

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

October 14, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Ed Leiva, Police Department
Alana Cheng, Acting Administrative Aide
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-304-10
APPLICANT: Randall Blackwood, Architect
LOCATION: 11889 Valley View Street, Unit C
DATE: October 14, 2010

REQUEST: To operate a new 5,920 square foot trade school, CRU Institute of Cosmetology and Barbering, within an existing multi-tenant shopping center, Eastgate Plaza Shopping Center. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval including modifications to the staff report and conditions of approval.

Staff also added that the increase from 29 students to 65, with the proper scheduling, was not an issue, and that parking and the revised hours of operation were acceptable.

The Zoning Administrator then questioned the deletion of Condition Nos. 29 and 30. Staff responded that the omission of Condition No. 29 was due to the property not having maintenance deficiencies, and that No. 30 was omitted due to the parking area lighting requirement already having been satisfied by the Vons upgrade.

The Zoning Administrator opened the public hearing.

Staff pointed out that any violations or noncompliance with the conditions of approval could warrant an administration citation of up to \$1,000. Staff then asked the applicant's representative, Mr. Seth Caplan, if future business would include any type of massage therapy or reflexology. The applicant replied no; that the reason for the relocation was the increase in square footage and better functionality of space; and that the school has been in operation approximately ten months, however, they do have previous vocational school experience and are new owners of the school.

Staff noted that per a code revision in the 1990's, a conditional use permit is required with a change of location and new ownership.

Mr. Randall Blackwood, the applicant/architect, clarified that in regard to Condition No. 15, esthetics includes facial massage, but not full body massage.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-304-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1614.

CONDITIONAL USE PERMIT NO. CUP-305-10

APPLICANT: Jim Le

LOCATION: 11186 Rainier Court

DATE: October 14, 2010

REQUEST: To operate an existing restaurant, Phuoc Loc Tho, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan – Brookhurst Chapman Commercial) zone.

Staff report was reviewed and recommended approval.

The Zoning Administrator opened the public hearing.

Staff pointed out Condition of Approval No. 12, which states that any violations or noncompliance with the Conditions of Approval could warrant an administrative fine of up to \$1,000; and per Condition No. 11, prior to serving alcohol, business staff must complete the Alcoholic Beverage Control (ABC) Licensee Education on Alcohol and Drugs (LEADS) or Responsible Beverage Service (RBS) training, and that the training needs to occur as soon as possible. The applicant, Mr. Jim Le, agreed.

Staff also emphasized compliance with Condition No. 22 for no live entertainment, Condition No. 23 for no raised platform or stage, Condition No. 31 for no smoking, and Condition No. 5 for hours of operation compliance; and that any changes to the Conditions require approval by staff. The applicant agreed.

The Zoning Administrator asked the applicant if he intended to upgrade the ABC License to a Type "47" (On-Sale, General, Eating Place) License to sell hard liquor in the future. The applicant replied no.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-305-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1615.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Judy Moore
Recording Secretary