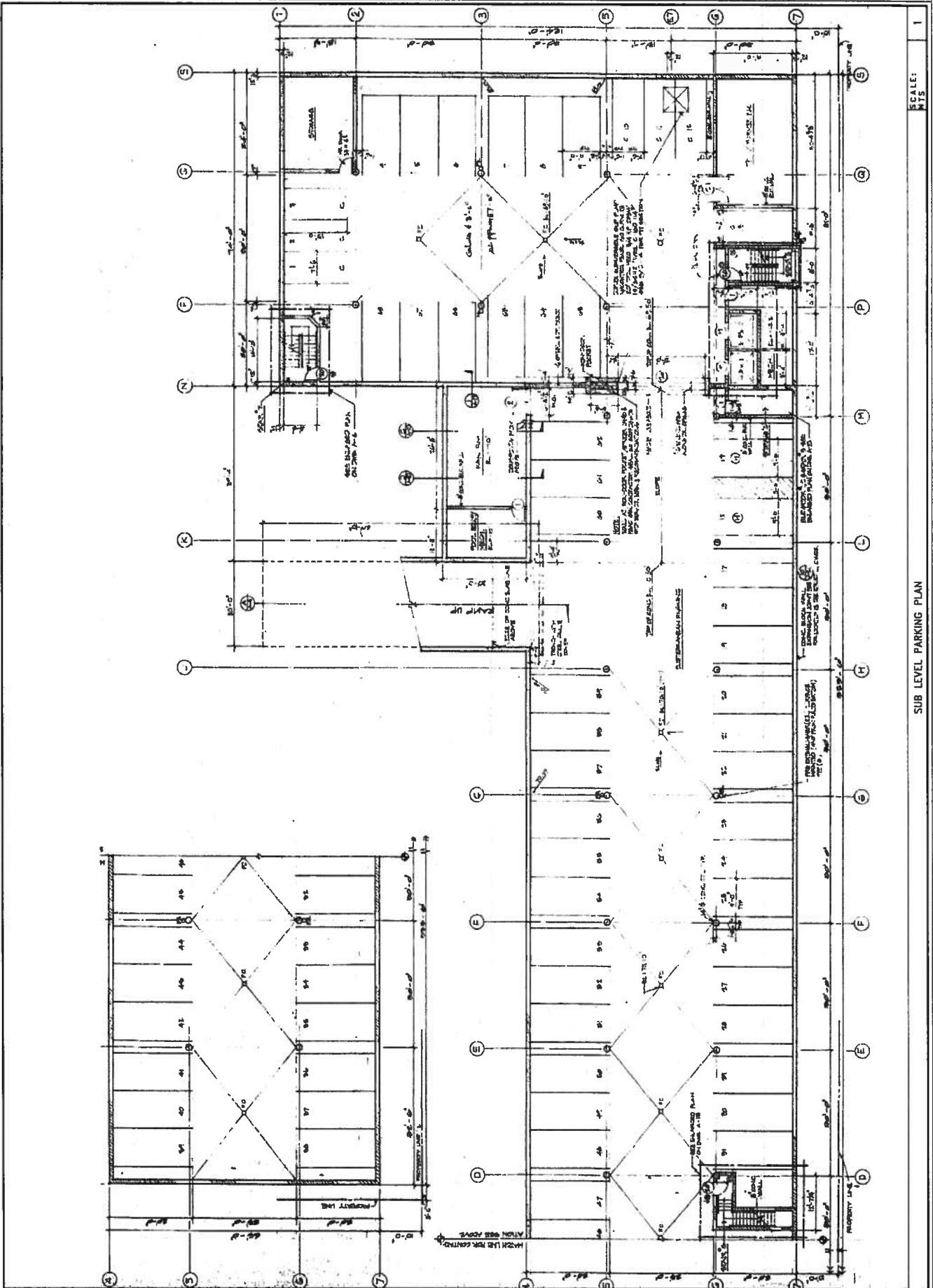
REV.	DESCRIPTION	DATE

PROJECT: RAMADA HOTEL
 1022 GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92840

SHEET TITLE: SUB LEVEL PARKING

DESIGNER	
DRAWN	
CHECKED	
DATE	
SCALE	

SHEET: A0
 1 OF 1



SCALE: 1/8" = 1'-0"

