

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

May 10, 2012, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Alana Cheng, Administrative Analyst  
Karl Hill, Planning Services Manager  
Ed Leiva, Police Department  
David Barlag, Fire Department  
Sharon Oslund, Recording Secretary

The meeting was called to order at 9:02 a.m. by Susan Emery, Zoning Administrator.

CONDITIONAL USE PERMIT NO. CUP-351-12

APPLICANT: Phong Mai Nguyen

LOCATION: 14291 Euclid St #D108-109

DATE: May 10, 2012

REQUEST: To allow an existing restaurant, Saigon Grill Restaurant, to operate with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The Site is in the Planned Unit Development No. PUD-104-81/86 Rev. 90 Zone.

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

Ed Leiva reiterated conditions that must be adhered to: hours of operation; proof of LEADS training for employees; no live entertainment is permitted; violations of these items could lead to an Administrative Citation of up to \$1000; and, no smoking permitted in building.

The applicant, Ms. Phong Mai Nguyen, stated that she had read and agreed with the Conditions of Approval. Ms. Nguyen was accompanied by Michael Vu.

The Zoning Administrator commented that she and several staff members had eaten at the Saigon Grill Restaurant and had enjoyed the food. The applicant thanked staff for their comments.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-351-12, pursuant to the facts and reasons contained in Decision No. 1653-12.

CONDITIONAL USE PERMIT NO. CUP-352-12

APPLICANT: Mark Nguyen

LOCATION: 10130 Garden Grove Blvd #101 and 103

DATE: May 10, 2012

REQUEST: To allow an existing bakery, Genki Living, to operate as a combined restaurant and bakery with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The proposal also included relocating and expanding the business from Suite 107 at the same address, to corner Suite 101 and 103. The site is in the Planned Unit Development No. PUD-107-08 zone.

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

Ed Leiva reiterated conditions that must be adhered to: hours of operation; proof of LEADs training for employees; no live entertainment is permitted; food must be for sale during entire hours of operation, never liquor alone; violations of these items could lead to an Administrative Citation of up to \$1000; and, no smoking permitted in building.

David Barlag had no comments.

The applicant, Mark Nguyen, was reminded by staff that building permits would need to be obtained for any remodeling being done to the building.

The Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-352-12, pursuant to the facts and reasons contained in Decision No. 1654-12.

The Zoning Administrator asked how business was going and Mr. Nguyen responded that business had picked up, and he felt that the addition of the restaurant and bar would increase business further. The Zoning Administrator asked some questions about the existing bakery, and commented that there was a bakery that had expanded with a restaurant in Santa Ana that applicant might want to check out as it may serve as a good business model.

#### COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:18 a.m.

Sharon Oslund  
Recording Secretary