

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

Meeting Minutes
Thursday, January 26, 2023

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-232-2023

Applicant: Toby Nguyen
Location: 8762 Garden Grove Boulevard #102
Date: January 26, 2023

Request: Conditional Use Permit approval to operate a new 3,748 square foot preschool/daycare, Dragonfly Academy, for 54 children, aged 2 to 5 years old, along with a 2,025 square foot outdoor playground. Upon approval of the subject request, the Conditional Use permit previously governing the tenant space, CUP-047-2015, which allowed an after-school program, shall be revoked and become null and void. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) 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): Toby Nguyen, Phong Chau, Steven Allen

Action: The Zoning Administrator re-opened the public hearing and continued the item to the Thursday, February 23rd meeting for staff to work with the applicant on a plan to mitigate concerns resulting from playground noise on the east side of the site. The mitigation measures may impact the California Department of Social Services (CDSS) State law waiver the applicant will request for the number of children allowed at the school per the minimum square footage of outdoor activity space required per child. The waiver would be contingent upon Conditional Use Permit approval.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-234-2023

Applicant: Kyunghee Choi Park
Location: 9836 Garden Grove Boulevard
Date: January 26, 2023

Request: Conditional Use Permit approval to operate a new cosmetology vocational trade school in an existing 3,081 square foot commercial tenant space. The school will be limited to a maximum of 36 students

Zoning Administrator Minutes

and three instructors at any one time. 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): Hung Jin Seo

Action: The Zoning Administrator adopted Decision No. 1836-23.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:29 a.m.

Judith Moore, Recording Secretary