



GARDEN GROVE

AGENDA

SPECIAL ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, August 12, 2021

9:00 a.m.

Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing planning@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record. Members of the public are asked to consider very carefully before attending this meeting in person and are encouraged to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):
 - a. CONDITIONAL USE PERMIT NO. CUP-208-2021

APPLICANT: Young Park
LOCATION: 8100 Garden Grove Boulevard

REQUEST: To operate a new adult daycare center, Garden Grove ADHC, in Buildings "A" & "B". A separate request, to modify Conditional Use Permit No. CUP-188-2020, will reduce the floor area of Sierra States University in Building "B" from 6,765 square feet to 3,304 square feet to allow Garden Grove ADHC to partially occupy Building "B". The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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.

b. CONDITIONAL USE PERMIT NO. CUP-188-2020 (REV. 2021)

APPLICANT: Young Park
LOCATION: 8100 Garden Grove Boulevard

REQUEST: To modify Conditional Use Permit No. CUP-188-2020, to reduce the square footage of an existing college, Sierra States University at 8100 Garden Grove Boulevard, Building "B". The tenant space in which the university currently operates will be reduced from 6,765 square feet to 3,304 square feet. Concurrently, is a request to operate a new outpatient adult daycare facility, Garden Grove ADHC, in Buildings "A" and "B". The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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.

c. CONDITIONAL USE PERMIT NO. CUP-185-2020 (REV. 2021)

APPLICANT: Tina Nguyen
LOCATION: 10130 Garden Grove Boulevard

REQUEST: To modify the floor plan of an existing restaurant, Oc & Lau, which was approved under Conditional Use Permit No. CUP-185-2020, to expand into the adjacent tenant space increasing the square footage from 2,500 to 3,500 square feet. The restaurant currently operates with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) 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.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT

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

Special Meeting Minutes
Thursday, July 22, 2021

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-027-2021

Applicant: Hao Xuan Do
Location: 13512 Lanning Street
Date: July 22, 2021

Request: To remove an existing interior lot line on a property currently developed with a single-family dwelling to accommodate the construction of a future Accessory Dwelling Unit (ADU). The site is in the R-1 (Single-Family Residential) 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 15305 – Minor Alterations in Land Use Limitations – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Hao Quan Do, Marilyn Woodbury expressed concerns created by her neighbor including the location of the future Accessory Dwelling Unit (not under application), parking issues, access to trashcans blocked by cars, and poor landscape maintenance.

Action: The Zoning Administrator adopted Decision No. 1802-21.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-215-07 (REV. 2021)

Applicant: Toby Nguyen
Location: 10022 Garden Grove Boulevard
Date: July 22, 2021

Request: To modify Conditional Use Permit No. CUP-215-07, which currently governs alcohol sales and live entertainment at the Ramada Hotel, to include 1) a modification to the approved floor plan to allow the existing restaurant inside the hotel to expand into the adjacent lounge area, and 2) a modification to the Conditions of Approval to allow live entertainment and dancing, previously approved for the lounge area only, in the restaurant. The site is in the GGMU-1 (Garden Grove Boulevard Mixed Use 1) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental

Zoning Administrator Minutes

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

Action: Public Hearing Held. Speaker(s): Toby Nguyen (Applicant), Bac Pham (Owner).

Action: The Zoning Administrator adopted Decision No. 1803-21 with one amendment to update Condition No. 54: Hours of operation of the restaurant shall be permitted only between the hours of 7:00 a.m. to midnight, Sunday through Wednesday, and 7:00 a.m. to 2:00 a.m., Thursday, Friday and Saturday. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.

Mr. Pham asked for an additional request to extend the hours of operation to 2:00 a.m. on Sundays. Staff stated that the best option from this day forward, would be to comply with the alcoholic beverage training for all employees serving alcohol, and request a consideration for a change in the hours of operation after six months of operation.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:35 a.m.

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.a.	SITE LOCATION: South side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building "A," and Rooms 112 & 113 in Building "B"
HEARING DATE: August 12, 2021	GENERAL PLAN: Residential/Commercial Mixed Use 1
CASE NO.: Conditional Use Permit No. CUP-208-2021	ZONE: GGMU-1 (Garden Grove Boulevard Mixed Use 1)
APPLICANT: Young Park	CEQA DETERMINATION: Exempt - Section 15301 - Existing Facilities
PROPERTY OWNER: Same as Applicant	APN: 096-282-05 & 096-282-09

REQUEST:

The applicant is requesting approval of a Conditional Use Permit to operate a new adult daycare center, Garden Grove ADHC, at 8100 Garden Grove Boulevard, Building "A," and Rooms 112 & 113 in Building "B."

BACKGROUND:

The subject property is located on the south side of Garden Grove Boulevard, west of Coast Street, east of Beach Boulevard. The property is a 1.37-acre site comprised of two (2) parcels held under common ownership, and developed with two (2) single-story buildings. The two (2) buildings form a cohesive development at the rear of the property with a parking area located in the front. Each building is 6,765 square feet in gross floor area, and faces the other across an open courtyard, which provides no vehicular access. At the rear of the property is an open space area improved with landscaping.

The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses across Garden Grove Boulevard, to the north, in the City of Stanton.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult day care facility, New Life Adult Day Health Care Center. The daycare operated out of both Building A and Building B. As a part of the application for the daycare, multiple property maintenance issues were

resolved, the recreational space at the south end of the property was added, the parking lot was re-stripped, and interior fixtures and finishes were upgraded.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school on the site, Gospel Global University, along with the previously approved adult day care facility operation. The religious trade school operated in the building to the east (Building B), and the adult day care facility operated in the building to the west (Building A).

The adult day care facility, operating in Building A, closed in September 2012. On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a culinary school with the religious trade school, both of which operated solely in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, which allowed the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A remaining vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, which allowed the joint operation of a culinary trade school and a religious trade school, was revoked.

The applicant is now requesting a new Conditional Use Permit to operate a new adult daycare facility, Garden Grove ADHC, in Building A, and in a portion of Building B. Concurrently, the applicant has requested Conditional Use Permit Revision No. CUP-188-2020 (REV. 2021) to modify Conditional Use Permit No. CUP-188-2020 for Sierra States University. The modification would reduce the square footage of Sierra States University from 6,765 square feet to 3,304 square feet, allowing for the operation of the proposed adult daycare.

DISCUSSION:

Conditional Use Permit:

There are two (2) buildings on the subject site. The proposed day care facility will occupy the entirety of Building A, on the west side of the property, and a portion of Building B, on the east side of the property, totaling 8,374 square feet. Building B, will be shared with the Sierra States University trade school, considered under Conditional Use Permit No. CUP-188-2020 (REV. 2021). Building A will primarily be used for the daycare's daily programming, with rooms 112 and 113 in Building B being used primarily for office and administrative purposes.

Garden Grove Adult Day Health Care (ADHC) proposes to operate as a non-ambulatory, out-patient care facility for adults diagnosed with dementia and other cognitive conditions. The daycare proposes to operate from 8:00 a.m. to 4:00 p.m., Monday through Friday. Patrons at the facility will partake in various recreational activities, receive meals, counseling, and other personal care throughout the day. Therapists, social workers, nurses, and other professionals will

be employed to oversee the various programs offered to the facility’s clients. The stated goal for the proposed business is to provide a safe environment for low-income adults facing cognitive ailments to socialize, and be cared for. In addition, the new business would network with similar service providers in the area to connect individuals to additional community resources.

For daycare facilities, the Municipal Code requires one (1) parking space per employee, plus one (1) parking space per six (6) patrons. The applicant has indicated that the proposed use will not exceed eighteen (18) employees, and 155 patrons on-site at any one time. Based on the above Code standards, twenty-six (26) parking spaces are required for patrons, and eighteen (18) spaces are required for employees. Collectively, forty-four (44) spaces are required for the proposed day care use.

Based on the limited amount of parking available on-site, the square footage of Sierra States University in Building B needs to be reduced to accommodate the new adult daycare use in Building A. The school’s floor area will be reduced from 6,765 square feet to 3,304 square feet. With the reduced square footage, Sierra States University is required to provide twenty (20) parking spaces. In total, a minimum of sixty-four (64) parking spaces are required for both uses on the property.

Parking Calculation				
		Area	Occupancy	Parking Spaces
Sierra States University	Classroom	588 sq. ft.	30 persons	10 spaces
	Vocational Room	848 sq. ft.	17 persons	6 spaces
	Number of Employees	N/A	N/A	4 spaces
ADHC	Adult Daycare Patrons	N/A	N/A	26 spaces
	Number of Employees	N/A	N/A	18 spaces
Minimum Number of Required Parking Spaces				64 spaces
Parking Spaces Provided				64 Spaces

As shown above, Code requires the site to provide a minimum of sixty-four (64) parking spaces. The subject site provides a total of sixty-four (64) parking spaces. Therefore, according to the Municipal Code requirements, there is sufficient parking to accommodate both proposed uses. To avoid future parking issues on the property, the conditions of approval for the subject project state that in the event there are any parking or traffic circulation issues caused by the subject businesses, the applicant shall prepare a parking/traffic mitigation plan to the satisfaction of the City.

CEQA

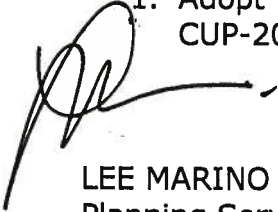
CEQA’s Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301.). The subject request for the operation

of an adult daycare center does not involve any physical expansion of the existing facilities. The subject request does not involve any new square footage, and the proposed construction involves only minor alterations to the interior of the existing buildings. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

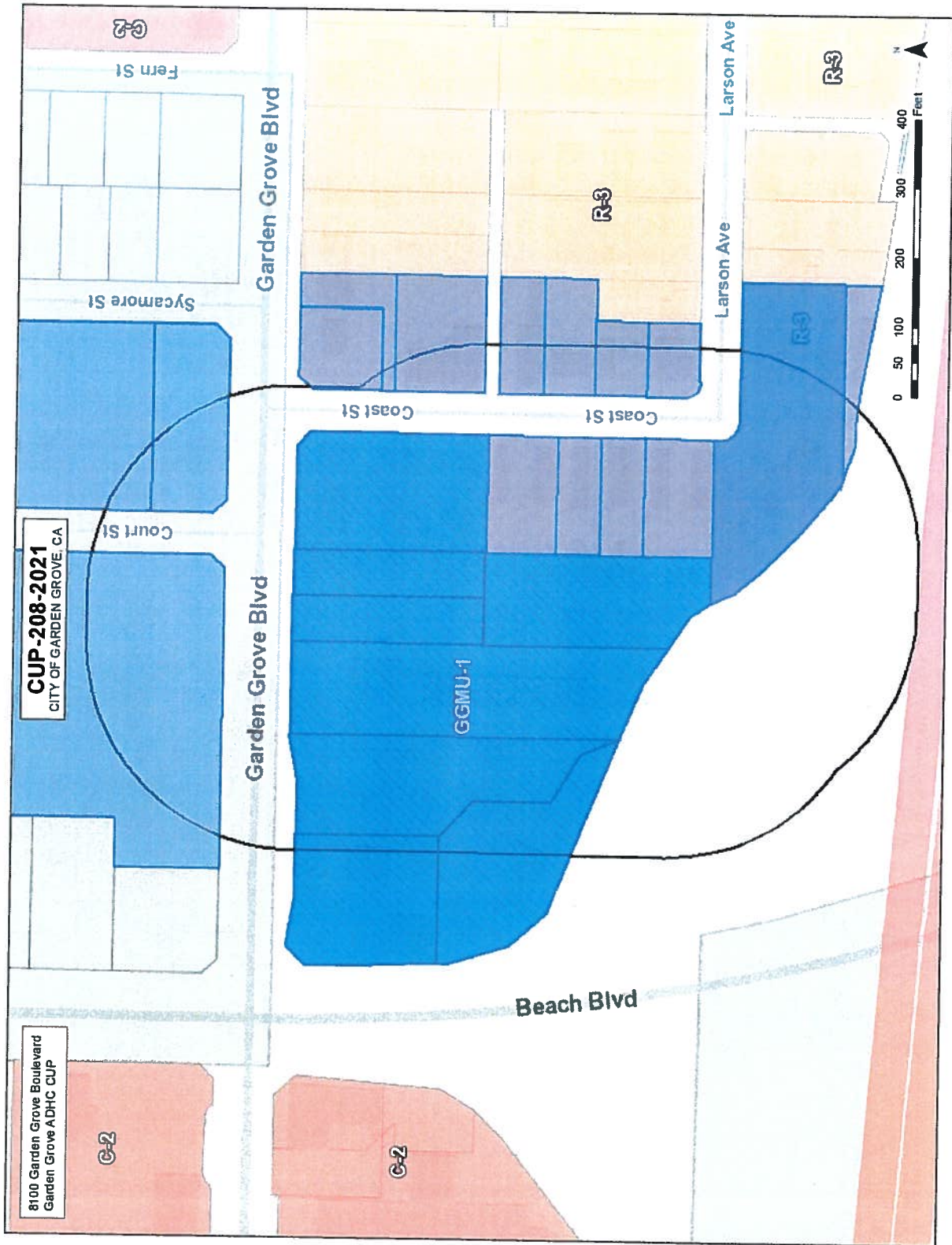
1. Adopt Decision No. 1804-21, approving Conditional Use Permit No. CUP-208-2021, subject to the recommended conditions of approval.



LEE MARINO
Planning Services Manager



By: Priit Kaskla
Assistant Planner



HACE

10700 GOLDEN GROVE BLVD
SUNNYVALE, CA 94088
(415) 353-1100

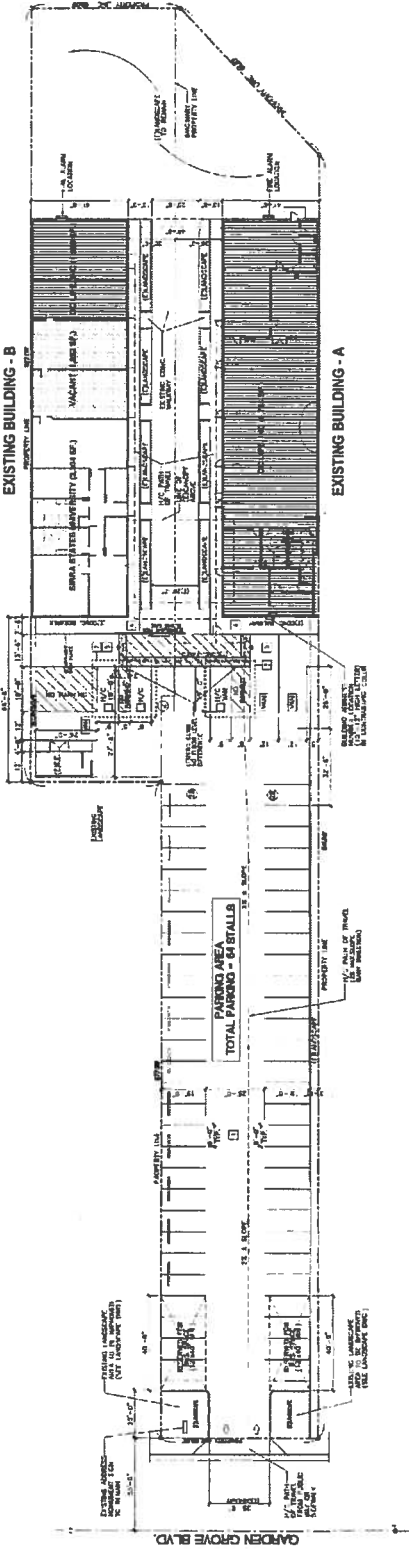


OC Title Inc.
8100 Golden Grove Blvd.
Golden Grove, CA 92844
(415) 353-1100

DATE	DESCRIPTION

PROJECT	
DATE	
SCALE	

PLAN



21 EXISTING SITE PLAN

GENERAL NOTES

1. THIS PLAN SHALL BE CONSIDERED A GENERAL PLAN ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF STATE AND FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF STATE AND FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF STATE AND FEDERAL GOVERNMENT.

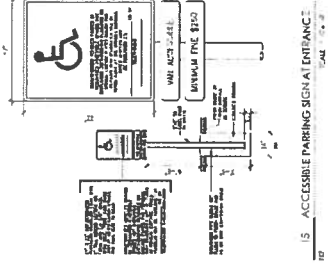
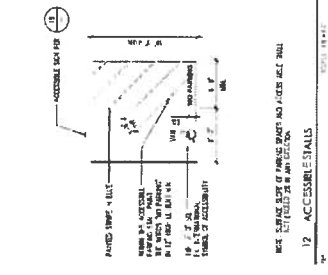
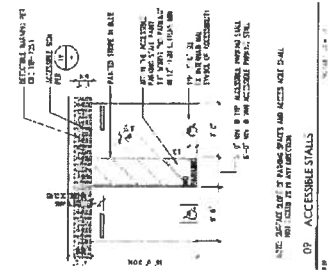
- KEYNOTES**
- 1. INDICATE THE ANY PLANTING AND TREES TO BE REMOVED.
 - 2. INDICATE THE ANY PLANTING AND TREES TO BE REMOVED.
 - 3. INDICATE THE ANY PLANTING AND TREES TO BE REMOVED.
 - 4. INDICATE THE ANY PLANTING AND TREES TO BE REMOVED.
 - 5. INDICATE THE ANY PLANTING AND TREES TO BE REMOVED.