SUB LEVEL PARKING PLAN



REV.	OCCUPATION	DATE

PROJECT: RAMADA HOTEL
 1022 GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92840

SHEET TITLE: FLOOR PLAN

DATE: 12-19-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET: A3
 OF: 3

FLOOR PLAN KEYNOTES

EGRESS REQUIREMENTS

MINIMUM WIDTH: 44" (48" MIN. CLEARANCE)
 MIN. OCCUPANTS: 100

OCCUPANT LOAD CALCULATIONS

ROOM #	ROOM	USE	TYPE	OCCUPANCY
101	RECEPTION	RECEPTION	RECEPTION	10
102	CONFERENCE	CONFERENCE	CONFERENCE	20
103	HALL	HALL	HALL	10
104	RESTROOM	RESTROOM	RESTROOM	5
105	STAIR	STAIR	STAIR	10
106	STAIR	STAIR	STAIR	10
107	STAIR	STAIR	STAIR	10
108	STAIR	STAIR	STAIR	10
109	STAIR	STAIR	STAIR	10
110	STAIR	STAIR	STAIR	10
111	STAIR	STAIR	STAIR	10
112	STAIR	STAIR	STAIR	10
113	STAIR	STAIR	STAIR	10
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115	STAIR	STAIR	STAIR	10
116	STAIR	STAIR	STAIR	10
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120	STAIR	STAIR	STAIR	10
121	STAIR	STAIR	STAIR	10
122	STAIR	STAIR	STAIR	10
123	STAIR	STAIR	STAIR	10
124	STAIR	STAIR	STAIR	10
125	STAIR	STAIR	STAIR	10
126	STAIR	STAIR	STAIR	10
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128	STAIR	STAIR	STAIR	10
129	STAIR	STAIR	STAIR	10
130	STAIR	STAIR	STAIR	10
131	STAIR	STAIR	STAIR	10
132	STAIR	STAIR	STAIR	10
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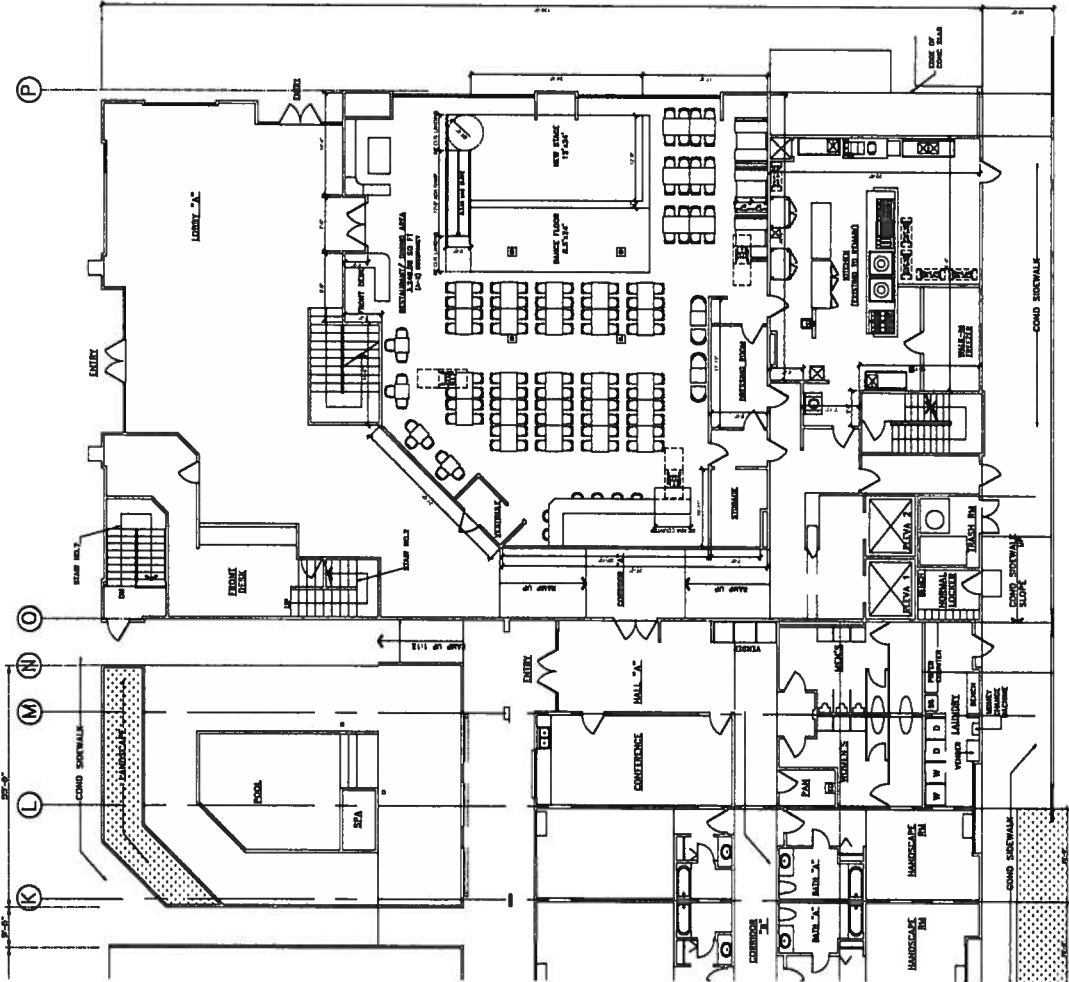
DOOR SCHEDULE

