

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

July 22, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Planner
Chris Chung, Assistant Planner
Alana Cheng, Administrative Aide
Ed Leiva, Police
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-298-10
APPLICANT: Kuldip Chand
LOCATION: 13682 Euclid Street
DATE: July 22, 2010

REQUEST: To upgrade an existing Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License to an Alcoholic Beverage Control Type "21" (Off-Sale, General) License for an existing convenience store named Shop-N-Go. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed, noting receipt of a letter addressing concerns with property maintenance issues.

Police stated all employees who will be serving alcohol must have completed the LEAD or the "RBS" training, as per Condition No. 11.

The Zoning Administrator opened the public hearing.

The applicant reviewed Condition No. 9, explaining that not being able to sell 16-ounce beverages in single containers would take away 50 percent of their business. The Zoning Administrator commented it's a standard condition for all CUPs and the City cannot make an exception for one particular business.

In reply to the Zoning Administrator, the applicant declared he has read and is in agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-298-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1608.

CONDITIONAL USE PERMIT NO. CUP-299-10
APPLICANT: Danny Chu
LOCATION: 13281 Brookhurst Street
DATE: July 22, 2010

REQUEST: To operate a 1,995 square foot billiard hall, 2010 Café Net & Billiard, with eight (8) pool tables and three (3) computers for Internet use. The facility will also offer cold sandwiches, smoothies, and coffee beverages. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed. Staff indicated letters were received from the surrounding neighbors in opposition of the CUP approval. The proposed billiard hall will have six CUPs that will address the concerns listed in the letters.

Police stressed the importance of adhering to all of the conditions and reviewed Condition Nos. 5, 7, 15, 17 and 19.

In reply to the Zoning Administrator, the applicant declared he has read and is in agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-299-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1609.

CONDITIONAL USE PERMIT NO. CUP-300-10

APPLICANT: Neli Alvarez

LOCATION: 12032 Gilbert Street

DATE: July 22, 2010

REQUEST: To operate a new grocery store, La Favorita Ranch Market, with a new original Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is at 12032 Gilbert Street in the C-1 (Neighborhood Commercial) zone.

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

Police reminded the applicant the necessity of LEAD or "RBS" training for all members of the business.

In reply to the Zoning Administrator, the applicant declared she has read and is in agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-300-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1610.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:35 a.m.

Nancy J. Ragen
Recording Secretary