LEGEND

15 ACCESSIBLE PARKING SIGNAL AT ENTRANCE

12 ACCESSIBLE STALLS

07 ACCESSIBLE STALLS



22 ACCESSIBLE PARKING SIGNAL AT ENTRANCE

23 ACCESSIBLE STALLS

24 ACCESSIBLE STALLS

HACE

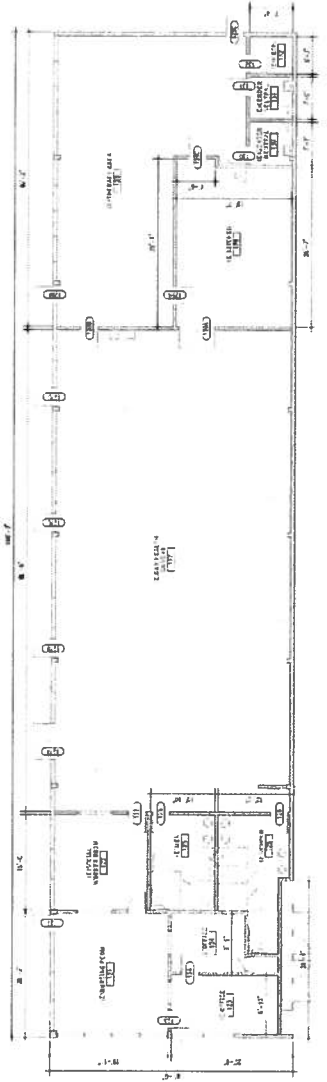
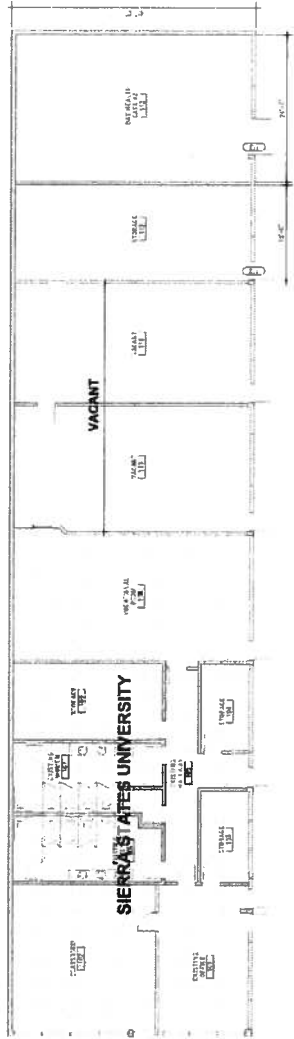
1500 S. GARDEN AVENUE
 SUITE 100
 GARDEN GROVE, CA 92644



OC URB INC
 8100 GARDEN GROVE BLVD
 GARDEN GROVE, CA 92644

DATE	10/15/21
PROJECT	SIERRA STATES UNIVERSITY
DESCRIPTION	FLOOR PLANS
SCALE	AS SHOWN
BY	HACE
CHECKED	HACE
APPROVED	HACE

FLOOR PLANS
 SCHEDULE
 & DETAILS
 PAGE 7



03 PROPOSED FLOOR PLAN

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

LEGEND

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

REMARKS

NO REMARKS.

DECISION NO. 1804-21

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-208-2021.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-208-2021, for a property located on the south side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building "A," and Rooms 112 & 113 in Building "B," Assessor's Parcel Nos. 096-282-05 and 096-282-09.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-208-2021, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Young Park.
2. The applicant is requesting approval of a Conditional Use Permit to operate a new adult daycare center, Garden Grove ADHC, at 8100 Garden Grove Boulevard, Building "A," and Rooms 112 & 113 in Building "B."
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The property is a 1.37-acre site that is comprised of two (2) parcels held under common ownership, and developed with two single-story commercial buildings.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 12, 2021, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of August 12, 2021 and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject property is located on the south side of Garden Grove Boulevard, west of Coast Street, east of Beach Boulevard. The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses across Garden Grove Boulevard, to the north, in the City of Stanton.

The property is a 1.37-acre site that is comprised of two (2) parcels held under common ownership, and developed with two (2) single-story commercial buildings. The two (2) buildings form a cohesive development at the rear of the property, with a parking area fronting Garden Grove Boulevard. Each building is 6,765 square feet in gross floor area, and faces the other across an open courtyard. At the rear of the property is a recreation area improved with landscaping.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult daycare facility, New Life Adult Day Health Care Center, in both Building A and Building B.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school in Building B. The adult daycare facility continued to operate in Building A, before eventually closing in September 2012.

On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a new culinary trade school with the previously approved religious trade school in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, allowing the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A to remain vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, allowing the joint operation of a culinary trade school and a religious trade school, was revoked.

The applicant is now requesting a new Conditional Use Permit to operate a new adult daycare facility, Garden Grove ADHC, in Building A, and in a portion of Building B. Concurrently, the applicant has requested Conditional Use Permit Revision No. CUP-188-2020 (REV. 2021) to modify the Conditional Use Permit for Sierra States University. The modification would reduce the square footage of Sierra

States University from 6,765 square feet to 3,304 square feet, allowing for the operation of the proposed adult daycare.

The proposed daycare use will operate from 8:00 a.m. to 4:00 p.m., Monday through Friday. The daycare use will be 8,374 square feet, occupying the entirety of Building A, and a rooms 112 and 113 of Building B are to be used as an office and storage area. Patrons at the facility will partake in various recreational activities, receive meals, counseling, and other personal care throughout the day. Municipal Code standards require twenty (20) parking spaces for the school, and forty-four (44) spaces for the adult daycare. The site provides sixty-four (64) parking spaces.

FINDINGS AND REASONS:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The Residential/Commercial Mixed Use 1 designation is intended to provide for a mix of higher density residential and commercial uses. The purpose of the GGMU-1 zone is to create and maintain a vibrant boulevard that is both a regional destination, and a place where people can work and live. Daycare facilities, including adult daycare, are conditionally permitted uses in the GGMU-1 zone. As a commercial use with a wide service area, the daycare use serves both a local and regional need. The proposed use occupies an otherwise vacant building, adding a more economically viable use along Garden Grove Boulevard, consistent with the General Plan and Municipal Code.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The proposed daycare use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor will the project interfere with the use, enjoyment, or valuation of the nearby properties, or constitute a menace to public health, safety, or general welfare. The proposed use will provide an additional care resource to the community. Garden Grove Adult Day Health Care proposes to operate as a non-ambulatory, out-patient care facility for adults diagnosed with dementia and other cognitive conditions. Therapists, social workers, nurses, and other professionals will be employed to oversee the various programs offered to the

facility's clients. In addition, the proposed center would network with similar service providers in the area to connect individuals to additional community resources.

The conditions of approval intend to reduce potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area, and will minimize any potential impacts to public health, safety, or welfare.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

There are no proposed alterations to the site, and minimal changes proposed to the interior of the buildings. The existing development has previously been home to an adult daycare center, which integrated well into the surrounding community. There have not been any issues regarding the site's landscaping, walls, parking, or other development features. Provided the proposed use operates per the conditions of approval, then the site, with the existing site improvements, is adequate to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard with a single main driveway providing both ingress and egress. The site's location is near major thoroughfares, including Beach Boulevard, and SR-22 (Garden Grove Freeway). The site is also adequately served by the public service facilities required, such as: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed for the design and function of the subject development. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-208-2021.

Dated: August 12, 2021

GREG BLODGETT
ACTING ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-208-2021

8100 Garden Grove Boulevard, Building "A," and Rooms 112 & 113 in Building "B"

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on both parcels comprising the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of an 8,374 square foot adult daycare, as identified on the site plan and floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Department Director, in his or her discretion. Proposed modifications to the approved site plan, floor plan, or Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community and Economic Development Department Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Water Services Division

6. If applicable, new water service installations two inches (0'-2") and smaller shall be installed by the City of Garden Grove at owner's/developer's expense, unless otherwise approved. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and water services three inches (0'-3") and larger shall be installed by the contractor per City Standards.
7. If applicable, water meters shall be located within the City right-of-way. Fire services and large water services three inches (0'-3") and larger shall be installed by a contractor with a Class A or C-34 license, per City standards and inspected by an approved Public Works inspection.
8. If applicable, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City standards, and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester, and the test results shall be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
9. There shall be no structures or utilities built on, or crossing, water or sewer main easements.
10. If applicable, any new or existing water valve, located within a new concrete driveway or sidewalk shall, be reconstructed per City Standard B-753.
11. The City shall determine if existing water services(s) is/are usable, and meets current City standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
12. If applicable, fire-service shall have above-ground backflow device with a double-check valve assembly per City standard B-773. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, with the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground

assembly shall be screened from public view as required by the Planning Services Division.

13. If applicable, water meters and boxes shall be installed by City forces upon payment of applicable fees, and after new water systems (including water services) pass all bacteriological and pressure tests.
14. No permanent structures, trees, or deep-rooted plants shall be placed over sewer main or water main.
15. The location and number of fire hydrants shall be as required by the Water Services Division, and the Orange County Fire Authority.

Sewer Division

16. If applicable, commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. A plumbing plan for the grease interceptor shall be routed to Environmental Services for review. Any existing units shall be evaluated for adequate capacity.
17. If applicable, a properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building, and accessible for routine maintenance. The owner shall maintain comprehensive grease interceptor maintenance records, and shall make them available to the City of Garden Grove upon request.
18. If applicable, the owner shall install a new sewer lateral with clean out connecting to the existing eight-inch (0'-8") sewer main crossing the property. Any laterals within the ten-foot (10'-0") sewer easement shall be a minimum six-inch (0'-6") diameter, extra strength VCP, with wedgelock joints.
19. The contractor shall abandon any existing unused sewer lateral(s) at the easement boundary on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer lateral per lot is allowed.

Building and Safety Division

20. The applicant, and all proposed work, shall comply with the current California Building Standards Code.
21. An accessible path-of-travel connecting the buildings to the public sidewalk along Garden Grove Boulevard shall be provided. The path-of-travel shall comply with all requirements of CBC Chapter 11B.
22. All rooms shall be on an accessible route complying with CBC 1B-206.
23. All applicable restrooms shall be accessible, and comply with CBC Chapter 11B, Division 6.
24. All drinking fountains shall comply with CBC 11B-211.

Engineering Division

25. To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

Police Department

26. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
27. There shall be no customers or patrons in or about the premises when the establishment is closed.
28. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).

Community and Economic Development Department

29. The hours of operation for the adult daycare shall be permitted from 8:00 a.m. to 4:00 p.m., Monday through Friday.

30. The adult daycare shall maintain a maximum occupancy of 155 clients, and a maximum of eighteen (18) employees at any one time.
31. The daycare shall operate from both Building A, and rooms 112 and 113 in Building B. Rooms 110 and 111 in Building B, on the east side of the property, shall not be occupied, and shall remain vacant. This will ensure that sufficient parking is provided to accommodate trade school. Should the applicant propose a new use to occupy said rooms in the future, the parking situation, and any other applicable Code provisions, will be reviewed and addressed in a manner meeting the requirements of the Municipal Code.
32. The applicant shall devise and implement a plan in the event the site cannot accommodate the parking demand for the on-site uses, at any given time, which causes a nuisance, hindrance, and/or problem with both on-site and/or off-site parking and circulation. The applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but not be limited to: reducing the hours of operation; staggering operating times; instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems, such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Conditional Use Permit No. CUP-208-2021.
33. No outside storage or displays shall be permitted at any time.
34. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
35. There shall be no deliveries to, or from, the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
36. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
37. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least

- once per week, however, if additional pick-ups are needed to accommodate the uses on the site, the property owner shall increase the number of pick-ups as required.
38. The appropriate building permits shall be obtained for any proposed construction.
 39. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
 40. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
 41. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
 42. All activities associated with the daycare shall be conducted within a fully enclosed building.
 43. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
 44. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
 45. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

46. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
47. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.
48. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
49. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
50. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
51. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-208-2021 shall be kept on the premises at all times.
52. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-208-2021 and his/her agreement with all conditions of the approval.
53. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
54. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-208-2021. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City

may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

55. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-208-2021 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
56. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

Orange County Fire Authority

57. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.b.	SITE LOCATION: South side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building "B," Rooms 101 to 109
HEARING DATE: August 12, 2021	GENERAL PLAN: Residential/Commercial Mixed Use 1
CASE NO.: Conditional Use Permit No. CUP-188-2020 (REV. 2021)	ZONE: GGMU-1 (Garden Grove Boulevard Mixed Use 1)
APPLICANT: Young Park	CEQA DETERMINATION: Exempt – Section 15301 - Existing Facilities
PROPERTY OWNER: Same as Applicant	APN: 096-282-05 & 096-282-09

REQUEST:

The applicant is requesting to modify Conditional Use Permit No. CUP-188-2020 to reduce the square footage of an existing college, Sierra States University, from 6,765 square feet to 3,304 square feet, located at 8100 Garden Grove Boulevard, Building "B," Rooms 101 to 109.

BACKGROUND:

The subject property is located on the south side of Garden Grove Boulevard, west of Coast Street, east of Beach Boulevard. The property is a 1.37-acre site comprised of two (2) parcels held under common ownership, and developed with two (2) single-story buildings. The two (2) buildings form a cohesive development at the rear of the property with a parking area located in the front. Each building is 6,765 square feet in gross floor area, and faces the other across an open courtyard, which provides no vehicular access. At the rear of the property is an open space area improved with landscaping.

The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses across Garden Grove Boulevard, to the north, in the City of Stanton.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult daycare facility, New Life Adult Day Health Care Center. The daycare operated out of both Building A and Building B. As a part

of the application for the daycare, multiple property maintenance issues were resolved, the recreational space at the south end of the property was added, the parking lot was re-stripped, and interior fixtures and finishes were upgraded.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school on the site, Gospel Global University, alongside the previously approved adult daycare facility operation. The school operated in the building to the east (Building B), and the adult daycare facility operated in the building to the west (Building A).

The adult daycare facility in Building A, closed in September 2012. On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a new culinary trade school with the previously approved religious trade school, both of which operated solely in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, which allowed the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A to remain vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, which allowed the joint operation of a culinary trade school and a religious trade school, was revoked.

The applicant is now requesting to modify Conditional Use Permit No. CUP-188-2020 to reduce the square footage of Sierra States University in Building B, from 6,765 square feet to 3,304 square feet. This would allow for the operation of a new adult daycare facility, Garden Grove ADHC, in Building A, and a portion of Building B, considered under Conditional Use Permit No. CUP-208-2021.

DISCUSSION:

Conditional Use Permit:

There are two (2) buildings on the subject site. Building A, located on the west side of the property, is proposed under Conditional Use Permit No. CUP-208-2021 to operate as a new adult daycare facility. Building B, located on the east side of the property, will be partially occupied by both the trade school, and the adult daycare center.

Based on the limited amount of parking available on-site, the square footage of Sierra States University in Building B needs to be reduced to accommodate the new adult daycare use in Building A. The school's floor area will be reduced from 6,765 square feet to 3,304 square feet. The instructional areas of the proposed trade school will include both a traditional classroom, and a vocational room (e.g., computer labs) with large, fixed student work stations for instructional use.

The school proposes to operate from 9:30 a.m. to 9:30 p.m., Monday through Friday. Classes will be held twice a day, split between the morning and afternoon. The school will also provide administrative support when classes are not in session. The proposed school is accredited by the California Bureau for Private Postsecondary Education. Offered at the Garden Grove location are six (6) degree programs. Associate, bachelor's, master's, and doctorate degree programs are offered in business administration, and bachelor's and master's degree programs are offered in computer information systems. The school also specializes in classes and programs for English language learners.

No alterations are proposed to the interior of Building B. Sierra States University will vacate four (4) classrooms, two (2) of which are to remain unoccupied (Rooms 110 and 111), and two (2) of which are incorporated into the proposed adult daycare use as an office space (Rooms 112 and 113).

For a trade school use, the Municipal Code requires one (1) parking space per employee, plus one (1) parking space per three (3) students capacity (based on the maximum occupancy allowable by the Building Code). The Building Code calculates the maximum occupancy of classrooms at one (1) person per twenty (20) square feet, and vocational rooms at one (1) person per fifty (50) square feet.

The area of the vocational room is 848 square feet. Based on a maximum allowable occupancy of one (1) person per fifty (50) square feet, the maximum occupancy is seventeen (17) people. The area of the classroom is 588 square feet. Based on a maximum allowable occupancy of one (1) person per twenty (20) square feet, the maximum occupancy is thirty (30) people. The total occupancy is forty-seven (47) students.

With one (1) space required for every three (3) students, the revised trade school is required to provide sixteen (16) parking spaces, per the student capacity. Additionally, the applicant has indicated that the new trade school will have four (4) employees on campus at any one time, which requires four (4) parking spaces. In total, Sierra States University is required to provide twenty (20) parking spaces. Additionally, the new adult daycare is required to provide forty-four (44) parking spaces). In total, a minimum of sixty-four (64) parking spaces are required for both uses on the property.

