

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

Meeting Minutes
Thursday, November 10, 2022

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-229-2022

Applicant: Jose Estrada
Location: 12582 Valley View Street
Date: November 10, 2022

Request: Conditional Use Permit approval to allow a new restaurant, Estrada's Café, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License within an existing vacant restaurant tenant space. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-179-06, shall be revoked and become null and void. The site is in the PUD-102-76 (Planned Unit Development) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Ian Brown. One letter of support was submitted by Robbi Maurer.

Action: The Zoning Administrator adopted Decision No. 1832-22 with an amendment to add language (in bold) to Page 4 of the Decision:

Although the subject site is located in an area considered to be in a low-crime district and in an area with an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding 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. **Therefore, the City of Garden Grove hereby**

determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-229-2022.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-231-2022

Applicant: Jiyeon Kim
Location: 9760 Garden Grove Boulevard
Date: November 10, 2022

Request: Conditional Use Permit approval to operate an existing restaurant, Mochinut Chungchun Hotdog, with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Kevin Franklin. One letter of opposition was submitted by Dr. M. Hernandez with concerns for overconcentration of licenses, crime, disturbances, drunkenness, and trash in the area due to alcohol.

Action: The Zoning Administrator adopted Decision No. 1833-22 with an amendment to add language (in bold) to Page 3/4 of the Decision:

Although the subject site is located in an area considered to be in a high-crime district and in an area with an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding 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. **Therefore, the City of Garden Grove hereby determines and approves a Finding of Public**

Zoning Administrator Minutes

***Convenience or Necessity for Conditional Use
Permit No. CUP-231-2022.***

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:12 a.m.

Judith Moore, Recording Secretary