(1) WALL TO FRAME
 (2) WALL TO BE DEMO
 (3) WALL

PATH OF TRAVEL
 ILLUMINATED EXIT SIGN w/ EMERGENCY LIGHTING
 UNMANNED w/ 90 MIN. BATTERY
 MANNED w/ 90 MIN. BATTERY

THRESHOLD, NO MORE THAN 1" LOWER THAN THE THRESHOLD OF THE DOORWAY

SYMBOL LEGEND



2 PROPOSED FLOOR PLAN
 Scale: 1/8"=1'-0"

ATTACHMENT 1

EXHIBIT "A"

Conditional Use Permit No. CUP-215-07 (REV. 2021)

10022 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of an ABC license. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. ~~Any changes of the conditions of approval require approval by the Zoning Administrator.~~
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Toby Nguyen, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. The Community and Economic Development Director may approve modifications that do not change the intent of the project.
4. ~~If modifications are made to the approved floor plan that result in the intensification of the project or create impacts that have been previously addressed, a new Conditional Use Permit application shall be filed which reflects the revisions made.~~ Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Water Services Division

6. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be maintained for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division.
7. Commercial food uses of any type are required to install an approved grease interceptor according to Garden Grove Sanitary District's Ordinance No. 6 (Fats, Oil and Grease Control Regulations Applicable to Food Service Establishments). A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
8. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.

Fire Department

- ~~9. The restaurant shall not exceed the posted occupancy load, as determined by the Fire Department and shall adhere to Article II of the California Fire Code.~~
- ~~10. Within 30 days of approval of this Conditional Use Permit, the applicant shall submit plans for the replacement of the door between the existing lounge and the restaurant. Prior to establishment of entertainment in the restaurant, this door shall be replaced with a full height, solid wall.~~
- ~~11. The occupancy limits for the restaurant and lounge shall be recalculated.~~

FINAL

- ~~12. New occupancy limits shall be posted.~~
- ~~13. A minimum of two exits shall be maintained. This means modifications of the existing exits from both the restaurant and the lounge are required to be modified based upon the new occupancy classifications. Proper exiting shall be in place prior to establishment of any entertainment in the restaurant.~~
- ~~14. Obstructions to exits shall not be placed in the required width and exits shall not be obstructed in any manner.~~
- ~~15. Exit signs shall be installed at required exits and where otherwise necessary to indicate the direction of egress.~~
- ~~16. The exit doors shall be kept closed at all times except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.~~
9. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspections Scheduling at 714-573-6150.
10. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to, the Fire Master Plan.

