

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

August 11, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Maria Parra, Urban Planner  
Alana Cheng, Administrative Analyst  
Jim Hughes, Fire Department  
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-326-11

APPLICANT: Michael Pauwels

LOCATION: 12926 Main Street

DATE: August 11, 2011

REQUEST: To reduce the floor plan of an existing restaurant, formerly known as Main Street Pizza, to 2,500 square feet, and to extend the restaurant hours of operation to 11:00 p.m., Sunday through Thursday, and to 2:00 a.m., Friday and Saturday. The restaurant will continue to operate with an Alcoholic Beverage Control Type "47" (On-Sale, General) License. The new restaurant name will be The Globe. The site is in the CCSP-MX33&HR (Community Center Specific Plan, Mixed Use District Area 33 & Historic Retail Overly Zone).

Staff report was read and recommended approval. The Zoning Administrator opened the public hearing.

Staff emphasized that the hours of operation until 2:00 a.m. Friday and Saturday, and until 11:00 p.m. Sunday through Thursday, be adhered to; that LEADS (Licensee Education on Alcohol and Drugs) training needed to be completed for anyone who would serve alcohol; that Administrative Citations would be issued for any Conditional Use Permit violations; and that no smoking or live entertainment would be allowed except for one vocalist and one amplified instrumentalist.

Staff also mentioned that even though the Seven Seas restaurant on Main Street was approved to remain open until 2:00 a.m. Friday and Saturday, and until midnight Sunday through Thursday, The Globe restaurant would not have the same hours upon approval, but the hours could be changed once the restaurant has shown compliance over a period of six months to a year.

Mr. Michael Pauwels, the applicant, stated that most of his prior business had been in Europe; that he had owned a Mexican restaurant in Belgium for 20 years; and that The Globe restaurant would be European/Mediterranean with worldwide specialty beers on draft.

Mr. Scott Weimer, a business owner on Main Street, spoke on behalf of the Garden Grove Downtown Business Association and stated that he expressed support of The Globe; that Main Street was growing as an after-hour gathering place; that the restaurant would be good for the City's tax base and would add to the continued vitality of Main Street; and that Jeremy Harris of the Garden Grove Chamber of Commerce also offered support via an email submitted by Mr. Weimer.

## Zoning Administrator Minutes

Mr. Peter Katz, president of the Downtown Business Association, expressed his support and stated that Main Street was the heart and soul of the City; that The Globe would generate revenue as restaurants were competitive businesses; that people check restaurant details on the internet such as menus and hours; and that the extended hours and entertainment would keep the restaurants and community alive.

Mr. Keith Riley, a concerned citizen, expressed his support and stated that a midnight closing time would be better than 11:00 p.m. in order to bring in more business and to be more competitive.

The Zoning Administrator reiterated the hours of operation concern and stated that Garden Grove participated in an extensive 'alcohol license' and 'later hours' study with results that showed that as food dropped-off, alcohol sales increased; that especially with Type "47" licenses, the establishments began to function more as bars than restaurants and crime escalated; that Garden Grove's policy now grants more licenses, however, later hours and hard liquor licenses are held off for six months to a year to see if the restaurants operate responsibly, and if so, the owner could then apply for later businesses hours and a license upgrade.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-326-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1634-11.

### CONDITIONAL USE PERMIT NO. CUP-327-11

APPLICANT: Fariborz Farahmand

LOCATION: 12932 Main Street

DATE: August 11, 2011

REQUEST: To operate a new convenience store, Old Town Mart & Liquor, with an original Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the CCSP-MX33&HR (Community Center Specific Plan, Mixed Use District Area 33 & Historic Retail Overlay Zone).

The Zoning Administrator opened the public hearing.

Staff stated that any adult magazines would need to be stored behind the main counter. The applicants, Mr. Fariborz Farahmand and Mr. Hooshang Farahmand agreed. Staff also asked the applicants to describe their cash register asking if the machine had the license swipe-through feature to avoid selling alcohol to minors, and if they had surveillance equipment in case of robbery. Mr. Hooshang Farahmand indicated that licenses would be checked and that they had security equipment.

The Zoning Administrator asked the applicants to describe the types of products to be sold in addition to alcohol. Mr. Hooshang Farahmand replied that as a convenience store they would sell products such as candy bars, chocolate, magazines, soda pop, cereal, chips, canned food, lottery tickets, newspapers, and take home six-packs.

The Zoning Administrator asked the applicant if he had read and agreed with the Conditions of Approval. Mr. Hooshang Farahmand replied yes.

## Zoning Administrator Minutes

Mr. Scott Weimer, a Main Street business owner, stated that the Farahmands were great neighbors and that he, as well as Jeremy Harris of the Garden Grove Chamber of Commerce, supported the application.

Mr. Peter Katz, president of the Downtown Business Association, expressed his support and stated that the Farahmands were honest and a good fit, and with a dance studio next door, his main concern was to not sell alcohol to minors.

Staff explained that 'off-sale' alcoholic sales could have issues, therefore the business owners would need to be diligent. Staff asked if the owners had LEADS (Licensee Education on Alcohol and Drugs) training. The applicants replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-327-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1635-11.

### CONDITIONAL USE PERMIT NO. CUP-328-11

APPLICANT: Yong Ha Moon

LOCATION: 11915 Euclid Street

DATE: August 11, 2011

REQUEST: To operate an existing Japanese Restaurant, teriyaki n' roll (sushi café), 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.

The Zoning Administrator opened the public hearing. Staff emphasized that the hours of operation were to remain the same and that employees, who would sell alcohol, needed to complete the LEADS (Licensee Education on Alcohol and Drugs) training and give the certificates to the case planner.

The applicant's representative, Mr. Kevin Franklin, stated that they already have LEAD training dates; that the applicant's restaurant has been operational since January; that the applicant has been a chef; and that this would be a family business with no live entertainment.

Ms. Serena Moon, the applicant's daughter, mentioned that she works in the café and encouraged staff to visit.

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

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-328-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1636-11.

### COMMENTS BY THE PUBLIC

None.

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

Judy Moore -Recording Secretary