

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

May 24, 2012, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Erin Webb, Senior Planner  
Ed Leiva, Police Department  
Tom Keller, Fire Department  
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-354-12

APPLICANT: Minh Phan

LOCATION: 9730 Garden Grove Boulevard

DATE: May 24, 2012

REQUEST: To change the approved type of Alcoholic Beverage Control license from a Type "47" (On-Sale, General, Eating Place) to a Type "41" (On-Sale, Beer and Wine, Eating Place) License at a commercial space previously used as a restaurant. The site is in the GGMU-3 (Garden Grove Mixed Use -3) zone.

Staff report was read and recommended approval.

The Zoning Administrator opened the public hearing and staff asked the applicant, Mr. Minh Phan, to clarify the hours of operation. Mr. Phan stated the hours would be from 3:00 p.m. to 10:00 p.m. Monday through Thursday, and 12:00 p.m. to 10:00 p.m. Friday through Sunday; that per Condition No. 13, he had completed LEADS training for ABC and would submit the certificate to the case planner; and, that other staff who would serve alcohol, would also complete the training.

Police staff pointed out Condition No. 14 and stated that violations of the conditions could result in administrative citations of up to \$1,000, and also, Condition No. 24 for no live entertainment.

Fire staff stated that the applicant must file the appropriate assembly permit for keeping two exits open during business hours and that this requirement would be an added condition. Also, the applicant confirmed that the kitchen hood system would be UL300.

The Zoning Administrator asked if the restaurant would cater to the Korean community. Mr. Phan responded that the restaurant would be the first crab restaurant in the Korean area.

Police staff asked if the 'oyster warning' was mandatory. Mr. David Lau replied yes, as raw oysters could cause serious illness by compromising a weakened immune system with a bacterial infection. He also added that their oyster vendor was reputable and was the first step in avoiding the potential risk.

## Zoning Administrator Minutes

The Zoning Administrator asked Mr. Phan if he had read and agreed with the Conditions of Approval. Mr. Phan replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-354-12, pursuant to the facts and reasons contained in Decision No. 1655-12.

COMMENTS BY THE PUBLIC – None.

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

Judy Moore  
Recording Secretary