Police Department

11. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
12. There shall be no pool tables or amusement devices on the premises at any time.
13. There shall be no customers or patrons in or about the restaurant, lounge and banquet areas when the establishment is closed.
14. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

FINAL

15. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.
16. The sale of alcoholic beverages for consumption off the premises is prohibited.
17. ~~The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate tables and/or booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.~~
18. ~~Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a). Ambient noise level of the live entertainment shall not exceed the levels set in Section 8.47 of the Garden Grove Municipal Code.~~
19. ~~In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or the applicant is fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit may be presented to the Hearing Body for review or further consideration. No employee or agent shall be permitted to accept money or any other any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companion or guests of and for the customers.~~
20. ~~There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate tables and/or booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.~~

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

21. No employee or agent shall be permitted to accept money or any other any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companion or guests of and for the customers. ~~The entertainment shall cease at least thirty minutes before the designated closing time.~~
22. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the business. ~~No low level lighting shall be provided so that it is difficult or impossible to clearly see or identify individuals inside the restaurant and café areas.~~

Community Development Department

23. Approval of this Conditional Use Permit will allow the establishment to operate with an ABC License. There shall be no changes in the design of the floor plan without the approval of the Community and Economic Development Department, Planning Services Division.
24. The iTango Restaurant and Lounge shall continue to operate as a "Bona Fide Public Eating Place" as defined by the Alcoholic Beverage Control License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in full-service restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
25. The serving of alcoholic beverages in the entire complex shall cease thirty minutes before the designated closing time(s).
26. The quarterly gross sales of alcoholic beverages shall not exceed the sale of food or other commodities for the entire hotel facility, during the same period.
27. A complete menu shall be available at all times when alcoholic beverages are being served.
28. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food.

FINAL

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

29. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
30. No outside storage or displays shall be permitted at any time.
31. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the restaurant's entrance, and shall also be visible to the public.
32. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
33. ~~Conditional Use Permit No. CUP-215-07 shall become null and void, and is superseded by approval of CUP-215-07 (Rev.2021). Conditional Use Permit No. CUP-305-96 and CUP-447-99 are terminated by operation of law.~~
34. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
35. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
36. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
37. ~~The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery. Graffiti shall be removed from the premises, and all parking lots~~

FINAL

~~under the control of the licensee and/or the property owner, within 120 hours upon notification of application.~~

38. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
39. No new roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. No new satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
- ~~41. All property maintenance deficiencies subject to sections 9.16.180, 9.16.240(I), and Article VI of Chapter 9.24 of the Municipal Code shall be corrected by the property owner to the satisfaction of the Neighborhood Improvement Manager prior to the issuance of a Business License to have limited live entertainment.~~
41. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
42. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows.
43. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
44. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-215-07 (Rev. 2021) shall be kept on the premises at all times.

45. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-215-07, and his/her agreement with all conditions of the approval.
46. ~~Prior to implementation of this Conditional Use Permit, the applicant shall remove and replace a structural deficiency sag in the private sewer line. The work shall be resolved to the satisfaction of the City of Garden Grove Public Works Department. The Conditional Use Permit shall be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.~~
47. ~~The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.~~
48. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-215-07 (REV. 2021), and his/her agreement with all conditions of the approval.
49. ~~If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one (1) year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.~~
50. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division.
51. ~~Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-215-07 (REV. 2021) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.~~
52. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its

officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning CUP-215-07 (REV. 2021). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

53. Entertainment shall be limited to the following operating requirements:
- a. All live entertainment shall cease thirty (30) minutes prior to the designated closing time.
 - b. All entertainment shall comply with the City's adopted Noise Ordinance.
 - c. All amplified music, sound or vibrations shall not be audible from outside the establishment. The applicant shall install appropriate sound attenuation devices to contain all music, sound or vibrations within the establishment.
 - d. When the live entertainment is not occurring, amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience.
 - e. No flyer party or nightclub shall be permitted.
 - f. The applicant shall take appropriate measures necessary to ensure customers shall not be allowed to stand for the purpose of hearing and/or viewing the entertainment.
 - g. Live entertainment is intended to be incidental to the primary activity of dining within the restaurant, and shall not be utilized as a primary use or as an attraction to draw customers to the establishment.
 - h. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.

- i. The owner/operator shall not lease space, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events, promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.
- j. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
- k. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
- l. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.

