

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

March 24, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Dave Barlag, Fire Department
Maria Parra, Urban Planner
Ed Leiva, Police Department
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-315-11

APPLICANT: Jean Kim

LOCATION: 9618 Garden Grove Boulevard #211

DATE: March 24, 2011

REQUEST: To operate a new 1,900 square foot trade school, Angeles Nursing School, within an existing multi-tenant shopping center, AR Galleria. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval.

Fire Department staff emphasized that the occupancy for the classrooms be maintained per plan as each classroom has only one exit; that the occupancy load must be posted and the 2007 fire code complied with; that the exits not be blocked by props or supplies; and that the total number of exits are four external and one internal.

The Zoning Administrator opened the public hearing and asked if the applicant currently operated a nursing school.

Ms. Jean Kim, the applicant, replied that she operates a larger nursing school in Los Angeles; that after the one-year program was completed in Garden Grove the students would receive an LVN certificate; that the school works in conjunction with a hospital; that hopefully, students would come from the Garden Grove area; and that no classes would be held on Saturday and Sunday or evenings.

The Zoning Administrator added that if the classes were to be held on weekends or in the evenings, the conditional use permit would need to be modified for adequate parking.

The Zoning Administrator asked Ms. Kim if she had read and agreed with the Conditions of Approval. Ms. Kim replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-315-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1625-11.

Zoning Administrator Minutes

CONDITIONAL USE PERMIT NO. CUP-316-11

APPLICANT: Kayla Keungmanivong

LOCATION: 10262 Westminster Avenue

DATE: March 24, 2011

REQUEST: To operate an existing restaurant, Vientiane Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

Police Department staff emphasized that the restaurant was in a high concentrated area with Alcoholic Beverage Control Licenses; that in order to be competitive, some business owners did not follow the rules; that any violations could result in an administrative citation of up to \$1,000; that any servers that would serve alcohol must complete the LEAD or RBS training (Licensee Education on Alcohol and Drugs/ Responsible Beverage Service) prior to serving alcohol; that the hours of operation were to be maintained; and that there was to be no smoking at the business and no live entertainment such as karaoke.

The Zoning Administrator opened the public hearing and asked the applicant, Ms. Kayla Keungmanivong, if she would also apply for a hard liquor license. The applicant replied no as the restaurant was small and would focus on food, beer and wine.

The Zoning Administrator asked the applicant if she had read and agreed with the Conditions of Approval. The applicant replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-316-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1626-11.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:18 a.m.

Judy Moore
Recording Secretary