



AGENDA

ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center
11300 Stanford Avenue

Thursday, April 25, 2024

9:00 a.m.

Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall be limited to three (3) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):

a. [CONDITIONAL USE PERMIT NO. CUP-260-2024](#)

APPLICANT: Taqueria De Anda Grill
LOCATION: 12159 Valley View Street

REQUEST: A request for Conditional Use Permit approval to allow a restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and

Wine, Public Eating Place) License. The site is in the Planned Unit Development No. PUD-104-73 (REV. 2018/REV. 2021) 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).

2. COMMENTS BY THE PUBLIC
3. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1a	SITE LOCATION: West side of Valley View Street, between Chapman Avenue and Belgrave Avenue, at 12159 Valley View Street
HEARING DATE: April 25, 2024	GENERAL PLAN: Light Commercial
CASE NO.: Conditional Use Permit No. CUP-260-2024	ZONE: PUD-104-73 (REV. 2018/REV. 2021)
APPLICANT: Taqueria De Anda Grill	CEQA DETERMINATION: Exempt – Section 15301 – Existing Facilities
PROPERTY OWNER: Valley View Cinema Center, LLC	APN: 224-202-17

REQUEST:

The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale, Beer and Wine, Eating Place) License, located at 12159 Valley View Street.

BACKGROUND:

The subject site is approximately 2.1 acres and is currently improved with an existing commercial center, known as the West Grove Center, located at 12159 Valley View Street, west of Valley View Street, between Chapman Avenue and Belgrave Avenue. The subject commercial center is currently occupied by a variety of uses, including a bowling alley, a movie theater, a carwash, and restaurants. Vehicular access to the site is via one (1) shared driveway off of Valley View Street.

The subject site has a General Plan Land Use designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/REV. 2021). The subject site is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties to the north, PUD-104-73 zoned properties to the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties to the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east. Surrounding properties to the west and south include residential uses, and commercial uses, such as retail, restaurants, financial institutions, and a religious facility to the east.

In March 2021, the City of Garden Grove approved a request to redevelop the subject site by repurposing a portion of the bowling alley building with commercial retail and restaurant uses, to include a new anchor tenant, and in-line restaurant tenants.

According to Business Tax records Taqueria De Anda Grill took ownership of the subject tenant space in November 2023. The subject tenant space is approximately 2,121 square feet in size. The applicant obtained a building permit (Permit No. 23-0918) for minor tenant improvements for the subject space in April 2023. Construction of the tenant space to repurpose the space into a restaurant was completed in January 2024. The business also opened in January of 2024.

The applicant is requesting Conditional Use Permit approval to allow a new restaurant, Taqueria De Anda Grill, to operate with a new original State ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

DISCUSSION:

The restaurant tenant space has a gross floor area of approximately 2,121 square feet and will be improved with a cashier counter area, a customer dining area comprised of three (3) booths and twelve (12) tables, a counter that seats eleven (11), a drive thru window prep area, a kitchen and prep area, and two (2) unisex restrooms. Taqueria De Anda Grill will operate as a full-service restaurant specializing in Mexican food. The service of beer and wine is intended to complement meals, and enhance the dine-in experience. Sales of alcohol will be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The restaurant will operate Sunday to Thursday from 08:00 a.m. to 10:00 p.m. and Friday to Saturday from 08:00 a.m. to 12:30 a.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Chief of the Police Department.

The subject property is located in a low-crime district, and in an area with a low-concentration of Alcoholic Beverage Control "on-sale" licenses. A finding for public convenience or necessity is not required for this request since the restaurant is not located in a district with a high-crime rate or in an area with an undue concentration of ABC licenses.

Approval of this Conditional Use Permit will establish conditions of approval to regulate the operation of the restaurant to minimize potential impacts to the community due to the sale of alcohol.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for an ABC Type "41" License will apply.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. In addition, a restaurant with alcohol sales is conditionally permitted in the PUD-104-73 (REV. 2018/REV. 2021) zone and the addition of the ABC license does not involve the intensification or expansion of said use. Provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1851-24, approving Conditional Use Permit No. CUP-260-2024, subject to the recommended Conditions of Approval.