Restaurant

54. Hours of operation of the restaurant shall be permitted only between the hours of 7:00 a.m. to midnight, Sunday through Thursday, and 7:00 a.m. to 2:00 a.m., Friday and Saturday. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation. ~~The restaurant shall be permitted to operate until 12 midnight, Sunday through Thursday, and until 2 a.m., Friday and Saturday. The business shall not operate any other type of entertainment (i.e., multiple person bands, flier parties, promotional events, exotics dancers, or special entertainers.)~~
55. The restaurant and cafe shall be operated as a "Bona Fide Public Eating Place" as defined by ABC. The establishment shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

56. Food shall accompany any sales and service of alcoholic beverages in the restaurant.
57. Entertainment may be permitted but shall be limited to karaoke, dancing, DJ, and live band. No amusement devices, including pool tables, are permitted. ~~Entertainment shall be limited to two performers in the format of one instrumentalist and one vocalist. No DJ, amusement devices, or dancing are permitted.~~

~~Lounge~~

58. Dancing shall be permitted on the dance floor only **as shown on the approved floor plan**. Dancing shall be limited to patrons only. No other dancing or any other type of entertainment, to include private or table/chair dancing shall occur anywhere else on the premises. There shall be no dancers hired, or in any other way compensated, to perform for or with the patrons of the establishment.
59. At all times that the business is operating, the dining tables and chairs shall remain in place to accommodate dining within the restaurant area. At no time shall the restaurant's dining area be converted into a dance floor, nightclub area or other entertainment area by removing or reconfiguring the dining tables and chairs.
60. All live entertainment at the establishment is the sole responsibility of the owner/operator of the establishment. The owner/operator of the establishment shall be solely responsible for all bookings and contractual arrangements for any type of live entertainment allowed.
61. If the existing westerly door of the restaurant becomes the main entrance, the operator of the restaurant shall install a vestibule for noise reduction. All appropriate building permits shall be obtained for the vestibule. If any sound continues to be audible outside of the establishment, the appropriate sound attenuation measures shall be installed to the satisfaction of the Police Department and Community and Economic Development Department.
62. No low level lighting shall be provided so that it is difficult or impossible to clearly see or identify individuals inside the restaurant.
63. The entertainment shall cease at least thirty minutes before the designated closing time

64. ~~Hours of operation of the lounge shall be permitted only between 6:00 am and 2:00 a.m. of the following day, seven days a week.~~ Employees may remain in these facilities one additional hour after the designated closing time.

Banquet Room

65. Hours of operation of the banquet facility shall be permitted only between 6:00 a.m. and 11:00 p.m., seven days a week.
66. Entertainment may be permitted, including karaoke, dancing, DJ and live bands.
67. There shall be no permanent seating, i.e., booths, in the banquet room.
68. Theater-style seating in the banquet room shall not be permitted.
69. The banquet area shall not be open to the general public and shall not be open on a regular schedule, which could create a nightclub setting.
70. Private events such as wedding receptions, birthday parties, and meetings may be permitted in the banquet room.
71. Food shall accompany any sales or service of alcoholic beverages in the banquet facilities.
72. At all times when the banquet room is open for business, the sale of alcoholic beverages shall be incidental to the sale of food.

DECISION NO. 1803-21

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT NO. CUP-215-07 (REV. 2021).

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve the modification of Conditional Use Permit No. CUP-215-07 (REV. 2021) for the property located on the south side of Garden Grove Boulevard, between Kerry Street and Brookhurst Street, at 10022 Garden Grove Boulevard, Parcel Nos. 098-070-58 and 087-066-05.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-215-07 (REV. 2021), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Toby Nguyen (iTango Restaurant and Lounge).
2. The applicant is requesting to modify Conditional Use Permit No. CUP-215-07, which currently governs alcohol sales and live entertainment at the restaurant located inside the Ramada Plaza Hotel, iTango Restaurant and Lounge, (1) to change the approved floor plan to allow the expansion of the existing restaurant into the adjacent lounge area, and (2) to modify the current conditions of approval to allow full live entertainment and dancing, previously approved in the lounge area, in the restaurant.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1 (RC1), and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The property is developed with a hotel facility that is currently operated by Ramada Plaza Hotel.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 22, 2021, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter at its meeting on July 22, 2021, and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject property is developed with a hotel facility, Ramada Plaza Hotel, located on the south side of Garden Grove Boulevard, between Kerry Street and Brookhurst Street, at 10022 Garden Grove Boulevard. The subject restaurant, iTango Restaurant and Lounge, is located inside, and on the first floor of the Ramada Plaza hotel. Per City' records, the restaurant has been operating at this location since 2007.