Parking Calculation				
		Area	Occupancy	Parking Spaces
Sierra States University	Classroom	588 sq. ft.	30 persons	10 spaces
	Vocational Room	848 sq. ft.	17 persons	6 spaces
	Number of Employees	N/A	N/A	4 spaces
ADHC	Adult Daycare Patrons	N/A	N/A	26 spaces
	Number of Employees	N/A	N/A	18 spaces
Minimum Number of Required Parking Spaces				64 spaces
Parking Spaces Provided				64 Spaces

As shown above, the Code requires the site to provide a minimum of sixty-four (64) parking spaces. The subject site provides a total of sixty-four (64) parking spaces. Therefore, according to the Municipal Code requirements, there is sufficient parking to accommodate both proposed uses. To avoid future parking issues on the property, the conditions of approval for the subject project state that in the event there are any parking or traffic circulation issues caused by the subject businesses, the applicant shall prepare a parking/traffic mitigation plan to the satisfaction of the City.

CEQA

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301.). The subject request for the reduction in square footage does not expand the use of university. Sierra States University is already permitted, and the reduced square footage does not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

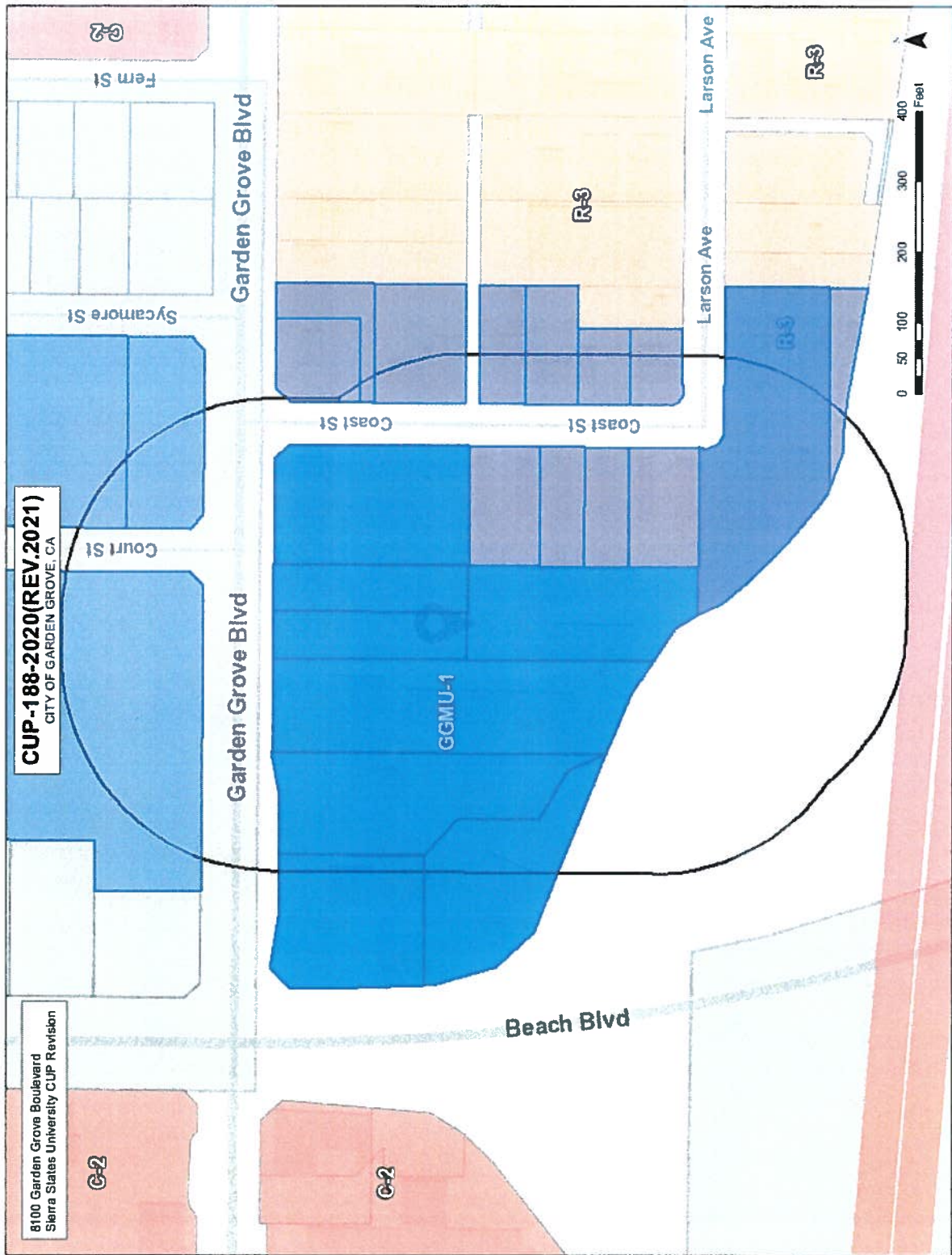
1. Adopt Decision No. 1805-2021, approving Conditional Use Permit No. CUP-188-2020 (REV. 2021), subject to the recommended conditions of approval.



LEE MARINO
Planning Services Manager



By: Priit Kaskla
Assistant Planner



HACE

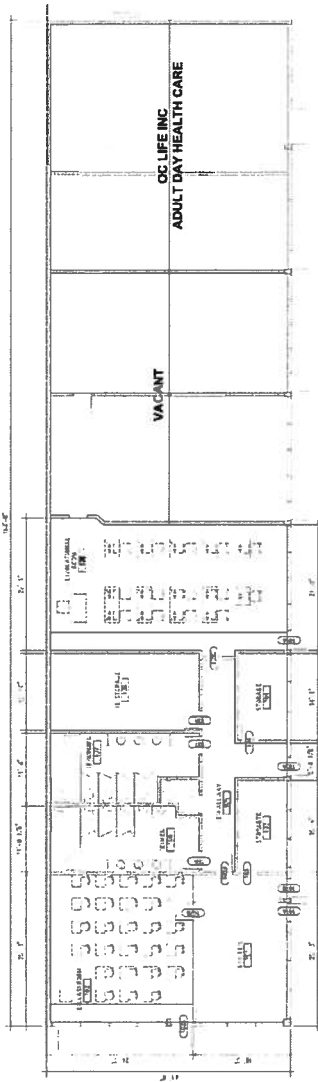
1111 N. UNIVERSITY AVENUE
SUNNYVALE, CA 94088
TEL: 415.334.1111



Santa Clara University
CUP Modification
8100 Garden Grove Blvd.
Garden Grove, CA 92844

DATE	DESCRIPTION

PROJECT: FLOOR PLANS, SUBMITTAL & PERMITS
DATE: 2/15/21
SCALE: AS SHOWN



03. PROPOSED FLOOR PLAN
SCALE: AS SHOWN

GENERAL NOTES

1. ALL DIMENSIONS ARE IN UNITS OF FEET AND INCHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE (SC) AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE (HCC) AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL APPLICABLE LOCAL ORDINANCES.

LEGEND

- DOOR SWELLS 2X4 MIN. FOR DOOR STOP
- CEILING FINISH: 1/2" GYP BOARD
- CEILING ON: 4X8

REVISIONS

- 1. 2/15/21

DECISION NO. 1805-21

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-188-2020 (REV. 2021).

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-188-2020 (REV. 2021), for a property located on the south side of Garden Grove Boulevard, between Beach Boulevard and Coast Street, at 8100 Garden Grove Boulevard, Building "B," Rooms 101 to 109, Assessor's Parcel Nos. 096-282-05 and 096-282-09.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-188-2020 (REV. 2021), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Young Park.
2. The applicant is requesting to modify Conditional Use Permit No. CUP-188-2020 to reduce the square footage of an existing college, Sierra States University, from 6,765 square feet to 3,304 square feet, located at 8100 Garden Grove Boulevard, Building "B," Rooms 101 to 109.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The property is a 1.37-acre site that is comprised of two (2) parcels held under common ownership, and developed with two single-story commercial buildings.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 12, 2021, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of August 12, 2021 and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject property is located on the south side of Garden Grove Boulevard, west of Coast Street, east of Beach Boulevard. The subject property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The site abuts a GGMU-1 zoned property to the west, GGMU-1 and R-3 (Multiple-Family Residential) zoned properties to the east, SR-22 (Garden Grove Freeway) and an R-3 zoned property to the south, and commercial uses across Garden Grove Boulevard, to the north, in the City of Stanton.

The property is a 1.37-acre site that is comprised of two (2) parcels held under common ownership, and developed with two (2) single-story commercial buildings. The two (2) buildings form a cohesive development at the rear of the property, with a parking area fronting Garden Grove Boulevard. Each building is 6,765 square feet in gross floor area, and faces the other across an open courtyard. At the rear of the property is a recreation area improved with landscaping.

On January 6, 2005, the City approved Conditional Use Permit No. CUP-151-05, which allowed the operation of an adult daycare facility, New Life Adult Day Health Care Center, in both Building A and Building B.

On April 22, 2010, the City approved Conditional Use Permit No. CUP-292-10, which allowed the operation of a new religious trade school in Building B. The adult daycare facility continued to operate in Building A, eventually closing in September 2012.

On May 21, 2015, the City approved Conditional Use Permit No. CUP-035-2015, to allow the joint operation of a new culinary trade school with the previously approved religious trade school in Building B. In conjunction with the approval of Conditional Use Permit No. CUP-035-2015, Conditional Use Permit No. CUP-151-05, allowing the operation of the adult daycare in Building A, was revoked. In 2019, the culinary school ceased operations, leaving half of Building B unoccupied.

On June 18, 2020, the City approved Conditional Use Permit No. CUP-188-2020 for the operation of a trade school, Sierra States University, in the entirety of Building B, with Building A to remain vacant. In conjunction with the approval, Conditional Use Permit No. CUP-035-2015, allowing the joint operation of a culinary trade school and a religious trade school, was revoked.

The applicant is now requesting to modify Conditional Use Permit No. CUP-188-2020 to reduce the square footage of Sierra States University in Building B, from 6,765

square feet to 3,304 square feet. This modification would allow for the operation of a new adult daycare facility, Garden Grove ADHC, in Building A, and a portion of Building B (Rooms 112 and 113), considered under Conditional Use Permit No. CUP-208-2021.

Under the revised CUP, school use will operate from 9:30 a.m. to 9:30 p.m., Monday through Friday, with classes held twice a day. Classes will be held in the morning, and in the afternoon. No physical alterations are proposed to Building B, with the school vacating four (4) rooms (Rooms 110 to 113). Municipal Code standards require twenty (20) parking spaces for the school, and forty-four (44) spaces for the adult daycare. The site provides sixty-four (64) parking spaces.

FINDINGS AND REASONS:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The Residential/Commercial Mixed Use 1 designation is intended to provide for a mix of higher density residential and commercial uses. The purpose of the GGMU-1 zone is to create and maintain a vibrant boulevard that is both a regional destination, and a place where people can work and live. Trade schools are conditionally permitted uses in the GGMU-1 zone. As a commercial use, the school use is consistent with the General Plan and Municipal Code, even after being modified from its original approval. Furthermore, by reducing the square footage of the school, it allows for the proposed daycare considered under Conditional Use Permit No. CUP-208-2021 to operate in a building that would have otherwise remained vacant.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The revised use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Nor will the project interfere with the use, enjoyment, or valuation of the nearby properties, or constitute a menace to public health, safety, or general welfare. Even with reduced square footage, the trade school will provide additional educational career opportunities to the community. The school's proposed hours of operation are limited to weekdays, with classes ending no later than 9:30 p.m., minimizing impacts to the surrounding communities. With classes only being held twice a day, the school's operation has minimal impacts on the area.

The conditions of approval will additionally reduce potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area, and will minimize any potential impacts to public health, safety, or welfare.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

There are no proposed alterations to the site, other than Sierra States University vacating rooms on the southern end of Building B. The existing development has previously been home to trade schools, which have integrated well into the surrounding community. There have not been any significant issues regarding the site's landscaping, walls, parking, or other development features. Provided the proposed use operates per the conditions of approval, then the site, with the existing site improvements, is adequate to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard with a single main driveway providing both ingress and egress. The site's location is near major thoroughfares, including Beach Boulevard, and SR-22 (Garden Grove Freeway). The site is also adequately served by the public service facilities required, such as: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed for the design and function of the subject development. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-188-2020 (REV. 2021).

Dated: August 12, 2021

GREG BLODGETT
ACTING ZONING ADMINISTRATOR

EXHIBIT "A"
REVISED CONDITIONS OF APPROVAL

For
Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**
8100 Garden Grove Boulevard, Building "B," Rooms 101 to 109

(New text in bold, and deleted text in strike-through)

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on both parcels comprising the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of a ~~6,765~~ **3,304** square foot trade school, as identified on the site plan and floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Department Director, in his or her discretion. Proposed modifications to the approved site plan, floor plan, or Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community and Economic Development Department Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**
Conditions of Approval

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Water Services Division

6. If applicable, new water service installations two inches (0'-2") and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger, shall be installed by developer/owner's contractor per City Standards.
7. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
8. If applicable, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
9. Any new or existing water valve located within a new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
10. The City shall determine if existing water services(s) is/are usable and meets current City Standards. If applicable, any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
11. Any alterations or a new fire service shall have above-ground backflow device, with a double-check valve assembly per City standard B-773. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, and the results to be submitted to Public Works, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-

ground assembly shall be screened from public view as required by the Planning Services Division.

12. If applicable, water meters and boxes shall be installed by City forces upon payment of applicable fees, and after new water system (including water services) passes all bacteriological and pressure tests.
13. The location and number of fire hydrants shall be as required by the Water Services Division and the Orange County Fire Authority.

Sewer Division

14. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be six-inch (0'-6") minimum diameter, extra strength VCP with wedgelock joints.
15. The applicant shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer lateral per lot is allowed.

Building and Safety Division

16. The applicant shall comply with the 2019 California Building Standards Code (2019 CBC).
17. The applicant shall comply with all applicable accessible path-of-travel requirements, per Chapter 11B of the 2019 CBC.
18. The applicant shall provide a minimum of 5% accessible seating in each room.

Engineering Division

19. To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

Police Department

20. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
21. There shall be no customers or patrons in or about the premises when the establishment is closed.
22. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).

Community and Economic Development Department

23. The hours of operation for the trade school shall be permitted from 9:30 a.m. to 9:30 p.m., Monday through Friday.
24. The trade school shall maintain a maximum student occupancy of ~~164~~ **forty-seven (47)** students, according to California Building Code, and a maximum of ~~nine (9)~~ **four (4)** employees at any one time.
- ~~25. There shall be a minimum of sixty-four (64) parking spaces provided on-site.~~
26. The trade school shall operate only from Building B, **Rooms 101 to 109**, located on the east side of the property. ~~Building A Rooms 110 and 111 in Building A~~, on the ~~west~~ **east** side of the property, shall not be occupied, and shall remain vacant. This will ensure that sufficient parking is provided to accommodate the trade school. Should the applicant propose a new use to occupy ~~Building A~~ **said rooms** in the future, the parking situation, and any other applicable Code provisions, will be reviewed and addressed in a manner meeting the requirements of the Municipal Code.
27. The applicant shall devise and implement a plan in the event the site cannot accommodate the parking demand for the trade school, at any given time, which causes a nuisance, hindrance, and/or problem with both on-site and/or off-site parking and circulation. The applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but not be limited to: reducing the hours of operation; staggering class times; instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems,

such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**.

28. No outside storage or displays shall be permitted at any time.
29. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
30. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
31. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
32. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least once per week, however, if additional pick-ups are needed to accommodate the uses on the site, the property owner shall increase the number of pick-ups as required.
33. The appropriate building permits shall be obtained for any proposed construction.
34. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
35. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
36. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the

Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**
Conditions of Approval

- installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
37. All activities associated with the trade school shall be conducted within a fully enclosed building.
 38. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
 39. No area of the premises may be rented out, used for private parties, or for day care services, at any time.
 40. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
 41. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 42. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
 43. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
 44. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
 45. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.

Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**
Conditions of Approval

46. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
47. A copy of the resolution and the conditions of approval for Conditional Use Permit No. CUP-188-2020 **(REV. 2021)** shall be kept on the premises at all times.
48. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-188-2020 **(REV. 2021)** and his/her agreement with all conditions of the approval.
49. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-188-2020 **(REV. 2021)**. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-188-2020 **(REV. 2021)** shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department

concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

Orange County Fire Authority

53. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: I.C.	SITE LOCATION: Southwest corner of Garden Grove Boulevard and Brookhurst Street at 10130 Garden Grove Boulevard #109-113
HEARING DATE: August 12, 2021	GENERAL PLAN: Residential / Commercial Mixed Use 1
CASE NO.: Conditional Use Permit No. CUP-185-2020 (REV. 2021)	ZONE: Garden Grove Boulevard Mixed Use 1 (GGMU-1)
APPLICANT: Tina Nguyen	CEQA DETERMINATION: Exempt - 15301 - Existing Facilities
PROPERTY OWNER: Tom Nguyen	APN: 098-070-65

REQUEST:

The applicant is requesting to modify the floor plan of an existing restaurant, Oc & Lau, approved under Conditional Use Permit No. CUP-185-2020, to expand into the adjacent tenant space to increase its floor area from 2,500 to 3,700 square feet. The restaurant is currently operating with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General – Eating Place) License.