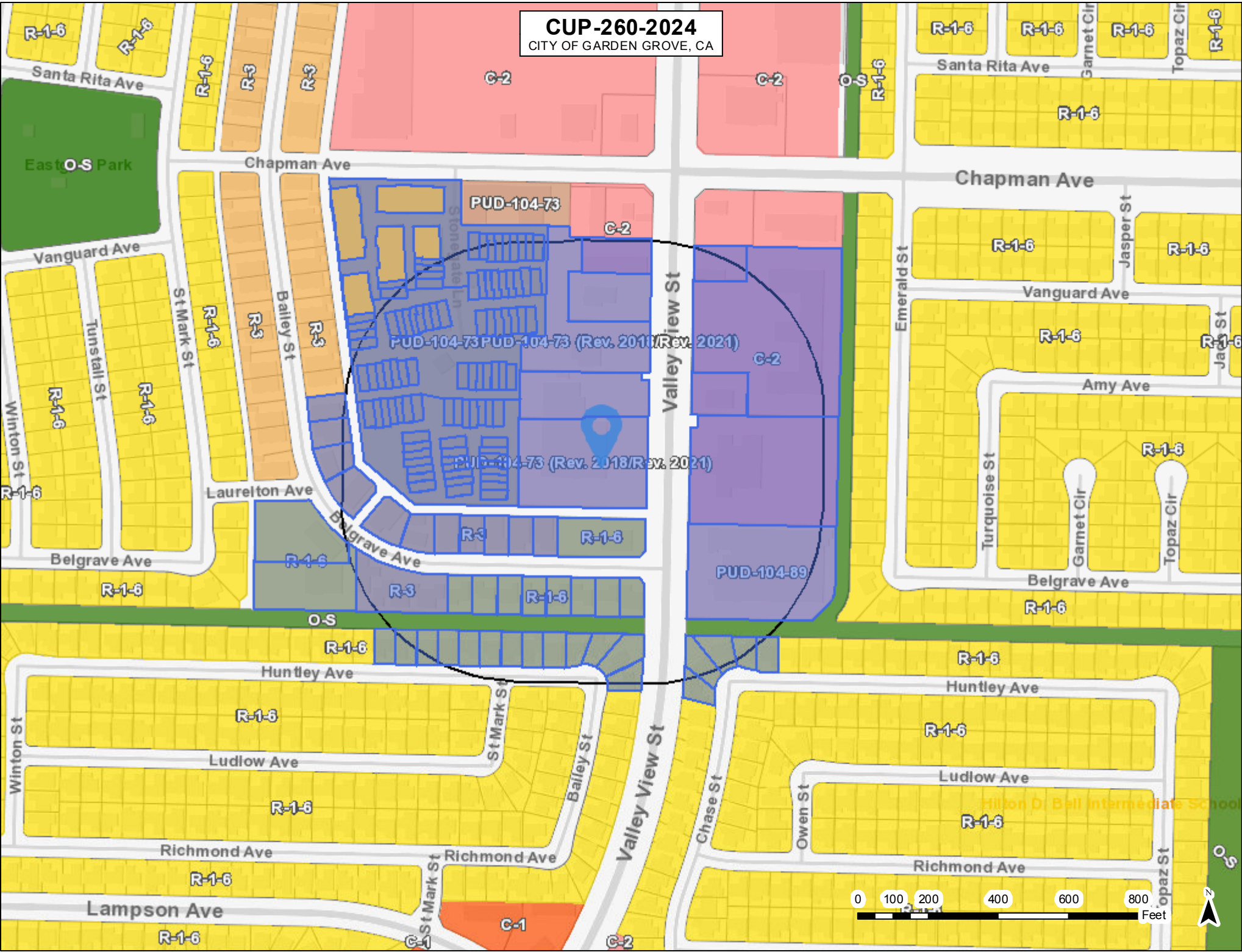
Maria Parra
Planning Services Manager

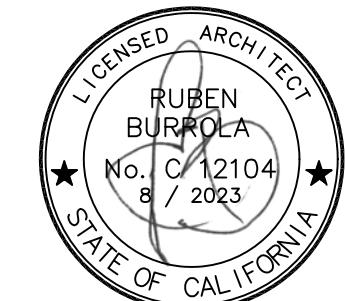


By: Kaneca Pompey
Contract Planner

[Attachment 1: Vicinity Map](#)
[Attachment 2: Plans](#)

CUP-260-2024
CITY OF GARDEN GROVE, CA





Archeion Nevada

17671 Irvine Blvd., Ste. 218
Tustin, CA 90680
Tel. (714) 938-0157
FAX (714) 634-3735

PROJECT NAME:
TAQUERIA DE ANDA
12141 VALLEY VIEW STREET
GARDEN GROVE, CA 92845
OWNER:

