

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove City Hall – 3rd Floor Training Room
11222 Acacia Parkway, Garden Grove, CA 92840

Meeting Minutes
Thursday, December 9, 2021

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-213-2021

Applicant: Ivy Trang (A.N. Food World)
Location: 9920 Garden Grove Boulevard
Date: December 9, 2021

Request: To operate a new restaurant, Furai Fried Chicken, with a new original 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): Ivy Trang

Action: The Zoning Administrator adopted Decision No. 1809-21.

PUBLIC HEARING – VARIANCE NO. V-035-2021

Applicant: Cottage Industries, LLC
Location: 11421 Garden Grove Boulevard and 12931 9th Street
Date: December 9, 2021

Request: Variance approval to: (1) allow a 150 square foot addition to an existing building at 12931 9th Street, to encroach into the required 15-foot front and 5-foot side setback areas to accommodate a new trash enclosure area, and (2) allow a 6-foot block wall at 11421 Garden Grove Boulevard, to encroach into the required 15-foot front and 7-foot side street setback areas to secure the proposed community garden. The proposed improvements are integral to the design and operation of the Cottage Industries Farm Block project. The site is in the CC-1 (Civic Center East) 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 15305 – Minor Alterations in Land Use Limitations – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Linda Sadeghi

Action: The Zoning Administrator adopted Decision No. 1810-21.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:17 a.m.

Judith Moore, Recording Secretary