BACKGROUND:

The subject property is an inline tenant commercial plaza located on the southwest corner of Garden Grove Boulevard and Brookhurst Street. The property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use designation of Residential/Commercial Mixed Use 1. The subject property abuts GGMU-1 zoned properties to the south and west; GGMU-2 (Garden Grove Mixed Use 2) zoned properties, across Brookhurst Street, to the east; and Planned Unit Development No. PUD-123-09 zoned properties, across Garden Grove Boulevard, to the north. Surrounding uses include new multi-family residential developments to the west and, across Garden Grove Boulevard, to the north; and commercial services to the south and, across Brookhurst Street, to the east. Existing uses in the plaza include restaurants, retail, professional and medical offices, and a beauty salon.

Oc & Lau is an existing eating establishment that specializes in Vietnamese cuisine. The restaurant currently occupies Units 111-113, located on the ground floor of the plaza. Oc & Lau restaurant has a total floor area of 2,500 square feet. The dining area of the restaurant currently accommodates eight (8) standard tables and eight (8) booth tables.

Per City records, Oc & Lau Restaurant has been operating at this location since 2014. On June 26, 2014, the City of Garden Grove approved Conditional Use Permit No. CUP-013-2014 to allow the restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine – Eating Place) License to sell beer and wine. On May 7, 2020, the Planning Commission approved Conditional Use Permit No. CUP-185-2020 to allow the restaurant to upgrade from an ABC Type "41" to a Type "47" (On-Sale, General – Eating Place) License.

Abutting to the east of the Oc & Lau restaurant is a 1,200 square foot tenant space, Unit 109, that was previously used as a to-go restaurant. The applicant is requesting to modify the floor plan approved under CUP-185-2020 to expand the restaurant into the adjacent tenant space, Unit 109, and to allow the restaurant to continue its operation with the existing ABC Type "47" (On-Sale, General – Eating Place) License.

DISCUSSION:

Modification of the floor plan

The applicant proposes to remove a common wall between the current restaurant and the abutting tenant space for the purpose of combining the two (2) separate spaces into one (1) tenant space. By removing the shared wall, the restaurant's gross floor area will increase by 1,200 square feet, resulting in the new total area of 3,700 square feet.

The interior of the existing restaurant will also be reconfigured. The new combined dining area of the restaurant will consist of ten (10) standard tables, and eleven (11) dining booth tables. The new kitchen area will be approximately 1,200 square feet, and will be located at the southeast corner of the new tenant space. The kitchen will also be equipped with a new approximately 150 square foot storage area. To the west of the kitchen is the service counter area that will be used as a prep station and a cashier. To the north of the kitchen is a new bar area that can accommodate seven (7) individual seats. The design also provides one (1) new men's restroom and one (1) new women's restroom, both located at the southwest corner of the restaurant.

Parking

Section 9.18.140.030 of the Municipal Code parks to-go restaurants at a ratio of 1 space per 200 square feet of gross floor area, while dine-in full service restaurants are parked at a ratio of 1 space per 100 square feet of gross floor area. Since Unit 109 is being converted from a to-go restaurant to a dine-in restaurant, the applicant is required to provide the difference of six (6) parking spaces to accommodate the change in use. According to the proposed plan, the applicant will re-stripe the current parking lot to provide an additional six (6) standard parking spaces. Thus, the new total parking count of the entire plaza will be 182 spaces,

among which 144 stalls will be standard size (9 feet by 18 feet) and 38 stalls will be compact (8 feet by 15 feet).

Hours of operation

Oc & Lau restaurant will continue to operate with standard closing times applicable to establishments that operate with an ABC Type "47" License. The business hours are from 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 12:00 a.m., Friday and Saturday. The restaurant is required to serve meals during all hours of operation, and alcoholic beverages will be limited for on-site consumption only.

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control on-sale licenses. A summary of the district can be found in Resolution No. 1806-21 for Conditional Use Permit No. CUP-185-2020 (REV. 2021).

To assist in clarifying the proposed modifications to the conditions of approval, Attachment 1 identifies the proposed modifications to the conditions of approval in a redline and strike through format. The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal. All conditions of approval under CUP-185-2020 (REV. 2021) will remain full force and effect except as modified with the subject approval.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1806-21 approving Conditional Use Permit No. CUP-185-2020 (REV. 2021) subject to the recommended conditions of approval.



Lee Marino
Planning Services Manager

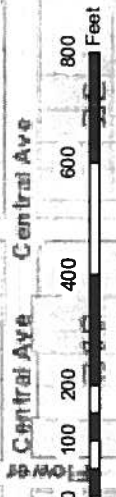
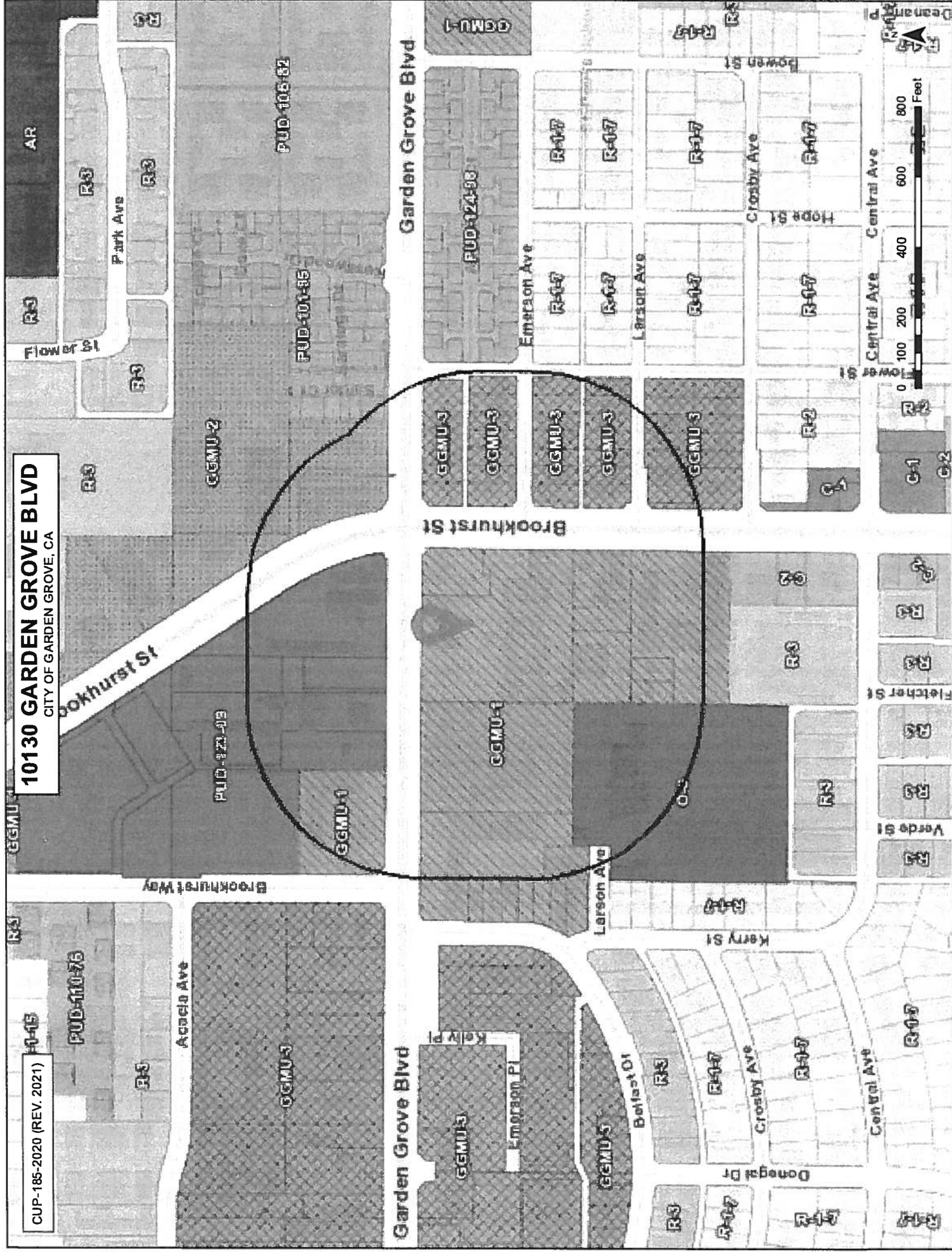


By: Huong Ly
Assistant Planner

Attachment 1: Redlined changes to Conditional Use Permit No. CUP-185-2020 (REV. 2021)

CUP-185-2020 (REV. 2021)

10130 GARDEN GROVE BLVD
CITY OF GARDEN GROVE, CA



TENANT IMPROVEMENT OC & LAU RESTAURANT

10130 GARDEN GROVE BLVD., SUITE 111
GARDEN GROVE, CA 92843

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.

GENERAL SYMBOLS

3/4" SECTION
1" SECTION
1/2" SECTION

ABBREVIATIONS

AC	ARCHITECT
AD	ADMINISTRATIVE
AE	ARCHITECTURAL
AL	ALUMINUM
AM	AIR MECHANICAL
AS	ASBESTOS
BS	BRICK
BG	BLOCK
BL	BALCONY
BLK	BLOCK
BT	BATH
CA	CALIFORNIA
CB	CERAMIC
CC	CONCRETE
CD	CONCRETE DETAIL
CE	CEILING
CF	CORNER
CG	CORNER
CH	CHANGING ROOM
CI	CHIMNEY
CL	CASE
CLC	CEILING LINE
CLD	CORNER DETAIL
CLF	CORNER DETAIL
CLM	CORNER DETAIL
CLN	CORNER DETAIL
CLP	CORNER DETAIL
CLQ	CORNER DETAIL
CLR	CLEARANCE
CLS	CORNER DETAIL
CLT	CORNER DETAIL
CLV	CORNER DETAIL
CLW	CORNER DETAIL
CLX	CORNER DETAIL
CLY	CORNER DETAIL
CLZ	CORNER DETAIL
CL1	CORNER DETAIL
CL2	CORNER DETAIL
CL3	CORNER DETAIL
CL4	CORNER DETAIL
CL5	CORNER DETAIL
CL6	CORNER DETAIL
CL7	CORNER DETAIL
CL8	CORNER DETAIL
CL9	CORNER DETAIL
CL0	CORNER DETAIL
CL10	CORNER DETAIL
CL11	CORNER DETAIL
CL12	CORNER DETAIL
CL13	CORNER DETAIL
CL14	CORNER DETAIL
CL15	CORNER DETAIL
CL16	CORNER DETAIL
CL17	CORNER DETAIL
CL18	CORNER DETAIL
CL19	CORNER DETAIL
CL20	CORNER DETAIL

INDEX OF SHEETS

SECTION	DESCRIPTION
1-1	FOUNDATION
1-2	FOUNDATION
1-3	FOUNDATION
1-4	FOUNDATION
1-5	FOUNDATION
1-6	FOUNDATION
1-7	FOUNDATION
1-8	FOUNDATION
1-9	FOUNDATION
1-10	FOUNDATION
1-11	FOUNDATION
1-12	FOUNDATION
1-13	FOUNDATION
1-14	FOUNDATION
1-15	FOUNDATION
1-16	FOUNDATION
1-17	FOUNDATION
1-18	FOUNDATION
1-19	FOUNDATION
1-20	FOUNDATION

SCOPE OF WORK

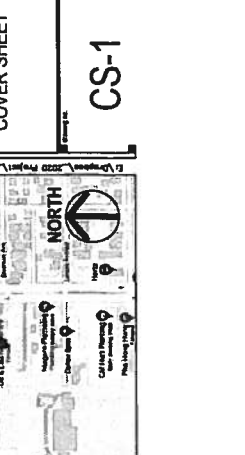
1. Tenant improvement of existing restaurant & extension (see plan sheets).
2. All work shall be in accordance with the latest editions of the California Building Code, Electrical Code, and Mechanical Code.
3. All work shall be in accordance with the latest editions of the California Fire Code.
4. All work shall be in accordance with the latest editions of the California Health Code.

BUILDING DATA

CITY OF GARDEN GROVE, CA
3075 CAL
3075 CAL
3075 CAL
3075 CAL
3075 CAL

DIRECTORY

ADDRESS: 10130 GARDEN GROVE BLVD, SUITE 111, GARDEN GROVE, CA 92843
PHONE: (714) 330-3075



B.D.P. ENGINEERING, INC.
B.D.P. Engineering, Inc.
1502 Harbor Blvd, Suite 2A
Garden Grove, CA 92843
Phone: (949) 534-7037
Email: info@bdpeng.com

**TENANT IMPROVEMENT FOR
OC & LAU RESTAURANT**

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

COVER SHEET

CS-1

PROJECT No.:
DATE: OCT 1, 2010

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

GENERAL NOTES

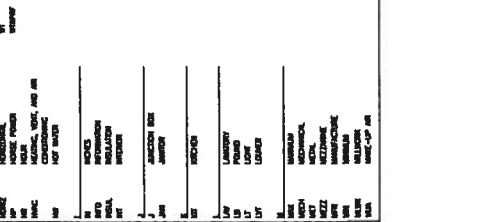
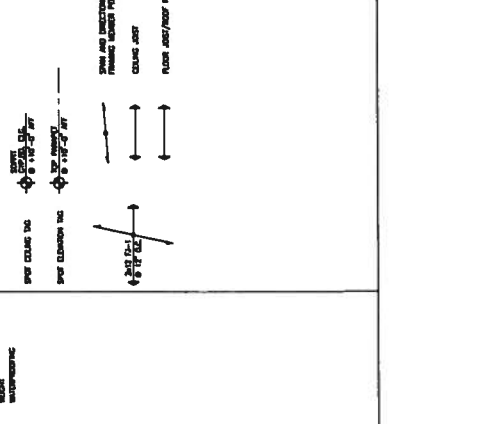
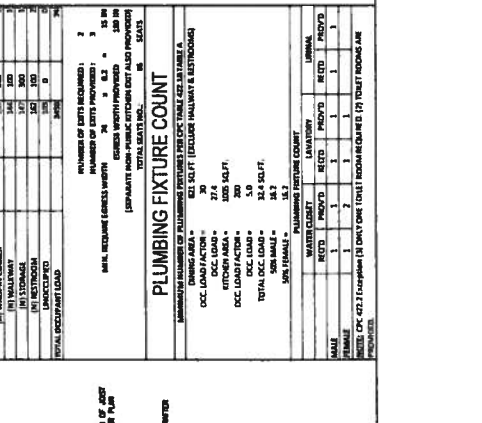
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE, ALL APPLICABLE COUNTY ORDINANCES, AND ALL APPLICABLE CITY ORDINANCES.