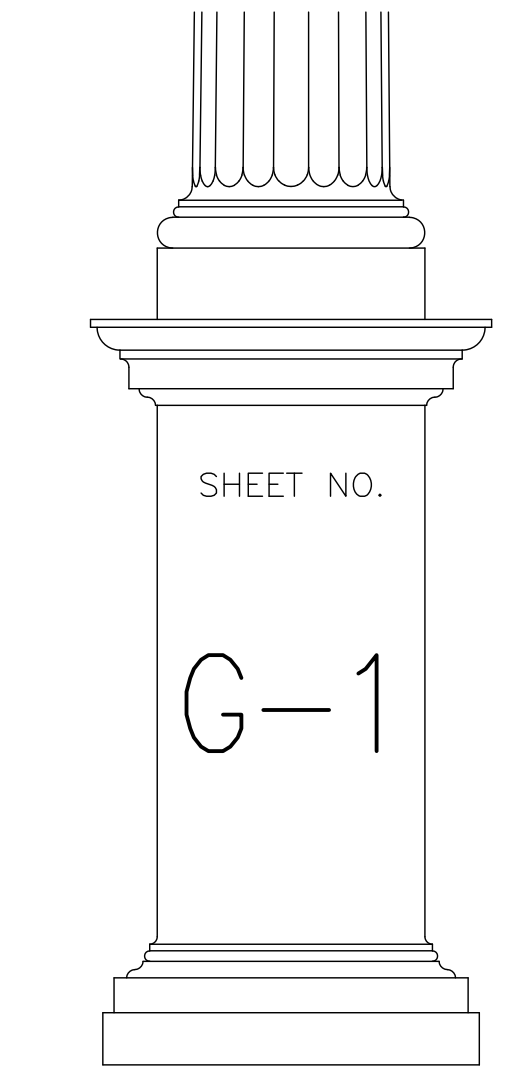
SHEET TITLE:
COVER SHEET
SITE PLAN
ROOF PLAN

REVISIONS:

NO.	DESCRIPTION	DATE
1	PLAN CHECK	10/17/22
2	PLAN CHECK	12/14/22

ARCHEION NEVADA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF ARCHEION NEVADA. THE OWNER AGREES TO HOLD HARMLESS AND INDEMNIFY ARCHEION NEVADA AGAINST ALL DAMAGES, CLAIMS & LOSSES ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE AUTHORIZATION OF ARCHEION NEVADA.

JOB NO. _____
DATE: 8/12/2022
DRAWN:



PARKING DETAILS

NOTE: SURFACE WILL REQUIRE 30" SECTION OF TRUNCATED DOMES AT FLAT TRAVEL SURFACE ADJOINING VEHICULAR TRAFFIC WAY. AS RECD BY CBC 1133B.8.5.

TOP DIAMETER OF 45-47
BOTTOM DIAMETER OF 9-92
(A) ELEVATION (ENLARGED)
CONTRASTING COLOR
(B) PLAN

SEE FOR RAMP
48" LEVEL LANDING
RAMP UP MAX. 8.33%
BLUE PAINTED STRIPES AT LOADING ZONE AND PATH
LEFT ACCESSIBLE SPACE SHALL BE "ANY" ACCESSIBLE SUCH THAT THE # ACCESSIBLE IS LOCATED ON THE PASSENGER SIDE PER CBC SEC. 1129B.3
WHITE PAINTED WORDS "NO PARKING" IN 12" HIGH LETTERS MIN.
EACH ACCESSIBLE PARKING SPACE SHALL HAVE A 3" DIA INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE GEN. NOTES.

7 DETECTABLE WARNING
N.T.S.

6 ACCESSIBLE PARKING STALL
N.T.S.

5 INTERNATIONAL SYMBOL OF ACCESSIBILITY
N.T.S.

4 NEW ACCESSIBLE PATH SIGN
N.T.S.

3 CURB CUT RAMP
N.T.S.

2 ACCESSIBLE PARKING STALL SIGN
N.T.S.

1 ACCESSIBLE ENTRY SIGN
N.T.S.

NOTES:
1. SYMBOL PAINTED HIGHWAY WHITE (2-COATS)
2. BACKGROUND PAINTED BLUE. EGT TO GELCO #15000 IN FLD. SEE SPEC.
3. SYMBOL MEASURES 3'-0" SQUARE

NOTE: SURFACE WILL REQUIRE 30" SECTION OF TRUNCATED DOMES AT FLAT TRAVEL SURFACE ADJOINING VEHICULAR TRAFFIC WAY. AS RECD BY CBC 1133B.8.5.

