

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

April 26, 2012, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Urban Planner
Alana Cheng, Administrative Analyst
Ed Leiva, Police Department
Tom Keller, Fire Department
Mary Medrano, Volunteer Intern
Judy Moore, Recording Secretary

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

LOT LINE ADJUSTMENT NO. LLA-6-08 RESCIND-12

APPLICANT: Santa Grove Self Storage, L.P.

LOCATION: 11284 Westminster Avenue and 14051 Parsons Place

DATE: April 26, 2012

REQUEST: To rescind Lot Line Adjustment No. LLA-6-08, which consolidated the parcels located at 14051 Parsons Place and 11284 Westminster Avenue. The site is in the M-1 (Limited Industrial) zone.

Staff report was read and recommended approval. The Zoning Administrator then asked staff if Parcels A and B would remain separate and include a reciprocal parking agreement. Staff replied yes.

The Zoning Administrator then opened the public hearing and asked the applicant how his business was doing. Mr. Ard Keuilian, the applicant, responded that the business was doing well at sixty percent occupancy; that at seventy percent, the business would begin making money; and that they receive more money monthly than they lose.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-6-08 Rescind-12, pursuant to the facts and reasons contained in Decision No. 1650-12.

CONDITIONAL USE PERMIT NO. CUP-349-12

APPLICANT: Corey Vuu, The Academy of Art Culinaire

LOCATION: 14211 Euclid Street, Suite E

DATE: April 26, 2012

REQUEST: To operate a 1,750 square foot culinary school named The Academy of Art Culinaire. The site is in the Planned Unit Development No. PUD-104-81 zone.

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

Staff stated that per Condition No. 29, any alcohol must be for cooking and not be for sale to patrons; that the alcohol must be kept in the kitchen; and that appliances were to be UL300 compliant.

The Zoning Administrator asked if project was a new school. Mr. Corey Vuu, the applicant, replied yes; that he was an art institute teacher prior, and his background was cooking; that

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he has approximately twenty students interested in enrolling with his goal to be about fifty by December; that the classes would be fun with students learning a new skill set for eventual cooking careers; that his partners have a rich background in cooking French, Asian and Mexican cuisine; and that the school benefit would be to bring about a life discipline for young people.

Staff asked for the number of people who would attend the restaurant portion. The applicant replied twenty-five; that patrons would share interaction with the students during tastings while working as teams; and that the school may be the first Vietnamese American culinary institute in mainstream America.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-349-12, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1651-12.

CONDITIONAL USE PERMIT NO. CUP-350-12

APPLICANT: Harold Nguyen

LOCATION: 9517 Bolsa Avenue, Suite B

DATE: April 26, 2012

REQUEST: To allow a new liquor store, Tri Liquor Store, to operate with a new original Alcoholic Beverage Control Type "21" (Off-Sale, General) License. The site is in the C-1 (Neighborhood Commercial) zone.

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

Staff referred to Condition No. 6 and stated that any employee who would sell alcohol would need to have LEADS training (Licensee Education on Alcohol and Drugs) with a copy of the certificate provided to the Police Department; that per Condition No. 10, any adult merchandise needed to be under the control of the applicant; that per Condition No. 14, administrative citations for up to \$1,000 would be incurred for violations of the conditions of approval; and, that the proper amount of electrical outlets would need to be provided for any additional distributor signage.

The Zoning Administrator asked Mr. Harold Nguyen, the applicant, if he had run a liquor store before. Mr. Nguyen replied that he currently has a store in Westminster; that he would like to open the new store within 30 days; that some employees with LEADS training from the Westminster store would work at the new store; and that there were no complaints pertaining to the Westminster store.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-350-12, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1652-12.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:20 a.m.

Judy Moore
Recording Secretary