PLUMBING FIXTURE COUNT

TYPE	RECYCLED	SELECTED	PROPOSED	RECYCLED	PROPOSED	TOTAL
WATER CLOSET						
LAVATORY						
WASH SINK						
DRINKING FOUNTAIN						
WATER SINK						
WATER URINAL						
TOTAL						

OCCUPANT LOAD

AREA / ROOM	OCCUPANT CATEGORY	FLOOR AREA (S.F.)	OCCUPANT LOAD
(1) CHANGING AREA	A-2	54	15
(2) REMODEL RESTROOM AREA	A-2	564	700
(3) ENTRY	A-2	420	200
(4) HALLWAY	A-2	420	200
(5) BEHAVIOR RESTROOM	A-2	120	100
(6) CHANGING AREA	A-2	120	100
(7) ENTRY	A-2	360	200
(8) ENTRY	A-2	360	200
(9) ENTRY	A-2	360	200
(10) ENTRY	A-2	360	200
(11) ENTRY	A-2	360	200
(12) ENTRY	A-2	360	200
(13) ENTRY	A-2	360	200
(14) ENTRY	A-2	360	200
(15) ENTRY	A-2	360	200
(16) ENTRY	A-2	360	200
(17) ENTRY	A-2	360	200
(18) ENTRY	A-2	360	200
(19) ENTRY	A-2	360	200
(20) ENTRY	A-2	360	200
(21) ENTRY	A-2	360	200
(22) ENTRY	A-2	360	200
(23) ENTRY	A-2	360	200
(24) ENTRY	A-2	360	200
(25) ENTRY	A-2	360	200
(26) ENTRY	A-2	360	200
(27) ENTRY	A-2	360	200
(28) ENTRY	A-2	360	200
(29) ENTRY	A-2	360	200
(30) ENTRY	A-2	360	200
(31) ENTRY	A-2	360	200
(32) ENTRY	A-2	360	200
(33) ENTRY	A-2	360	200
(34) ENTRY	A-2	360	200
(35) ENTRY	A-2	360	200
(36) ENTRY	A-2	360	200
(37) ENTRY	A-2	360	200
(38) ENTRY	A-2	360	200
(39) ENTRY	A-2	360	200
(40) ENTRY	A-2	360	200
(41) ENTRY	A-2	360	200
(42) ENTRY	A-2	360	200
(43) ENTRY	A-2	360	200
(44) ENTRY	A-2	360	200
(45) ENTRY	A-2	360	200
(46) ENTRY	A-2	360	200
(47) ENTRY	A-2	360	200
(48) ENTRY	A-2	360	200
(49) ENTRY	A-2	360	200
(50) ENTRY	A-2	360	200





BDP Engineering, Inc.
3802 Harbor Blvd, Suite 2A
Garden Grove, CA 92843
Email: jiang@bdpeng.com



SEAL NO. 07701301
SPECIAL CONTRACTOR

TENANT IMPROVEMENT FOR OC & LAU RESTAURANT

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

PROJECT NO. 2020-203
DATE OCT. 8, 2020
Description



SITE PLAN

SP-1

LIMIT	AREA	USE	TYPE	REQUIRED
126	240 S&W REMOVED EXISTING GARAGE	1500	RES.	15 STALLS
127	1400 S&W S&W L&M	1500	RES.	15 STALLS
128	1400 S&W S&W L&M	1500	RES.	15 STALLS
129	1400 S&W S&W L&M	1500	RES.	15 STALLS
130	1400 S&W S&W L&M	1500	RES.	15 STALLS
131	1400 S&W S&W L&M	1500	RES.	15 STALLS
132	1400 S&W S&W L&M	1500	RES.	15 STALLS
133	1400 S&W S&W L&M	1500	RES.	15 STALLS
134	1400 S&W S&W L&M	1500	RES.	15 STALLS
135	1400 S&W S&W L&M	1500	RES.	15 STALLS
136	1400 S&W S&W L&M	1500	RES.	15 STALLS
137	1400 S&W S&W L&M	1500	RES.	15 STALLS
138	1400 S&W S&W L&M	1500	RES.	15 STALLS
139	1400 S&W S&W L&M	1500	RES.	15 STALLS
140	1400 S&W S&W L&M	1500	RES.	15 STALLS
141	1400 S&W S&W L&M	1500	RES.	15 STALLS
142	1400 S&W S&W L&M	1500	RES.	15 STALLS
143	1400 S&W S&W L&M	1500	RES.	15 STALLS
144	1400 S&W S&W L&M	1500	RES.	15 STALLS
145	1400 S&W S&W L&M	1500	RES.	15 STALLS
146	1400 S&W S&W L&M	1500	RES.	15 STALLS
147	1400 S&W S&W L&M	1500	RES.	15 STALLS
148	1400 S&W S&W L&M	1500	RES.	15 STALLS
149	1400 S&W S&W L&M	1500	RES.	15 STALLS
150	1400 S&W S&W L&M	1500	RES.	15 STALLS

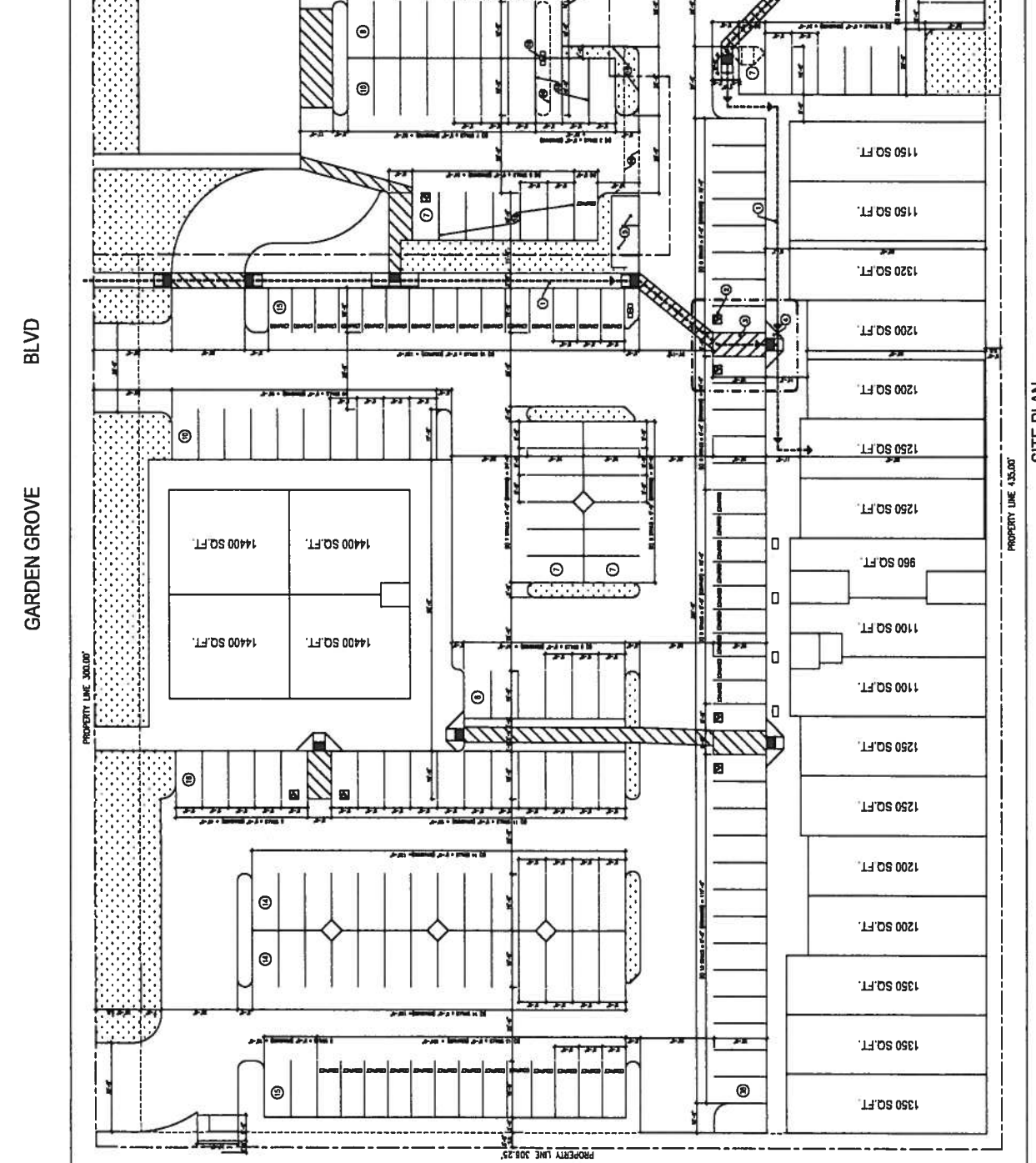
PARKING ANALYSIS

EXISTING PARKING SPACES:
TOTAL REQUIRED: 243 STALLS
EXISTING STANDARD PARKING: 176 STALLS
EXISTING COMPACT PARKING: 44 STALLS
TOTAL EXISTING PARKING: 220 STALLS

NEW PARKING SPACES PROPOSED:
TOTAL REQUIRED: 243 STALLS
NEW STANDARD PARKING: 138 STALLS
NEW COMPACT PARKING: 44 STALLS
TOTAL NEW PARKING: 182 STALLS

TOTAL: 405 STALLS

- SITE PLAN KEY NOTES**
- TO ACCORDANCE WITH THE PLAN, THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
 - NO ACCESSIBLE PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO ACCESSIBLE CURB PICKUP/DROP OFF TO BE PROVIDED FOR THIS PROJECT.
 - NO TRUCK UNLOADING TO BE PROVIDED FOR THIS PROJECT.
 - NO BIKE PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO MOTORCYCLE PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO HANDICAPED PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO MOTORCYCLE PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO BIKE PARKING TO BE PROVIDED FOR THIS PROJECT.
 - NO TRUCK UNLOADING TO BE PROVIDED FOR THIS PROJECT.
 - NO ACCESSIBLE CURB PICKUP/DROP OFF TO BE PROVIDED FOR THIS PROJECT.
 - NO ACCESSIBLE PARKING TO BE PROVIDED FOR THIS PROJECT.

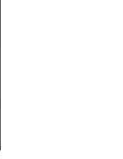
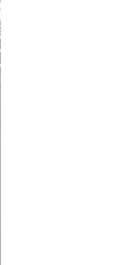
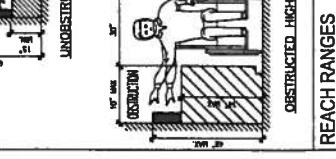
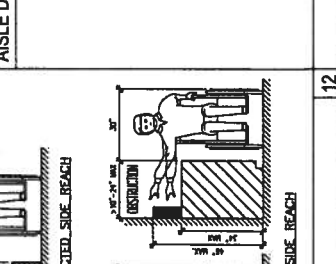
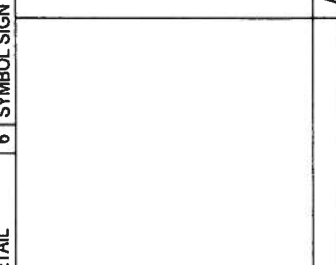
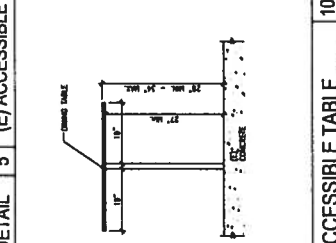
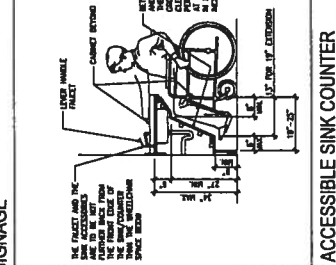
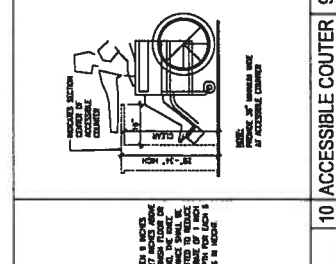
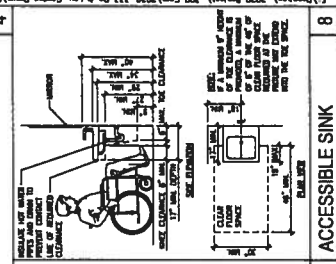
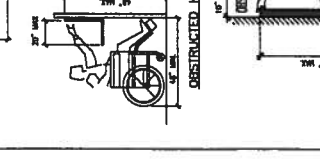
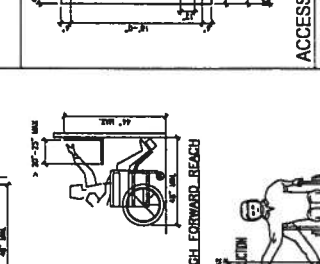
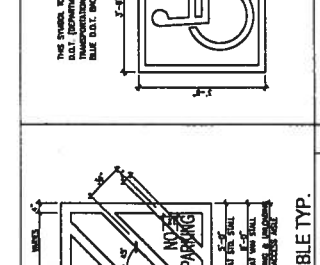
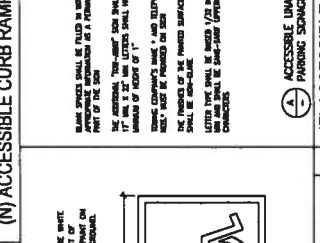
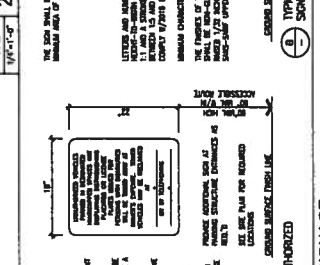
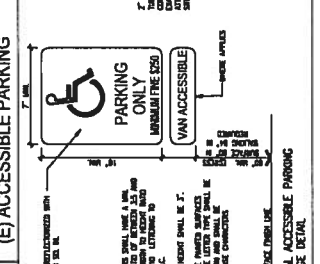
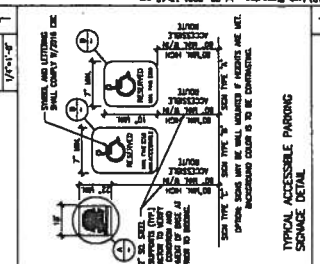
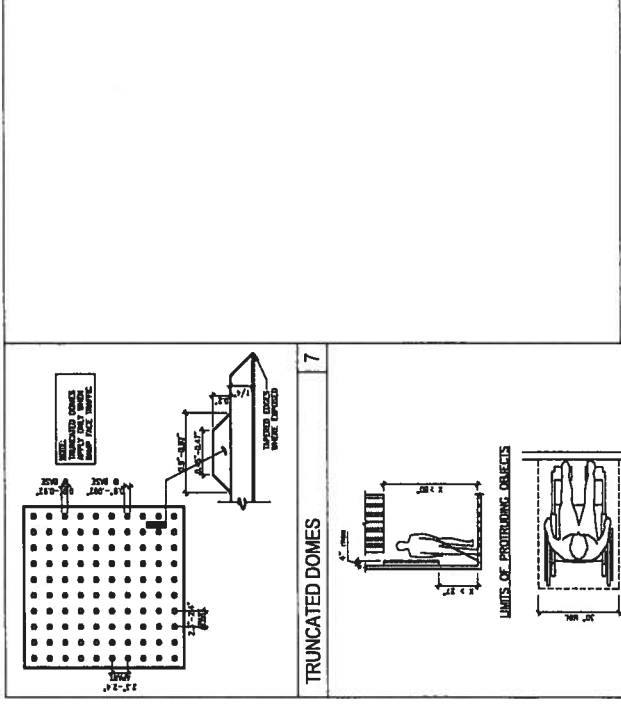
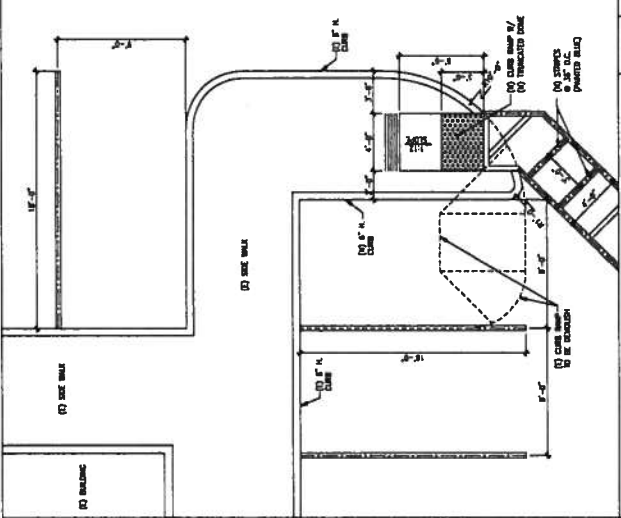
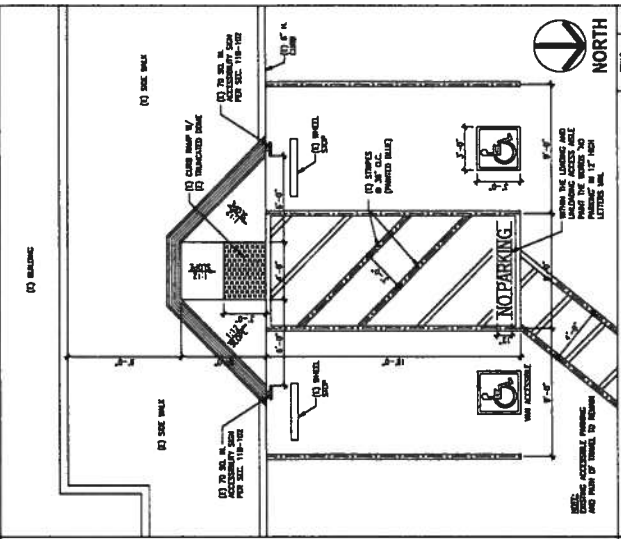


PROPERTY LINE 435.00'

SITE PLAN

SCALE 1/8"=1'-0"

1





**TENANT IMPROVEMENT FOR
OC & LAU RESTAURANT**
10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

NO.	DATE	DESCRIPTION
001	07/09/2021	ISSUED FOR PERMIT
002	07/09/2021	ISSUED FOR PERMIT
003	07/09/2021	ISSUED FOR PERMIT
004	07/09/2021	ISSUED FOR PERMIT
005	07/09/2021	ISSUED FOR PERMIT
006	07/09/2021	ISSUED FOR PERMIT
007	07/09/2021	ISSUED FOR PERMIT
008	07/09/2021	ISSUED FOR PERMIT
009	07/09/2021	ISSUED FOR PERMIT
010	07/09/2021	ISSUED FOR PERMIT

