

GARDEN GROVE ZONING ADMINISTRATOR MEETING  
Garden Grove Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes  
Thursday, September 14, 2023

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-244-2023

Applicant: Yoshiharu Global Co. (Toby Nguyen)  
Location: 9812 Chapman Avenue  
Date: September 14, 2023

Request: Conditional Use Permit approval to operate a new restaurant, Yoshiharu Ramen, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer & Wine, Public Eating Place) License. The site is in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): None. The applicant could not be present and submitted a letter that indicated agreement with all of the Conditions of Approval.

Action: The Zoning Administrator adopted Decision No. 1843-23.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-242-2023

Applicant: The Hive on Main, Inc. (Elizabeth Dang)  
Location: 12865 Main Street  
Date: September 14, 2023

Request: Conditional Use Permit approval to operate a new restaurant, The Hive, with a new original Alcoholic Beverage Control (ABC) Type '23' (Small Beer Manufacturer) License and limited live entertainment. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control Type '41' (On-Sale, Beer and Wine, Eating Place) License. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-223-2022, shall be revoked and become null and void. The site is in the CC-2 (Civic Center Main Street) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California

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Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Elizabeth Dang. One letter of opposition from Kathy McKay, expressed concerns with the noise nuisance created by live entertainment. The Applicant stated the entertainment would not be a loud band, but one piano and one vocalist.

Action: The Zoning Administrator adopted Decision No. 1844-23 with modifications to the Staff Report and Decision as follows:

### MODIFICATION TO STAFF REPORT

To revise the BACKGROUND to read as follows:

The Hive is a new dining concept proposed on the first floor of the subject building, within suites 100, 101, 102, 104, and 106. The restaurant will serve a variety of food and drink in different areas throughout the first floor, all as one restaurant operation. This includes a tapas-style service, sandwich counter, juice bar, ~~tea room~~, and the proposed microbrewery. The restaurant has been conditioned to operate as a singular business entity and under a single business license. The restaurant will occupy approximately 8,200 square feet of the first floor of the subject building, except for the existing medical office (Suite #105), which is to remain, and does not feature access into the restaurant.

Also to revise the DISCUSSION to read as follows:

~~Suite #101 will serve as a tea room. Afternoon tea, finger sandwiches, pastries, and other lighter foods will be served alongside champagne. The outdoor patio adjacent to the tea room will not be used for the service of alcohol.~~ Suites **#101** and #102 will function as a brewery area. A small amount of beer, as authorized under the ABC Type "23" (Small Beer Manufacturer) License will be brewed on-site. Suite #104 in the atrium, will serve tapas-style meals, with accompanying beer and wine. The dining area will be located in the central atrium portion of the building, but will be delineated from other areas in the building via decorative planters, railings, and gates. The floor plan associated with CUP-242-2023 delineates the permitted alcohol service and consumption areas.

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As of this writing, tenant improvement plans for the installation of brewing equipment for the brewery area in Suites **#101** and #102 have been submitted to the City for plan check review. Permits have been issued, and tenant improvements are under construction in Suite #104. The permits call for the installation of a new kitchen, food prep area, a dry storage area, and dining area in the atrium. In Suite #106, permits have been issued and finalized for the installation of kitchen equipment for the juice bar. Permits for the sandwich bar have been issued, and the permit finalized. Separate tenant improvement plans are under plan check review for the outdoor seating area. ~~Additional plans will need to be submitted for the interior tenant improvements related to the tea room.~~ No additional parking is required for the new restaurant.

### MODIFICATION TO DECISION NO. 1844-23

To revise the FACTS to read as follows:

The restaurant will serve a variety of food and drink in different rooms, all as one restaurant operation. Included in the plans are a tapas-style eatery, a sandwich counter, a juice bar, ~~a tea room~~, and a brewery. The restaurant has been conditioned to operate as a singular business entity and under a single business license. The restaurant will occupy Suites #100, 101, 102, 104, and Suite #106.

### PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-248-2023

Applicant: Kyunghee Choi Park  
Location: 9836 & 9838 Garden Grove Boulevard  
Date: September 14, 2023

Request: Conditional Use Permit approval to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square foot tenant space, at 9836 & 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-234-2023, shall be revoked and become null and void. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the request, the Zoning Administrator will also

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consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Hyung Jin Seo

Action: The Zoning Administrator adopted Decision No. 1845-23.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:16 a.m.

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Judith Moore  
Recording Secretary