GROOVED BORDER MUST BE ON THE LEVEL SURFACE AT THE TOP OF THE RAMP.
CROSS SLOPE OF LANDING AREA DOES NOT EXCEED 2% IN ANY DIRECTION.

NOTE: TRUNCATED DOME DETECTABLE WARNING SURFACE IS REQUIRED ON SHARED PORTION OF THE RAMP.

WHERE DOUBLE FACE SIGN OCCURS USE GALVANIZED BOLTS @ 4 CORNERS
BLUE BACKGROUND EQUAL TO COLOR NO. 15000 IN FEDERAL STANDARD 595C
HIGHWAY WHITE SYMBOL & LETTERS
REFLECTORIZED SIGN (REFLECTIVE SHEETING LAMINATED TO 1/8" GAL. GALV. STEEL) BOLTED TO POST

UNAUTHORIZED VEHICLES parked in designated off-street parking areas and placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Toward vehicles may be required at:
• CITY OF GARDEN GROVE POLICE DEPARTMENT
• (714) 741-5704
AS A PERMANENT PART OF THE SIGN.

22" ALUM. PAINTED POST SET IN 24" DEEP x 12" CONCRETE FOOTING.

FIELD VERIFY THAT ALL SIGNAGE EXISTS ON SITE IF NOT USE THE REFERENCED DETAILS TO COMPLY

SITE PLAN

SHOPS
CINEMA
TAQUERIA De ANDA
EXISTING RATED WALL PER PERMIT #21-3971
DRIVE-THRU
CAR WASH
PROPOSED DRIVE-THRU
VALLEY VIEW STREET

SCALE: NONE

PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCF.

DIRECTORY

TENANT:
TAQUERIA De ANDA
300 W. VALENCIA
FULLERTON, CA 92832
CONTACT: JAIME DE ANDA

ARCHITECT:
ARCHEION NEVADA
17671 IRVINE BLVD. #218
TUSTIN, CA 92780
CONTACT: RICK HUNNEL
TEL. # (714) 938-0157

MEP ENGINEERS
JS ENGINEERING, INC.
410 S. SAN GABRIEL BLVD. #8
SAN GABRIEL, CA 91776
CONTACT: JOSEPH ZHANG
(626) 497-0558

