

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

Regular Meeting Minutes
Thursday, August 27, 2015

CALL TO ORDER: 9:04 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-042-2015

Applicant: Orlando D. Cosme
Location: 10682 Stanford Avenue
Date: August 27, 2015

Request: Conditional Use Permit approval to operate a 1,600 square foot indoor archery range located at 10682 Stanford Avenue. The site is in the AR (Adaptive Reuse) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Orlando Cosme. Staff stated that a medical/emergency plan with trained personnel was required along with posted safety regulations, and that staff should be mindful of parking as the Police and Fire Departments would require areas to park should they be called in.

Action: Zoning Administrator adopted Decision No. 1721-15.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-045-2015

Applicant: Yung Taek Choi
Location: 13061 Galway Street
Date: August 27, 2015

Request: Conditional Use Permit approval to establish a second hand store use in conjunction with a 4,948 square foot retail carpet store. The site is in the GGMU-2 (Garden Grove Mixed Use 2) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Nae Choi

Action: Zoning Administrator adopted Decision No. 1722-15.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-337-11 REV. 2015

Applicant: Fabian Gallego
Location: 5244 Lampson Avenue
Date: August 27, 2015

Request: To modify the Conditions of Approval, approved under Conditional Use Permit No. CUP-337-11, for an existing 2,060 square foot restaurant, A Bite of Jersey, to allow live entertainment in the form of a solo performer with non-

Zoning Administrator Minutes

amplified sound. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Fabian Gallego. Three letters of opposition were submitted, however, they were not from the two closest neighbors. The distance between the business and nearest residents was determined to be sufficient. Staff also stated that the business had no police calls for service or noise complaints related to loud televisions or activities, and no complaints regarding the operators or related to the alcohol license. The Zoning Administrator encouraged the owner to continue to be a good operator.

Action: Zoning Administrator adopted Decision No. 1723-15.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-046-2015

Applicant: Tho T. Nguyen
Location: 10284 Westminster Avenue
Date: August 27, 2015

Request: Conditional Use Permit approval to allow a change of ownership of an existing restaurant, Tu Do Restaurant, that currently operates with an existing Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Tho T. Nguyen, Dat Nguyen. Staff emphasized that the owner must comply with the hours of operation; that the raised platform must be removed immediately or an administrative citation would be imposed; and cautioned that the business not morph into a bar/nightclub. The Zoning Administrator reminded the applicant that the conditions of approval were his contract with the City.

Action: Zoning Administrator adopted Decision No. 1724-15.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:50 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, September 10, 2015 at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judith Moore, Recording Secretary