

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

Meeting Minutes  
Thursday, January 23, 2020

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-174-2020

Applicant: Chu Bat Gioi, Inc.  
Location: 9906 Westminster Avenue #B  
Date: January 23, 2020

Request: To operate a new restaurant, Tam Bien Restaurant, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public 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. The existing restaurant received approval for an ABC Type "41" (On-Sale, Beer and Wine, Public Eating place) License under CUP-369-13. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-369-13, shall be revoked and become null and void.

Action: Public Hearing Held. Speaker(s): Matthew Nguyen

Action: The Zoning Administrator adopted Decision No. 1792-20.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-175-2020

Applicant: Five Brothers Corp.  
Location: 9904 Westminster Avenue #B  
Date: January 23, 2020

Request: To operate an existing restaurant, CTB Eatery, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public 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): Vince Nguyen

Action: The Zoning Administrator adopted Decision No. 1793-20.

## Zoning Administrator Minutes

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:16 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, February 13, 2020, at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

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Judith Moore  
Recording Secretary