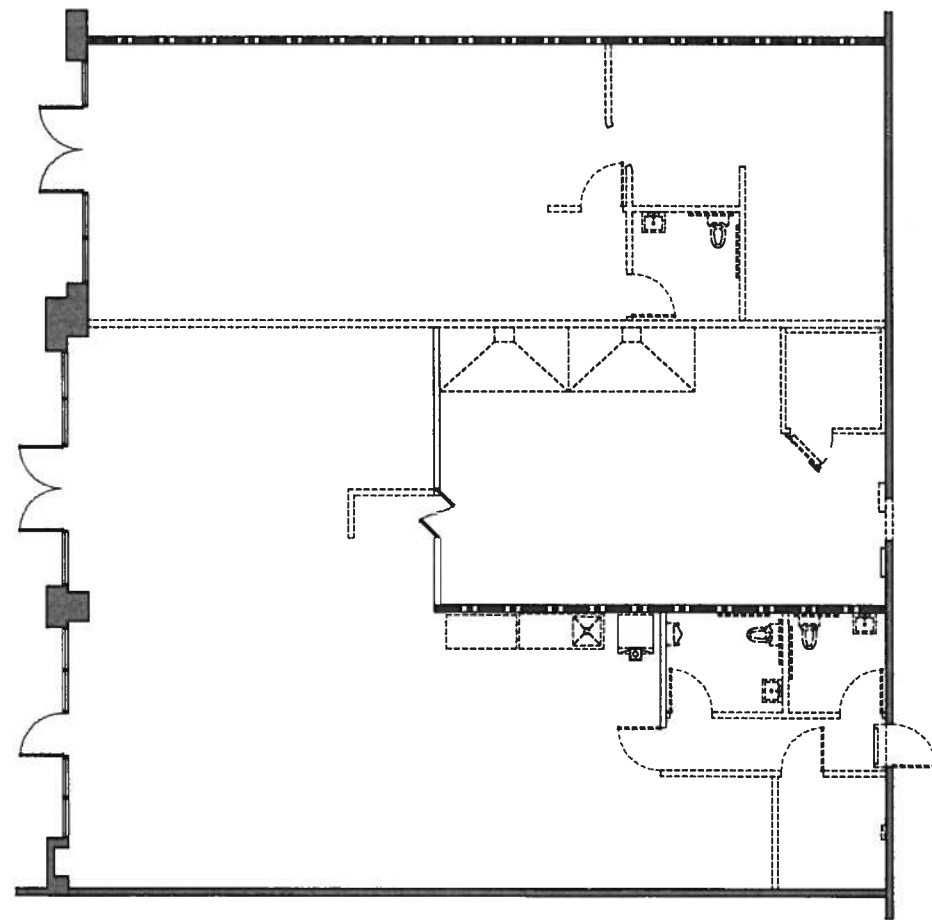
DEMO PLAN

A-0

C:\Projects\2020\Project_1003\Civil\2020-113 OC & Lau, Garden Grove\DWG\Ten Imp.dwg, 07/09/2021 12:32 PM

WALL LEGEND

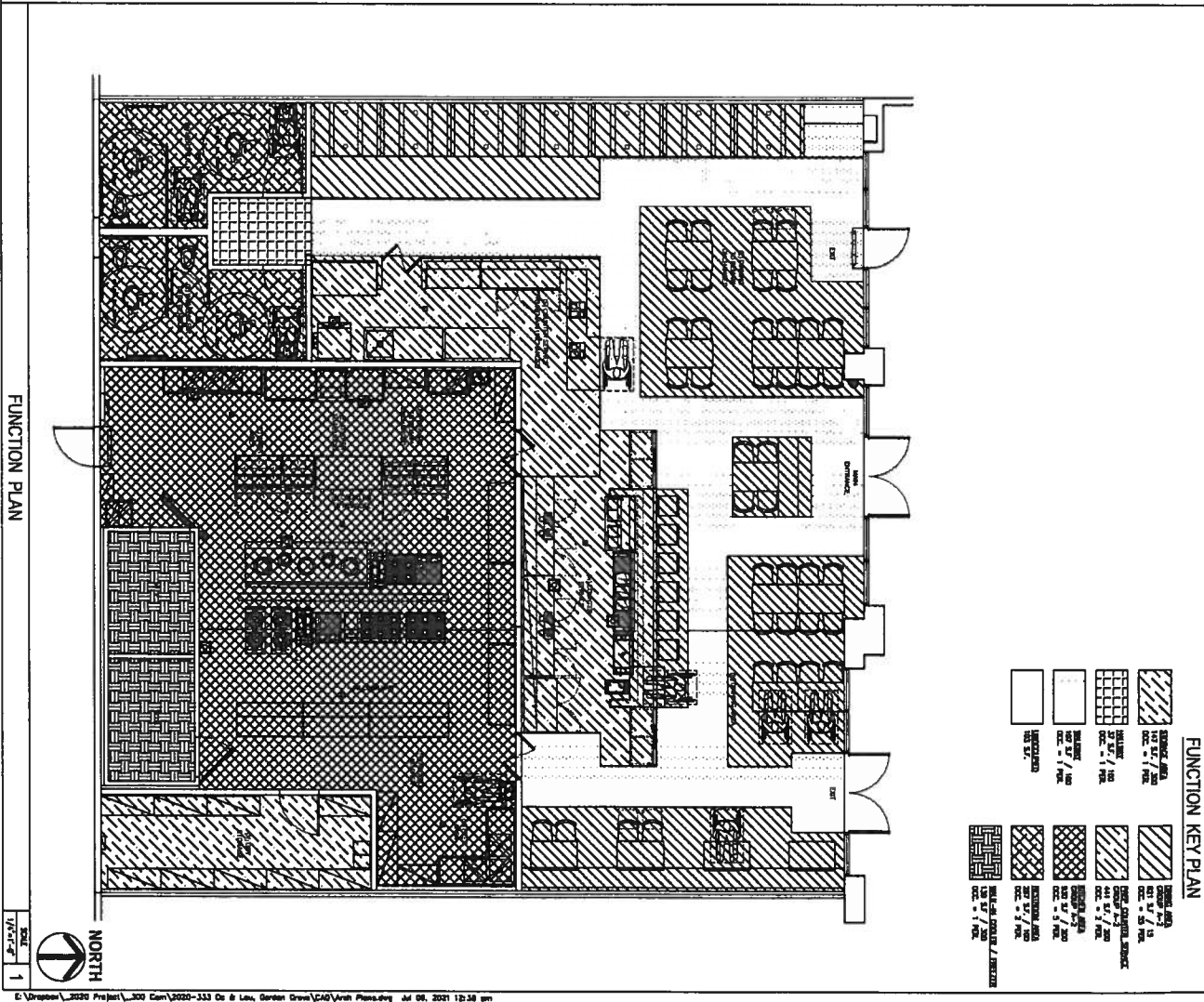
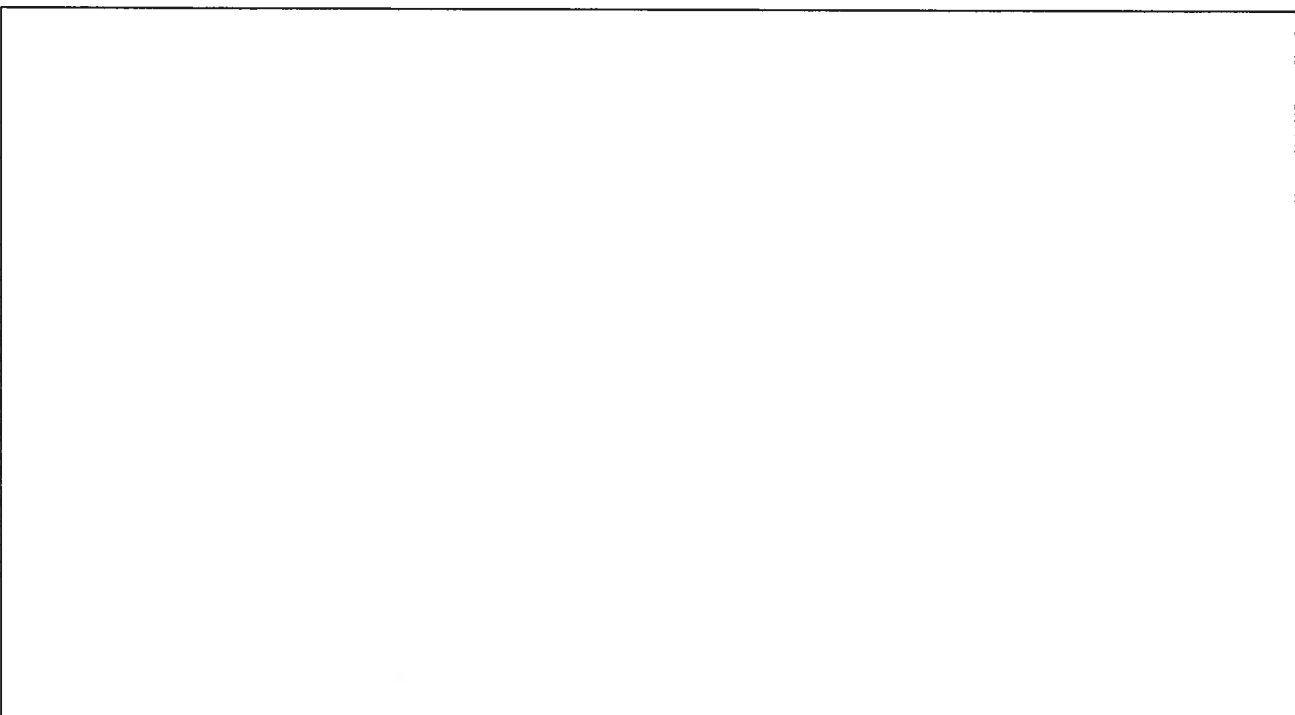
- EXISTING STRUCTURE EXTERIOR WALL TO REMAIN. ALL CHANGES TO REMAIN.
- EXISTING NON-STRUCTURE INTERIOR WALL.
- EXISTING 1-1/2" THICK NON-STRUCTURE INTERIOR WALL.
- EXISTING INTERIOR WALL TO BE DEMOLISHED.
- EXISTING ALUMINUM GLAZEMENT AND SILL.
- ALL CHANGES TO REMAIN.



SCALE: 1/4" = 1'-0"

DEMO PLAN

1



FUNCTION KEY PLAN

	EXISTING AREA S.F. = 1,100 C.C. = 1' 0"		EXISTING AREA S.F. = 1,100 C.C. = 1' 0"
	NEW AREA S.F. = 1,100 C.C. = 1' 0"		NEW AREA S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"
	MECHANICAL S.F. = 1,100 C.C. = 1' 0"		MECHANICAL S.F. = 1,100 C.C. = 1' 0"

**TENANT IMPROVEMENT FOR
OC & LAU RESTAURANT**

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

BDP
Engineering, Inc.
1302 Harbor Blvd, Suite 2A
Orange, CA 92668
Phone: (949) 230-7857
Email: bdp@bdpengineering.com

PROJECT NO. 2020-233
DATE 02/18/2021
PROJECT NAME OC & LAU

PROJECT NO. 2020-233
DATE 02/18/2021
PROJECT NAME OC & LAU

FUNCTION PLAN

A-3

NOTES

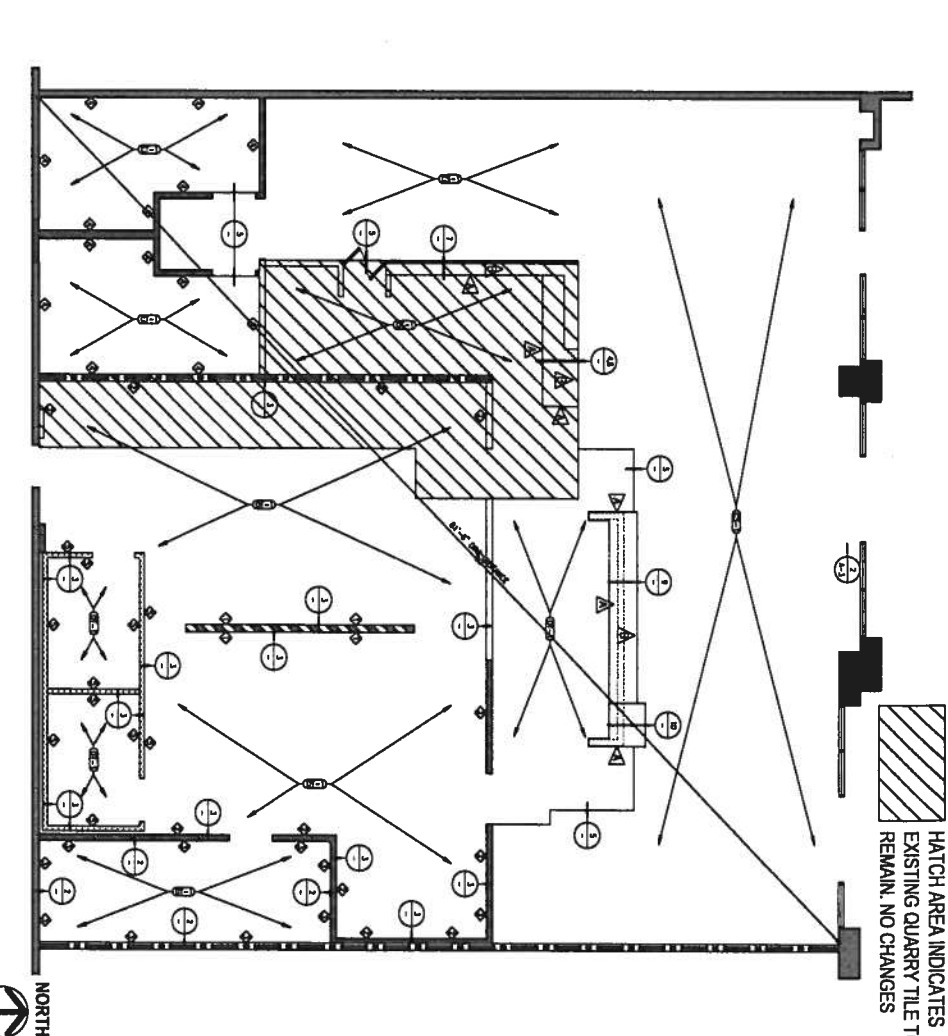
- 1. (C) THE QUARRY TILE SHALL BE SUPPLIED UNDER THE CONTRACTOR AND APPLICABLE SHALL BE THE SCHEDULE ONLY. ALL QUARRY TILE IN THE FINISH SERVICES AREA SHALL BE THE SCHEDULE ONLY. QUARRY TILE SHALL BE THE FINISH SERVICES AREA.
- 2. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 3. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 4. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 5. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 6. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 7. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 8. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 9. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.
- 10. (C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING QUARRY TILE TO REMAIN. NO CHANGES TO THE EXISTING QUARRY TILE TO REMAIN SHALL BE ALLOWED.

WALL, FLOOR, CEILING FINISH SCHEDULE

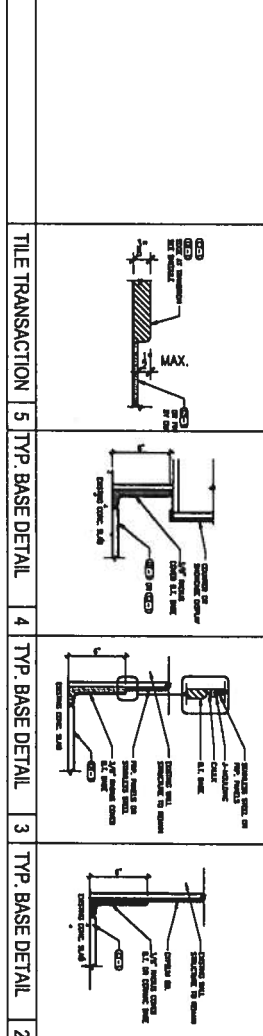
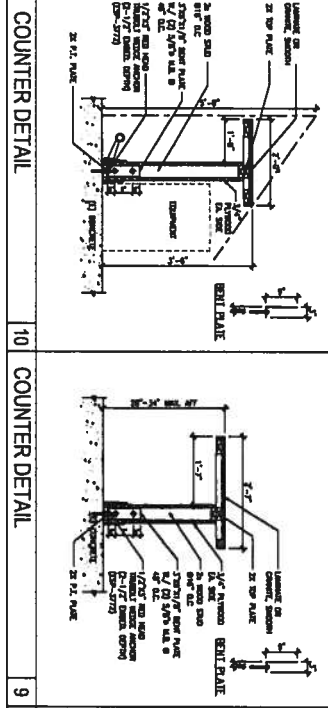
ROOM NAME	FLOOR	COVE BASE	WALLS	CEILING
UNING	CONCRETE SLAB (C)	CONCRETE BASE (C)	CONCRETE OR Gypsum (C)	CONCRETE CEILING TO BEAR WALLS (C)
KITCHEN	CONCRETE SLAB (C)	CONCRETE BASE (C)	CONCRETE OR Gypsum (C)	CONCRETE CEILING TO BEAR WALLS (C)
RESTROOMS	CONCRETE SLAB (C)	CONCRETE BASE (C)	CONCRETE OR Gypsum (C)	CONCRETE CEILING TO BEAR WALLS (C)
WALK-IN COOLER / FREEZER	CONCRETE SLAB (C)	CONCRETE BASE (C)	CONCRETE OR Gypsum (C)	CONCRETE CEILING TO BEAR WALLS (C)

COUNTER TOP & CABINET MATERIAL FINISHED SCHEDULE

COUNTER	CABINET	COVE BASE	COUNTER TOP	INTERIORS & SHELVING
CONCRETE SLAB (C)	CONCRETE SLAB (C)	CONCRETE BASE (C)	CONCRETE TOP (C)	CONCRETE INTERIORS (C)



FLOOR & WALL FINISH PLAN



**TENANT IMPROVEMENT FOR
OC & LAU RESTAURANT**

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

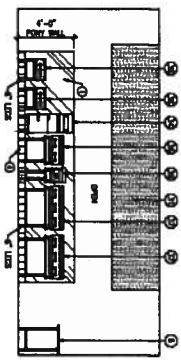
BDP
Engineering, Inc.

