

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

January 26, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Paul Wernquist, Planner
Dave Barlag, Division Fire Chief
Teresa Pomeroy, Recording Secretary

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

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-179-06

APPLICANT: Coco's Restaurant Inc.

LOCATION: 12582 Valley View Street

REQUEST: To allow an Alcoholic Beverage Control Type "47" (On-Sale General) License for the Coco's Restaurant now operating under an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Bona Fide Eating Place) License. The site is located in Planned Unit Development No. PUD-102-76.

Staff report was reviewed and recommended approval of Conditional Use Permit No. CUP-179-06 with the conditions of approval as listed in Decision No. 1487 and exhibit A.

The Zoning Administrator opened the public hearing and asked if the restaurant had a grease interceptor.

Mr. Rudolph Guzman, representative from the Catalina Restaurant Group, stated that the restaurant does not have a grease interceptor. He noted that the city crews did test with an enzyme that indicated that the restaurant had no sewer issues.

The Zoning Administrator noted that the requirement for a grease interceptor is a water quality issue that is a public works condition of approval. Further, an application for a conditional use permit to either expand the use of an existing restaurant or construction of a new facility initiates the requirement for the installation of a grease interceptor. The Zoning Administrator questioned the applicant whether this would be an issue. Mr. Guzman indicated that it would not. The Zoning Administrator asked the representative if he agreed with the conditions of approval. Mr. Guzman stated yes.

The Zoning Administrator asked if there were any other comments or questions. Division Chief Dave Barlag from the fire department stated that there were no occupancy issues. Ms. Kathy Sorenson, a representative from the Coco's Corporate Office, asked for clarification on the requirement for a grease interceptor. The Zoning Administrator noted that this is a public works water quality requirement that is standard for restaurants.

The Zoning Administrator noted one letter of opposition from Dr. John Hardison and Marilyn Hardison, RN who expressed concern that the property value of their neighborhood would decline as a result of hard liquor served at the restaurant.

The Zoning Administrator noted that the crime count is low in this district, and there has not been a concern about police calls for service at the restaurant. With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-179-06, pursuant to the facts and reasons contained in Decision No. 1487, with a condition to be added to require the grease interceptor to be installed.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:15 a.m.

Teresa Pomeroy
Recording Secretary