

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 25, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Assistant Planner
Sgt. Kevin Boddy, Police Department
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-245-08

APPLICANT: Juan Alvarez
LOCATION: 9918-B Katella Avenue
DATE: September 25, 2008

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Los Cotija's Mexican Grill, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

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

The Zoning Administrator asked if the Police Department had any concerns with this application. Police has no concerns as long as the hours of operation are maintained and there is no entertainment.

The applicant's representative stated her father has read and is in agreement with the conditions of approval.

The Zoning Administrator reiterated to the applicant the importance of adhering to the hours of operation and with no further comments or questions, closed the public hearing and approved Conditional Use Permit CUP-245-08, pursuant to the facts and reasons contained in Decision No. 1561.

CONDITIONAL USE PERMIT NO. CUP-246-08

APPLICANT: Justin Kim
LOCATION: 12451 Valley View Street
DATE: September 25, 2008

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Maki Yaki Japanese Grill, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing. Police indicated there are no concerns with this license.

The Zoning Administrator asked the applicant to comply with the hours of operation, not to serve alcohol to minors, and if he agreed to all of the conditions of approval. The applicant agreed to all the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-246-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1562.

CONDITIONAL USE PERMIT NO. CUP-247-08

APPLICANT: Julie Nguyen
LOCATION: 13345 Euclid Street
DATE: September 25, 2008

REQUEST: Conditional Use Permit approval to operate a new restaurant, Misa Sushi Restaurant, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the PUD-108-05 (Planned Unit Development) zone.

Staff report was reviewed and staff commented that initially the neighboring church was in opposition to this project; however, the applicant is building a six-foot block wall around the perimeter of the property to mitigate any of the church's concerns.

The Zoning Administrator stated, for the record, that church representatives were not in attendance at today's meeting to express their concerns and protests.

In response to the Zoning Administrator question, staff noted demolition and building permits have been received from the Building Department.

The Zoning Administrator opened the public hearing and asked if the applicant has read and is in agreement with the conditions. The applicant agreed with all of the conditions and expressed his willingness to comply with the church's wishes regarding parking issues and building the block wall to separate their properties. The applicant also stated there will be no future request to include entertainment or change the hours of operation.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-247-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1563.

CONDITIONAL USE PERMIT NO. CUP-248-08

APPLICANT: El Cangrejito Corporation
LOCATION: 12655 Westminster Avenue
DATE: September 25, 2008

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

Staff report was reviewed. The Zoning Administrator asked if Police had any problems with the Type 41 application near the Buena-Clinton area. Police replied it was important that the applicant not change the hours of operation and there be no entertainment.

The Zoning Administrator opened the public hearing and asked the applicant to describe his restaurant. The applicant explained it is a family-type restaurant serving a mixture of food, specializing in seafood. He indicated they have one jukebox and inquired if that was permitted.

The Zoning Administrator declared that it is usually not included in the condition, but one jukebox would be acceptable. Staff noted the condition would be modified to allow amplified music in the form of a jukebox. Police agreed to the modification as long as it excludes dancing in the restaurant.

In reply to the Zoning Administrator's question, the applicant expressed agreement with all of the conditions, the hours of operation, and no entertainment now or in the future.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-248-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1564.

CONDITIONAL USE PERMIT NO. CUP-249-08

APPLICANT: LRMJ Group Corporation dba Taqueria Morelos

LOCATION: 12631 Westminster Avenue

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

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

In response to an inquiry from the Zoning Administrator, Police commented it has no concerns as long as the opening between the water store and restaurant is completely self-contained, the hours of operation are not changed, and there is no live entertainment.

The Zoning Administrator opened the public hearing and asked the applicant's representative if her mother has read and is in agreement with all of the conditions, and that a partition wall be constructed between the two businesses. The applicant stated agreement to both of those conditions and informed the Zoning Administrator of having a jukebox in the restaurant. The Zoning Administrator permitted the jukebox on the condition that there was to be no dancing.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-249-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1565.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:40 a.m.

Nancy J. Ragen
Recording Secretary