15800 Harbor Blvd, Suite 2A
Irvine, CA 92618
Phone: (949) 258-7000
Fax: (949) 258-7001
Email: bdp@bdpinc.com

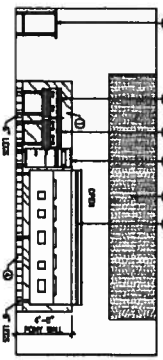
DATE: 07/27/2020
PROJECT: 10130 GARDEN GROVE BLVD, SUITE 111, GARDEN GROVE, CA 92843

FLOOR, WALL & CEILING FINISH PLAN

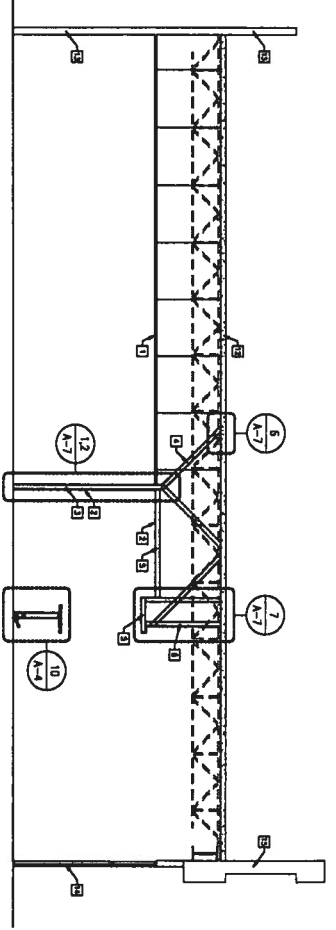
A-4



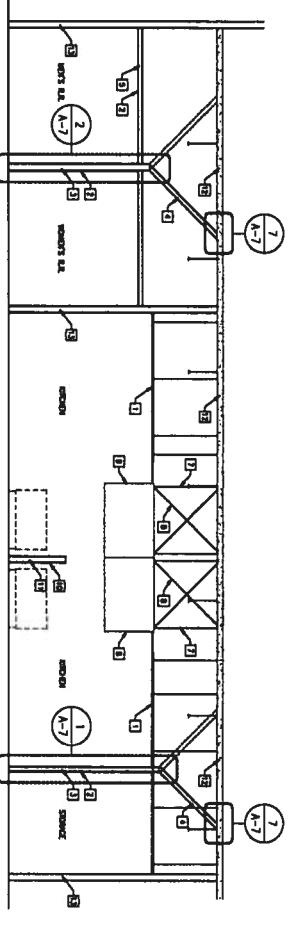
ELEVATION
SCALE: 1/8"=1'-0"



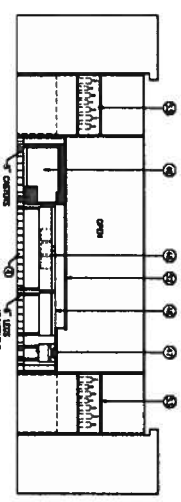
ELEVATION
SCALE: 1/8"=1'-0"



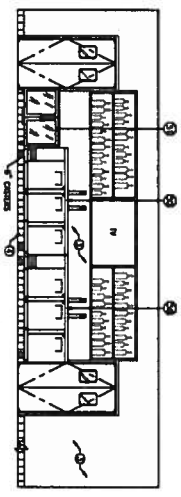
SECTION
SCALE: 1/8"=1'-0"



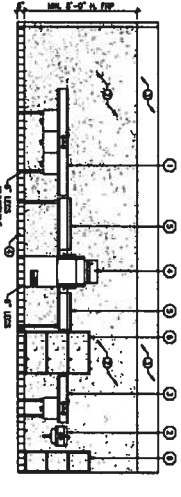
SECTION
SCALE: 1/8"=1'-0"



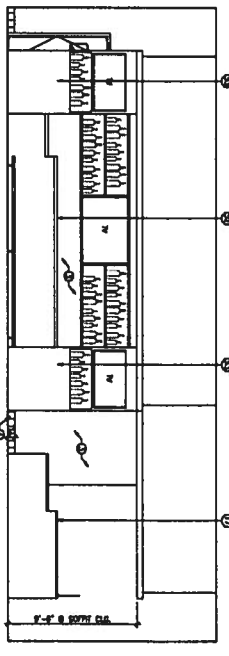
ELEVATION
SCALE: 1/8"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"

SECTION KEY NOTES

- 01 1" x 4" CORNER
- 02 1/2" x 4" CORNER
- 03 1/2" x 4" CORNER
- 04 1/2" x 4" CORNER
- 05 1/2" x 4" CORNER
- 06 1/2" x 4" CORNER
- 07 1/2" x 4" CORNER
- 08 1/2" x 4" CORNER
- 09 1/2" x 4" CORNER
- 10 1/2" x 4" CORNER
- 11 1/2" x 4" CORNER
- 12 1/2" x 4" CORNER
- 13 1/2" x 4" CORNER
- 14 1/2" x 4" CORNER
- 15 1/2" x 4" CORNER
- 16 1/2" x 4" CORNER
- 17 1/2" x 4" CORNER
- 18 1/2" x 4" CORNER
- 19 1/2" x 4" CORNER
- 20 1/2" x 4" CORNER
- 21 1/2" x 4" CORNER
- 22 1/2" x 4" CORNER
- 23 1/2" x 4" CORNER
- 24 1/2" x 4" CORNER
- 25 1/2" x 4" CORNER
- 26 1/2" x 4" CORNER
- 27 1/2" x 4" CORNER
- 28 1/2" x 4" CORNER
- 29 1/2" x 4" CORNER
- 30 1/2" x 4" CORNER
- 31 1/2" x 4" CORNER
- 32 1/2" x 4" CORNER
- 33 1/2" x 4" CORNER
- 34 1/2" x 4" CORNER
- 35 1/2" x 4" CORNER
- 36 1/2" x 4" CORNER
- 37 1/2" x 4" CORNER
- 38 1/2" x 4" CORNER
- 39 1/2" x 4" CORNER
- 40 1/2" x 4" CORNER
- 41 1/2" x 4" CORNER
- 42 1/2" x 4" CORNER
- 43 1/2" x 4" CORNER
- 44 1/2" x 4" CORNER
- 45 1/2" x 4" CORNER
- 46 1/2" x 4" CORNER
- 47 1/2" x 4" CORNER
- 48 1/2" x 4" CORNER
- 49 1/2" x 4" CORNER
- 50 1/2" x 4" CORNER
- 51 1/2" x 4" CORNER
- 52 1/2" x 4" CORNER
- 53 1/2" x 4" CORNER
- 54 1/2" x 4" CORNER
- 55 1/2" x 4" CORNER
- 56 1/2" x 4" CORNER
- 57 1/2" x 4" CORNER
- 58 1/2" x 4" CORNER
- 59 1/2" x 4" CORNER
- 60 1/2" x 4" CORNER
- 61 1/2" x 4" CORNER
- 62 1/2" x 4" CORNER
- 63 1/2" x 4" CORNER
- 64 1/2" x 4" CORNER
- 65 1/2" x 4" CORNER
- 66 1/2" x 4" CORNER
- 67 1/2" x 4" CORNER
- 68 1/2" x 4" CORNER
- 69 1/2" x 4" CORNER
- 70 1/2" x 4" CORNER
- 71 1/2" x 4" CORNER
- 72 1/2" x 4" CORNER
- 73 1/2" x 4" CORNER
- 74 1/2" x 4" CORNER
- 75 1/2" x 4" CORNER
- 76 1/2" x 4" CORNER
- 77 1/2" x 4" CORNER
- 78 1/2" x 4" CORNER
- 79 1/2" x 4" CORNER
- 80 1/2" x 4" CORNER
- 81 1/2" x 4" CORNER
- 82 1/2" x 4" CORNER
- 83 1/2" x 4" CORNER
- 84 1/2" x 4" CORNER
- 85 1/2" x 4" CORNER
- 86 1/2" x 4" CORNER
- 87 1/2" x 4" CORNER
- 88 1/2" x 4" CORNER
- 89 1/2" x 4" CORNER
- 90 1/2" x 4" CORNER
- 91 1/2" x 4" CORNER
- 92 1/2" x 4" CORNER
- 93 1/2" x 4" CORNER
- 94 1/2" x 4" CORNER
- 95 1/2" x 4" CORNER
- 96 1/2" x 4" CORNER
- 97 1/2" x 4" CORNER
- 98 1/2" x 4" CORNER
- 99 1/2" x 4" CORNER
- 100 1/2" x 4" CORNER

ELEVATION KEY NOTES

- 01 FINISH FLOOR
- 02 FINISH FLOOR
- 03 FINISH FLOOR
- 04 FINISH FLOOR
- 05 FINISH FLOOR
- 06 FINISH FLOOR
- 07 FINISH FLOOR
- 08 FINISH FLOOR
- 09 FINISH FLOOR
- 10 FINISH FLOOR
- 11 FINISH FLOOR
- 12 FINISH FLOOR
- 13 FINISH FLOOR
- 14 FINISH FLOOR
- 15 FINISH FLOOR
- 16 FINISH FLOOR
- 17 FINISH FLOOR
- 18 FINISH FLOOR
- 19 FINISH FLOOR
- 20 FINISH FLOOR
- 21 FINISH FLOOR
- 22 FINISH FLOOR
- 23 FINISH FLOOR
- 24 FINISH FLOOR
- 25 FINISH FLOOR
- 26 FINISH FLOOR
- 27 FINISH FLOOR
- 28 FINISH FLOOR
- 29 FINISH FLOOR
- 30 FINISH FLOOR
- 31 FINISH FLOOR
- 32 FINISH FLOOR
- 33 FINISH FLOOR
- 34 FINISH FLOOR
- 35 FINISH FLOOR
- 36 FINISH FLOOR
- 37 FINISH FLOOR
- 38 FINISH FLOOR
- 39 FINISH FLOOR
- 40 FINISH FLOOR
- 41 FINISH FLOOR
- 42 FINISH FLOOR
- 43 FINISH FLOOR
- 44 FINISH FLOOR
- 45 FINISH FLOOR
- 46 FINISH FLOOR
- 47 FINISH FLOOR
- 48 FINISH FLOOR
- 49 FINISH FLOOR
- 50 FINISH FLOOR
- 51 FINISH FLOOR
- 52 FINISH FLOOR
- 53 FINISH FLOOR
- 54 FINISH FLOOR
- 55 FINISH FLOOR
- 56 FINISH FLOOR
- 57 FINISH FLOOR
- 58 FINISH FLOOR
- 59 FINISH FLOOR
- 60 FINISH FLOOR
- 61 FINISH FLOOR
- 62 FINISH FLOOR
- 63 FINISH FLOOR
- 64 FINISH FLOOR
- 65 FINISH FLOOR
- 66 FINISH FLOOR
- 67 FINISH FLOOR
- 68 FINISH FLOOR
- 69 FINISH FLOOR
- 70 FINISH FLOOR
- 71 FINISH FLOOR
- 72 FINISH FLOOR
- 73 FINISH FLOOR
- 74 FINISH FLOOR
- 75 FINISH FLOOR
- 76 FINISH FLOOR
- 77 FINISH FLOOR
- 78 FINISH FLOOR
- 79 FINISH FLOOR
- 80 FINISH FLOOR
- 81 FINISH FLOOR
- 82 FINISH FLOOR
- 83 FINISH FLOOR
- 84 FINISH FLOOR
- 85 FINISH FLOOR
- 86 FINISH FLOOR
- 87 FINISH FLOOR
- 88 FINISH FLOOR
- 89 FINISH FLOOR
- 90 FINISH FLOOR
- 91 FINISH FLOOR
- 92 FINISH FLOOR
- 93 FINISH FLOOR
- 94 FINISH FLOOR
- 95 FINISH FLOOR
- 96 FINISH FLOOR
- 97 FINISH FLOOR
- 98 FINISH FLOOR
- 99 FINISH FLOOR
- 100 FINISH FLOOR

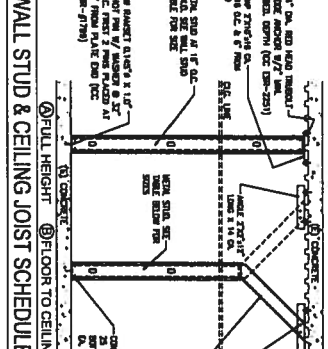
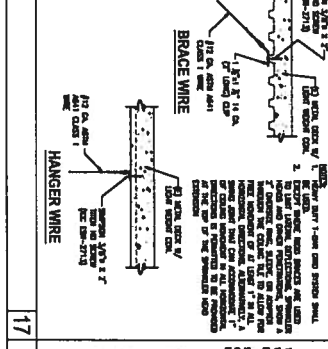
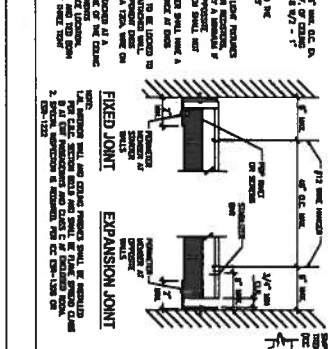
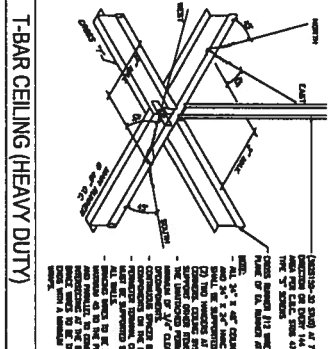
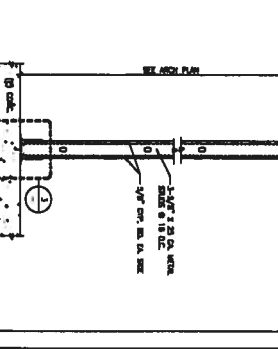
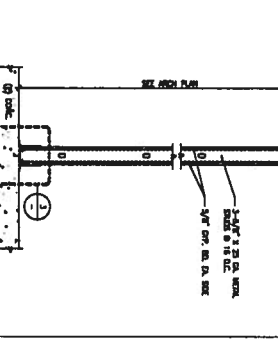
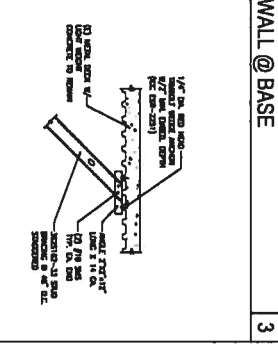
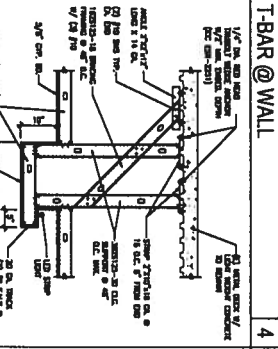
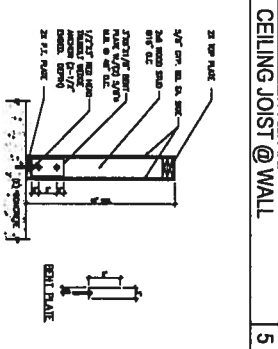
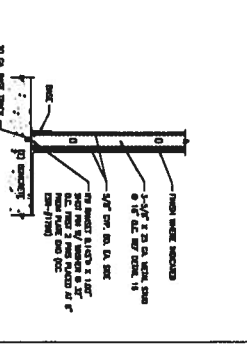
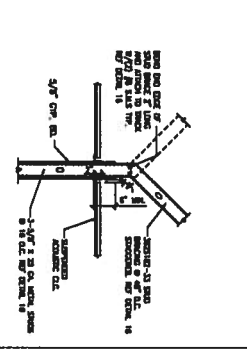
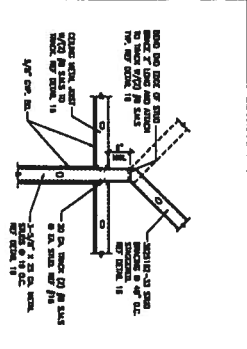
BDP ENGINEERING, INC.
 1902 NEVADAVILLE BLVD, SUITE 204
 GARDEN GROVE, CA 92641
 TEL: 714.635.1100
 FAX: 714.635.1101
 WWW.BDPENGINEERING.COM

**TENANT IMPROVEMENT FOR
 OC & LAU RESTAURANT**

10130 GARDEN GROVE BLVD, SUITE 111
 GARDEN GROVE, CA 92843

SECTIONS
 & ELEVATION
 A-6

C:\projects\10220 Project\10220 Draw\10220-111 Oc & Lau, Garden Grove\CAD\Arch Plans.dwg Jul 05, 2021 12:39 am



WALL STUD SCHEDULE	CEILING JOIST SCHEDULE
2x12	2x12
2x10	2x10
2x8	2x8
2x6	2x6
2x4	2x4
2x2	2x2

