

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