The site has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and it is zoned GGMU-1 (Garden Grove Boulevard Mixed Use-1). The property abuts GGMU-1 properties to the east, south, and west, and across Garden Grove Boulevard to the north. The subject property is located within a neighborhood that is developed with a mix of uses that include both commercial and residential use. To the east, the subject site abuts a new multi-story senior housing development that is still under construction. To the west, the site abuts properties improved with one-story commercial buildings. To the south, the property abuts one-story multi-family apartments. Across the Garden Grove Boulevard to the north is an in-line commercial building with a restaurant, beauty salon, and office uses.

In May 1981, the City approved Planned Unit Development No. PUD-101-87 to allow the construction of a four-story hotel with ancillary uses. When the hotel began operating in 1989, the hotel had a total of 116 rooms, a restaurant and a lounge area on the first floor, a banquet room on the second floor, and meeting rooms on the third floor.

In February 1990, the Zoning Administrator approved Conditional Use Permit No. CUP-132-89 to allow the sale of alcoholic beverages inside the hotel facility, including the restaurant, the lounge area, the banquet room, and the meeting rooms, with an Alcoholic Beverage Control (ABC) Type "47" (On-sale, General - Easting Place) License.

On May 5, 1999, the Planning Commission approved Conditional Use Permit No. CUP-144-99 to allow full live entertainment including live band, karaoke, D.J. (Disc Jockey) and dancing in the lounge area, in the banquet area on the second floor, and in the meeting area in conjunction with alcohol sales. CUP-144-99 specifically states that the approval excludes full live entertainment in the restaurant area.

On September 13, 2007, the Planning Commission approved Conditional Use Permit No. CUP-215-07 to allow limited live entertainment in the restaurant area with the entertainment limited to a maximum of two (2) performers in the form of one (1) instrumentalist and one (1) vocalist. The restaurant was permitted to operate until

midnight, Sunday through Thursday, and until 2 a.m., Friday and Saturday in conjunction with alcohol sales.

The applicant proposes to expand the iTango Restaurant and Lounge into the adjacent lounge area, and to operate with full live entertainment in form of a live band that consists of multiple persons, and dancing in the restaurant. With the proposed changes to the existing floor plan, and to the type of live entertainment, the existing Conditional Use Permit No. CUP-215-07, which currently governs the limited live entertainment and alcohol sales at the subject restaurant, is required to be modified. The modification to CUP-215-07 (REV. 2021) will contain updated conditions of approval that apply to ABC Type "47" restaurants with live entertainment.

FINDINGS AND REASONS:

CONDITIONAL USE PERMIT

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The subject property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1 (RC1) and is zoned Garden Grove Boulevard Mixed Use 1 (GGMU1). The intent of the RC1 land use designation is to provide a higher density residential and commercial use. The proposed full live entertainment stays consistent with the General Plan Residential/Commercial Mixed Use 1 land use designation. The Policy LU-1.3 of the General Plan encourage a wide variety of retail and commercial services, such as restaurants and entertainment, in appropriate locations. Goal LU-4 encourages developments that are compatible with one another. The iTango restaurant is located on the first floor of the Ramada Plaza Hotel. The entire hotel facility including the restaurant, is allowed to sell alcoholic beverages with an ABC Type "47" license. Under Conditional Use Permit No. CUP-215-07, the hotel's lounge and banquet area are allowed to operate with full live entertainment (live band, karaoke and D.J.) and dancing, while the restaurant is only allowed to operate with limited live entertainment in form of one instrumentalist and one vocalist. The applicant is proposing to expand the restaurant area into the adjacent lounge area, and to allow full live entertainment in the restaurant. With the approval of this request, the restaurant will operate with full live entertainment in form of live band, karaoke, D.J. and dancing, which will be consistent with current operation of the hotel's lounge.