17 WALL STUD & CEILING JOIST SCHEDULE

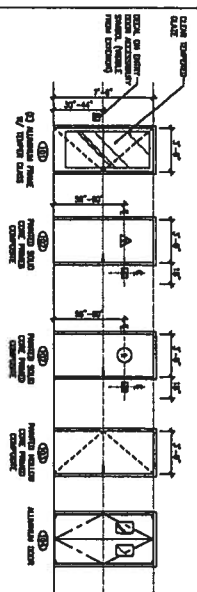
16

TENANT IMPROVEMENT FOR OC & LAU RESTAURANT

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

BDP Engineering, Inc.
15022 Harbor Blvd, Suite 2A
Garden Grove, CA 92843
Phone: (949) 441-1500
Email: info@bdp.com

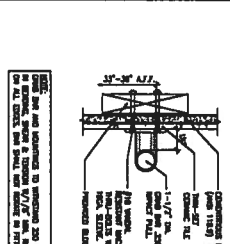
A-7



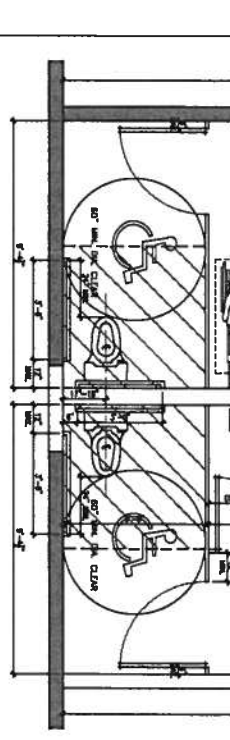
TYPICAL THRESHOLD DETAIL

DOOR & WINDOW SCHEDULE

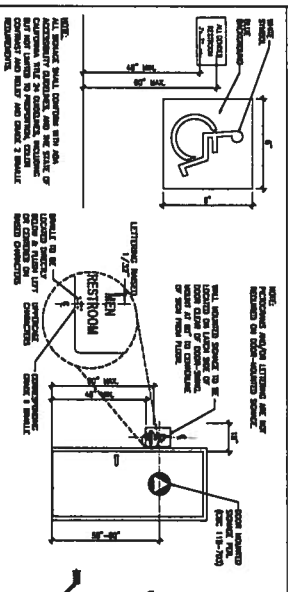
NO.	SIZE	TYPE	FINISH	OPERATION
1	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
2	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
3	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
4	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
5	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
6	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
7	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
8	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
9	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
10	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
11	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
12	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
13	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
14	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
15	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
16	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
17	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
18	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
19	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
20	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
21	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
22	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
23	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
24	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
25	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
26	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
27	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
28	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
29	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
30	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
31	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
32	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
33	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
34	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
35	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
36	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
37	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
38	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
39	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
40	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
41	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
42	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
43	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
44	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
45	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
46	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
47	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
48	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
49	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING
50	5'-0" x 7'-0"	GLASS	ALUMINUM	SLIDING



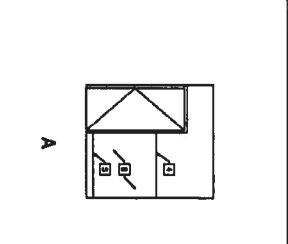
GRAB BAR



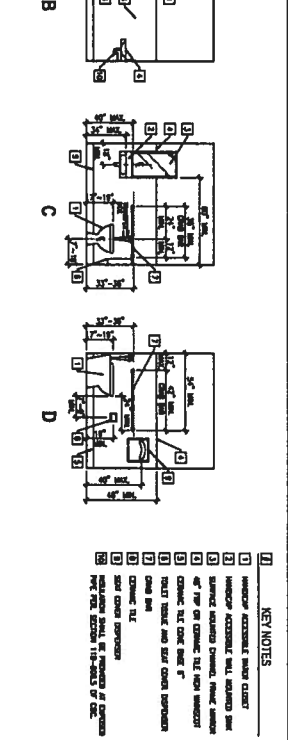
MEN'S & WOMEN'S ACCESSIBLE RESTROOM



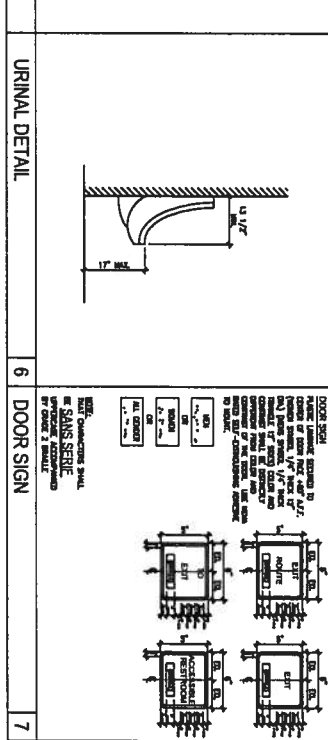
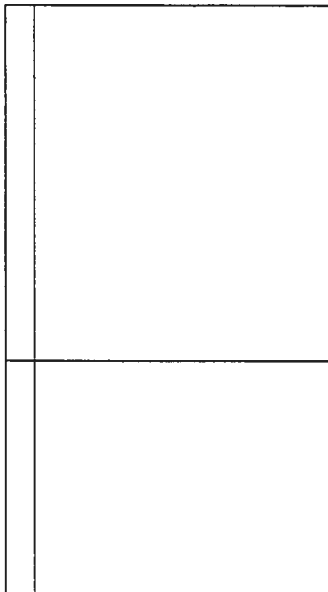
DOOR & WINDOW SCHEDULE



ACCESSIBLE RESTROOM ELEVATION



URINAL DETAIL



DOOR SIGN

DOOR SIGN

DOOR SIGN

KEY NOTES

1. HINGED ACCESSIBLE ENTRY CLEAR
2. HINGED ACCESSIBLE WALL MOUNTED
3. SURFACE MOUNTED CHAIR, FLOOR MOUNTED
4. 4" TYP. OR CHAIR, 2" TYP. MOUNTED
5. CHAIR, 2" TYP. OR CHAIR, 2" TYP. MOUNTED
6. TALKER TALKER AND STAFF CHAIR MOUNTED
7. CHAIR MOUNTED
8. STAFF CHAIR MOUNTED
9. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
10. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
11. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
12. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
13. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
14. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
15. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
16. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
17. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
18. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
19. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
20. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
21. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
22. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
23. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
24. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
25. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
26. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
27. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
28. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
29. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
30. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
31. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
32. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
33. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
34. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
35. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
36. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
37. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
38. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
39. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
40. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
41. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
42. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
43. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
44. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
45. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
46. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
47. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
48. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
49. WALL MOUNTED CHAIR, 2" TYP. MOUNTED
50. WALL MOUNTED CHAIR, 2" TYP. MOUNTED

**TENANT IMPROVEMENT FOR
OC & LAU RESTAURANT**

10130 GARDEN GROVE BLVD, SUITE 111
GARDEN GROVE, CA 92843

B2P

B2P Engineering, Inc.
13802 Harbor Blvd, Suite 2A
Costa Mesa, CA 92626
Phone: (949) 261-1000
Email: b2p@b2p.com

DATE PLOTTED: 11/19/2021

EXHIBIT "A"

Conditional Use Permit No. CUP-185-2020 (REV. 2021)

10130 Garden Grove Boulevard #~~111~~-109-113

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Tina Nguyen, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this **modification of** Conditional Use Permit No. CUP-185-2020 **(REV. 2021)** shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. This **modification of** Conditional Use Permit only authorizes **the operation of a 2,500 square foot restaurant with an Alcoholic Beverage Control Type "47" (On-Sale, Beer and Wine - Eating Place) License as identified on the floor plan attached to these Conditions of Approval** Oc & Lau restaurant to expand to the adjacent tenant space to increase from 2,500 square feet to 3,700 square feet as identified on the floor plan attached to these Conditions of Approval. The restaurant will continue to operate with an existing Alcoholic Beverage Control Type "47" (On-Sale, General - Eating Place) License. Approval of this Conditional Use Permit No. **CUP-185-2020 (REV.**

FINAL

2021) shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community and Economic Development Director.

5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

7. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
8. Hours of operation shall be permitted only between the hours of 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

11. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
19. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
20. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of

disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.

21. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community and Economic Development Department

22. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
23. At all time when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
24. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
25. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
26. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
27. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
28. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be

- permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
29. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
 30. There shall be no amusement devices permitted on the premises at any time.
 31. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
 32. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
 33. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
 34. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
 35. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
 36. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
 37. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

38. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
39. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
41. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
42. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
43. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
44. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
45. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
46. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-185-2020 (**REV. 2021**) shall be kept on the premises at all times.

Conditional Use Permit No. CUP-185-2020 **(REV. 2021)**

47. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-185-2020 **(REV. 2021)** and his/her agreement with all conditions of the approval.
48. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
49. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-185-2020 **(REV. 2021)**. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-185-2020 **(REV. 2021)** shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer

desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocations and termination of the CUP in a form acceptable to the City.

53. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.

DECISION NO. 1806-21

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT NO. CUP-185-2020 (REV. 2021).

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve the modification of Conditional Use Permit No. CUP-185-2020 (REV. 2021) for the property located on southwest corner of Garden Grove Boulevard and Brookhurst Street at 10130 Garden Grove Boulevard #109-113, Parcel No. 098-070-65.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-185-2020 (REV. 2021), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tina Nguyen for Oc & Lau.
2. The applicant is requesting to modify the floor plan of an existing restaurant, Oc & Lau, approved under Conditional Use Permit No. CUP-185-2020, to expand into the adjacent tenant space to increase its floor area from 2,500 to 3,700 square feet. The restaurant is currently operating with an Alcoholic Beverage Control ABC Type "47" (On-Sale, General- Eating Place) License.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1, and is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1). The restaurant occupies a 2,500 square foot, inline tenant space, in a multi-tenant shopping center that includes restaurants, retail, professional and medical offices, and a beauty salon.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 12, 2021, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter at its meeting on August 12, 2021, and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The subject property is an inline tenant commercial plaza located on the southwest corner of Garden Grove Boulevard and Brookhurst Street. The property is zoned GGMU-1 (Garden Grove Boulevard Mixed Use 1), and has a General Plan Land Use designation of Residential/Commercial Mixed Use 1. The subject property abuts GGMU-1 zoned properties to the south and west; GGMU-2 (Garden Grove Mixed-Use 2) zoned properties, across Brookhurst Street, to the east; and Planned Unit Development No. PUD-123-09 zoned properties, across Garden Grove Boulevard, to the north. Surrounding uses include new multi-family residential developments to the west and, across Garden Grove Boulevard, to the north; and commercial services to the south and, across Brookhurst Street, to the east. Existing uses in the plaza include restaurants, retail, professional and medical offices, and a beauty salon.

Oc & Lau is an existing eating establishment that specializes in Vietnamese cuisine. The restaurant currently occupies Units 111-113, located on the ground floor of the plaza. Oc & Lau restaurant has a total floor area of 2,500 square feet. The dining area of the restaurant currently accommodates eight (8) standard tables and eight (8) booth tables.

Per City records, Oc & Lau Restaurant has been operating at this location since 2014. On June 26, 2014, the City of Garden Grove approved Conditional Use Permit No. CUP-013-2014 to allow the restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine - Eating Place) License to sell beer and wine. On May 7, 2020, the Planning Commission approved Conditional Use Permit No. CUP-185-2020 to allow the restaurant to upgrade from an ABC Type "41" to a Type "47" (On-Sale, General - Eating Place) License.

Abutting to the east of the Oc & Lau restaurant is a 1,200 square foot tenant space, Unit 109, that was previously used as a to-go restaurant. The applicant is requesting to modify the floor plan approved under CUP-185-2020 to expand the restaurant into the adjacent tenant space, Unit 109, and to allow the restaurant to continue its operation with the existing ABC Type "47" (On-Sale, General - Eating Place) License.

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 95.
- The crime count for the District is 145.
- Average crime count per district in the City is 91.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 37% above the Citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District No. 887.02.
- ABC Census Reporting District No. 887.02 allows for seven (7) on-sale licenses within the District. Currently, there are twenty five (25) on-sale licenses in the District. The request is to modify the approved floor plan, and is not to upgrade, nor to add a new original on-sale license to the subject location. Therefore, the total number of on-sale licenses in District 887.02 will remain at twenty five (25).

Since the request does not involve the addition of a new ABC license, a finding of public convenience or necessity is not required; however, one is provided below.

FINDING OF PUBLIC CONVENIENCE OR NECESSITY:

Because the proposed establishment is located within a district with a high crime rate and in an area with an over-concentration of ABC licenses, pursuant to Business and Provisions Code Sections 23958 and 23958.4, ABC may not issue a new alcohol license to the applicant unless the Zoning Administrator determines that the public convenience or necessity would be served by issuance of the license.

Although the proposed establishment is located in a high-crime area, a finding for public convenience or necessity is warranted given the potential community benefit through the expansion of the Oc & Lau restaurant. The subject eating establishment has been operating with an ABC on-sale license at this location since 2014. With an exception of increase in the floor area, the restaurant's operation will remain unchanged. Oc & Lau restaurant will continue to provide an assortment of foods normally offered in restaurants, and the kitchen shall be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.) shall be permitted on the premises, unless, approved via the Conditional Use Permit process. Amplified music may be permitted

for ambient purposes only, provided the music will not be audible outside the establishment.

In addition, the use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The request for the modification of the restaurant's floor plan will not result in an overall increase in the number of ABC Licenses in the subject Census Tract. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a State ABC Type "47" License will apply.

FINDINGS AND REASONS:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The subject property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1 (RC1) and is zoned Garden Grove Boulevard Mixed Use 1 (GGMU-1). The intent of the RC1 land use designation is to provide a higher density residential and commercial use. The Policy LU-1.3 of the General Plan encourages a wide variety of retail and commercial services, including restaurants, in appropriate locations. Goal LU-4 encourages developments that are compatible with one another. The subject property, where the Oc & Lau Restaurant is located, is an existing commercial plaza that has several different types of commercial services including restaurants, retail, professional and medical offices, and a beauty salon. The Oc & Lau restaurant has been operating with an on-sale ABC license at the subject location since 2014 under a Conditional Use Permit. At the time, the City deemed the sales of alcohol for on-site consumption compatible with the surrounding uses. In addition, eating establishments with alcohol sales are conditionally permitted in the GGMU1 zone. As the zoning code is the implementing tool of the General Plan, provided that the conditions of approval are complied with, the proposed modification will be consistent with the City's adopted General Plan.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health,

safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as the sale of alcohol will be ancillary to the sale of food. With an exception of increase in floor area of the restaurant to the adjacent tenant space, Oc & Lau will continue to operate as a full service style restaurant with the standard hours of operation that are applied to State ABC Type "47" licensed establishments. Food is required to be served during all hours of operation, and the sale of alcoholic beverages will be incidental to the sale of food, and for on-site consumption only. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The restaurant's expansion results in an increase to the commercial center's required parking by six (6) spaces. In order to meet the increase in parking demand, the applicant proposes to re-stripe the parking lot to create six (6) additional spaces. As a result, the new parking count of the center will be 182 spaces, among which 144 stalls will be standard size, and 38 stalls will be compact size. The site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is served by Garden Grove Boulevard and Brookhurst Street, which are fully developed streets that provide adequate traffic circulation and driveway access to serve the site. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. Conditional Use Permit No. CUP-185-2020 (REV. 2021) does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 (Conditional Use Permits) and 9.16.020.080 (Alcoholic Beverage Sales).
2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following conditions of approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-185-2020 (REV. 2021)

Dated: August 12, 2021

GREG BLODGETT
ZONING ADMINISTRATOR

EXHIBIT "A"

Conditional Use Permit No. CUP-185-2020 (REV. 2021)

10130 Garden Grove Boulevard #109-113

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Tina Nguyen, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this modification of Conditional Use Permit No. CUP-185-2020 (REV. 2021) shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. This modification of Conditional Use Permit only authorizes Oc & Lau restaurant to expand to the adjacent tenant space to increase from 2,500 square feet to 3,500 square feet as identified on the floor plan attached to these Conditions of Approval. The restaurant will continue to operate with an existing Alcoholic Beverage Control Type "47" (On-Sale, General - Eating Place) License. Approval of this Conditional Use Permit No. CUP-185-2020 (REV. 2021) shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community and Economic Development Director.

5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

7. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
8. Hours of operation shall be permitted only between the hours of 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
11. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially

enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
19. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
20. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
21. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community and Economic Development Department

22. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall

contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.

23. At all time when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
24. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
25. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
26. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
27. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
28. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
29. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
30. There shall be no amusement devices permitted on the premises at any time.
31. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
32. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

33. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
34. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
35. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
36. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
37. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
38. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
39. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

Conditional Use Permit No. CUP-185-2020 (REV. 2021)

41. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
42. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
43. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
44. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
45. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
46. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-185-2020 (REV. 2021) shall be kept on the premises at all times.
47. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-185-2020 (REV. 2021) and his/her agreement with all conditions of the approval.
48. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
49. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its

officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-185-2020 (REV. 2021). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-185-2020 (REV. 2021) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
53. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.