

GARDEN GROVE ZONING ADMINISTRATOR MEETING
City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840
Third Floor Training Room

Regular Meeting Minutes
Friday, October 23, 2015

CALL TO ORDER: 9:02 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-048-2015

Applicant: Salinee Kamoljaratsopha
Location: 12910 Harbor Boulevard
Date: October 23, 2015

Request: Conditional Use Permit approval to operate a new 2,450 square foot restaurant, FASAI Thai Cuisine, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Salinee Kamoljaratsopha (applicant), Kara Wolff (Property Manager)

The Zoning Administrator stated that the Conditional Use Permit would be granted upon the completion of the repair work and that regular property maintenance must be done in accordance to the conditions of approval. In regard to the Alcoholic Beverage Control License, staff reviewed Condition Nos. 9, 10, 14, 16, 19 and 24. If the applicant decides to extend the hours of operation, she must first be a good operator, then come back for the request.

Action: Zoning Administrator adopted Decision No. 1726-15.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-050-2015

Applicant: Thanh Ly
Location: 13135 Brookhurst Street
Date: October 23, 2015

Request: To operate an existing 2,200 square foot restaurant, Happy Days Restaurant, with a new State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Premises) License. The site is in the GGMU-1 (Garden Grove Mixed Use 1) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): Frederick Llano, Jr. and Sonia Llano (Property Owners). One letter of opposition was submitted by the owners.

With the applicant absent and with unresolved matters between the applicant and owner regarding the conditions of approval and maintenance issues, which also may cause the owners to withdraw their letter of authorization, the Zoning Administrator decided to continue the item off-calendar, and to re-notice the item when all parties were available. The Zoning Administrator also suggested that City staff may be able to facilitate a

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meeting of understanding prior to the public hearing, especially to resolve any health and safety issues.

Action: The item was moved off-calendar to a date uncertain until both parties come to an agreement. The item will require re-noticing.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-051-2015

Applicant: Keith Montoya
Location: 10680 Katella Avenue
Date: October 23, 2015

Request: To operate a new 1,000 square foot tattoo parlor, Black Ink Gallery, at 10680 Katella Avenue. The establishment will have two general areas: a retail sales area, barber area, and art gallery area located in the front; and, a tattoo station area located in the rear. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speaker(s): None. One letter of opposition was submitted anonymously.

Action: With the applicant absent, the Zoning Administrator moved the item to the next regular Zoning Administrator Meeting on Thursday, November 12, 2015. The item will not require re-noticing.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:45 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, November 12, 2015 at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judith Moore, Recording Secretary