The GGMU1 zone intends to provide fully integrated commercial and residential mixed use developments and uses that bring energy and vitality to the city during both daytime and after-work hours, and attract visitors. Eating establishments with live entertainment are conditionally permitted in the

GGMU1 zone. The proposed full live entertainment at the iTango Restaurant and Lounge will occur on weekends including Friday, Saturday and Sunday. Along with food services, the proposed use will provide an additional amenity for nearby residents, and will attract more visitors to the area. As the zoning code is the implementing tool of the General Plan, provided that the conditions of approval are complied with, the proposed modification will be consistent with the City's adopted General Plan.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The requested live entertainment will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as the proposed full live entertainment and alcohol sales will be ancillary to the sale of food. The restaurant is required to continue to operate as a bone-fide full-service restaurant. The restaurant will continue to operate from 7:00 a.m. to midnight, Sunday through Thursday, and 7:00 a.m. to 2:00 a.m., Friday and Saturday. Food is required to be served during all hours of operation, and live entertainment is required to cease 30 minutes prior the restaurant's closing time.

In addition, the restaurant is located entirely inside the hotel without any direct access to the outside of the building. Patrons can only access the restaurant through the hotel lobby area. With this interior access design, any potential noise produced by the live entertainment activities will be mostly contained within the building.

The proposed live entertainment remains consistent with the hotel's operation since full live entertainment is already allowed in other areas inside the hotel including the banquet room on the second floor. Thus, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The request is to modify an existing area within the hotel to accommodate the expansion of the iTango Restaurant and Lounge. No additional square footage to the hotel is included in the proposal. The site, with the existing site

improvements and modifications, is of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by two (2) existing driveways, located on Garden Grove Boulevard, and one (1) drive way on Kerry Street. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. Conditional Use Permit No. CUP-215-07 (REV. 2021) does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 (Conditional Use Permits) and 9.16.020.080 (Alcoholic Beverage Sales).
2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following conditions of approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-215-07 (REV. 2021).

Dated: July 22, 2021

GREG BLODGETT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-215-07 (REV. 2021)

10022 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of an ABC license. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Toby Nguyen, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. The Community Development Director may approve modifications that do not change the intent of the project.
4. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Water Services Division

6. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be maintained for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division.
7. Commercial food uses of any type are required to install an approved grease interceptor according to Garden Grove Sanitary District's Ordinance No. 6 (Fats, Oil and Grease Control Regulations Applicable to Food Service Establishments). A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
8. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.

Fire Department

9. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspections Scheduling at 714-573-6150.
10. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to, the Fire Master Plan.

Police Department

11. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
12. There shall be no pool tables or amusement devices on the premises at any time.
13. There shall be no customers or patrons in or about the restaurant, lounge and banquet areas when the establishment is closed.
14. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
15. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.
16. The sale of alcoholic beverages for consumption off the premises is prohibited.
17. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
18. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a).
19. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or the applicant is fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit may be presented to the Hearing Body for review or further consideration.
20. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate tables and/or booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

21. No employee or agent shall be permitted to accept money or any other any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companion or guests of and for the customers.
22. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the business.

Community and Economic Development Department

23. Approval of this Conditional Use Permit will allow the establishment to operate with an ABC License. There shall be no changes in the design of the floor plan without the approval of the Community and Economic Development Department, Planning Services Division.
24. The iTango Restaurant and Lounge shall continue to operate as a "Bona Fide Public Eating Place" as defined by the Alcoholic Beverage Control License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in full-service restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
25. The serving of alcoholic beverages in the entire complex shall cease thirty minutes before the designated closing time(s).
26. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food or other commodities for the entire hotel facility, during the same period.
27. A complete menu shall be available at all times when alcoholic beverages are being served.
28. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
29. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

30. No outside storage or displays shall be permitted at any time.
31. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the restaurant's entrance, and shall also be visible to the public.
32. There shall be no uses or activities permitted of an adult oriented nature as outlined in City Code Section 9.08.070.
33. Conditional Use Permit No. CUP-215-07 shall become null and void, and supersedes by approval of CUP-215-07 (Rev.2021).
34. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
35. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
36. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
37. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
38. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.

Conditional Use Permit No. CUP-215-07 (REV. 2021)
Conditions of Approval

39. No new roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. No new satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.
41. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
42. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows.
43. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
44. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-215-07 (Rev. 2021) shall be kept on the premises at all times.
45. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-215-07 (Rev. 2021), and his/her agreement with all conditions of the approval.
46. Prior to implementation of this Conditional Use Permit, the applicant shall remove and replace a structural deficiency sag in the private sewer line. The work shall be resolved to the satisfaction of the City of Garden Grove Public Works Department.
47. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

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48. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-215-07 (REV. 2021), and his/her agreement with all conditions of the approval.
49. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one (1) year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division.
51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-215-07 (REV. 2021) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning CUP-215-07 (REV. 2021). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
53. Entertainment shall be limited to the following operating requirements:
 - a. All live entertainment shall cease thirty (30) minutes prior to the designated closing time.

- b. All entertainment shall comply with the City's adopted Noise Ordinance.
- c. All amplified music, sound or vibrations shall not be audible from outside the establishment. The applicant shall install appropriate sound attenuation devices to contain all music, sound or vibrations within the establishment.
- d. When the live entertainment is not occurring, amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience.
- e. No flyer party or nightclub shall be permitted.
- f. The applicant shall take appropriate measures necessary to ensure customers shall not be allowed to stand for the purpose of hearing and/or viewing the entertainment.
- g. Live entertainment is intended to be incidental to the primary activity of dining within the restaurant, and shall not be utilized as a primary use or as an attraction to draw customers to the establishment.
- h. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
- i. The owner/operator shall not lease space, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events, promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.
- j. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
- k. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.

- I. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.

Restaurant

54. Hours of operation of the restaurant shall be permitted only between the hours of 7:00 a.m. to midnight, Sunday through Thursday, and 7:00 a.m. to 2:00 a.m., Friday and Saturday. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
55. The restaurant shall be operated as a "Bona Fide Public Eating Place" as defined by ABC. The establishment shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
56. Food shall accompany any sales and service of alcoholic beverages in the restaurant.
57. Entertainment may be permitted but shall be limited to karaoke, dancing, D.J., and a live band. No amusement devices, including pool tables, are permitted.
58. Dancing shall be permitted on the dance floor only as shown on the approved floor plan. Dancing shall be limited to patrons only. No other dancing or any other type of entertainment, to include private or table/chair dancing shall occur anywhere else on the premises. There shall be no dancers hired, or in any other way compensated, to perform for or with the patrons of the establishment.
59. At all times that the business is operating, the dining tables and chairs shall remain in place to accommodate dining within the restaurant area. At no time shall the restaurant's dining area be converted into a dance floor, nightclub area or other entertainment area by removing or reconfiguring the dining tables and chairs.

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60. All live entertainment at the establishment is the sole responsibility of the owner/operator of the establishment. The owner/operator of the establishment shall be solely responsible for all bookings and contractual arrangements for any type of live entertainment allowed.
61. If the existing westerly door of the restaurant becomes the main entrance, a vestibule for noise reduction shall be installed prior to the operation of the business with the proposed live entertainment approved under this Conditional Use Permit. All appropriate building permits shall be obtained for the vestibule. If any sound continues to be audible outside of the establishment, the appropriate sound attenuation measures shall be installed to the satisfaction of the Police Department and Community and Economic Development Department.
62. No low level lighting shall be provided so that it is difficult or impossible to clearly see or identify individuals inside the restaurant
63. The entertainment shall cease at least thirty minutes before the designated closing time
64. Employees may remain in these facilities one additional hour after the designated closing time.

Banquet Room

65. Hours of operation of the banquet facility shall be permitted only between 6:00 a.m. and 11:00 p.m., seven days a week.
66. Entertainment may be permitted, including karaoke, dancing, D.J. and live bands.
67. There shall be no permanent seating, i.e., booths, in the banquet room.
68. Theater-style seating in the banquet room shall not be permitted.
69. The banquet area shall not be open to the general public and shall not be open on a regular schedule, which could create a nightclub setting.
70. Private events such as wedding receptions, birthday parties, and meetings may be permitted in the banquet room.

71. Food shall accompany any sales or service of alcoholic beverages in the banquet facilities.
72. At all times when the banquet room is open for business, the sale of alcoholic beverages shall be incidental to the sale of food.