VICINITY MAP

T.I. DATA

ADDRESS: 12141 VALLEY VIEW STREET
GARDEN GROVE, CA 92845

APN: 224-202-17

OCCUPANCY: A2

DESCRIPTION OF USE: COMMERCIAL

CONSTRUCTION TYPE: V-B

FIRE SPRINKLERS: YES

NUMBER OF STORIES: 1

FLOOR AREA: 2,121 SF

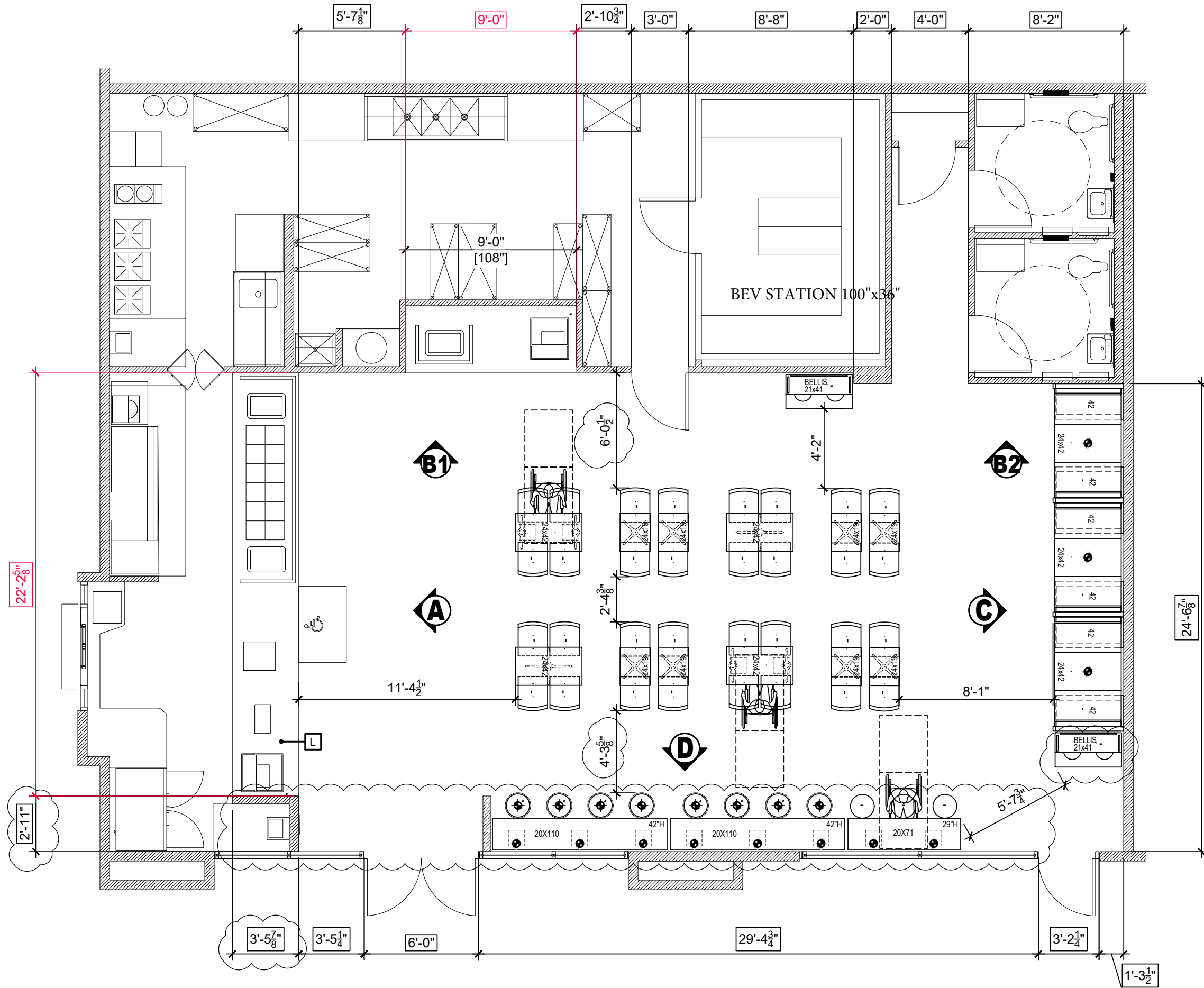
OCCUPANT LOAD:
DINING (A2) SF/15
THUS 1,036/15 = 69-69 OCCUPANTS
COOK/SERVE/PREP (EMPLOYEES) SF/200
THUS 670/200 = 3.35-4 OCCUPANTS
STANDING SF/5
THUS 86/5 = 17.2-18 OCCUPANTS
WALK-IN COOLER FREEZER
143 SF 0 OCCUPANTS
RESTROOMS/HALL
186 SF 0 OCCUPANTS
91 TOTAL OCCUPANTS

SCOPE OF WORK: CONSTRUCTION OF NEW RESTAURANT IN NEWLY BUILT SPACE, NEW NON-BEARING PARTITIONS, NEW CEILINGS, NEW FINISHES, NEW KITCHEN EQUIPMENT AND NEW FURNISHINGS.

DRAWING INDEX

ARCHITECTURAL	MECHANICAL
G-1 COVER SHEET/ SITE PLAN	M-1 HVAC GENERAL NOTES AND LEGENDS
G-2 CAL GREEN NOTES	M-2 FLOOR PLAN
G-3 CAL GREEN NOTES	M-3 HVAC FLOOR AND CEILING PLANS
A-1 FLOOR PLAN	M-4 HOOD
A-2 EQUIPMENT PLAN	M-5 HOOD
A-3 REFLECTIVE CEILING PLAN	M-6 HOOD
A-4 INTERIOR ELEVATIONS & SCHEDULES	M-7 TITLE 24 FORMS
A-5 RESTROOM PLAN AND DETAILS	ELECTRICAL
D-1 DETAILS	E-1 ELECTRICAL GENERAL NOTES, & SCHEDULES
D-2 DETAILS	E-2 ELECTRICAL LIGHTING & POWER PLANS
	E-3 ELECTRICAL ROOF PLAN, PANEL SCHEDULE & SLD
	E-4 ELECTRICAL TITLE 24 FORMS
	PLUMBING
	P-1 PLUMBING GENERAL NOTES AND LEGENDS
	P-2 PLUMBING FLOOR PLANS (HOT AND COLD WATER)
	P-3 PLUMBING FLOOR PLANS (GAS/WASTE AND VENT)

Y:\X-2022\MISCX-MISC44887 (Taqueria De Anda, Garden Grove, CA)\Design\3 Final AX-MISC44887-Final.dwg, 1a, 1/6/2023 2:49:27 PM, kharris



DINING CAPACITY:	55
CREW RM. CAPACITY:	N/A
ADA SEATS REQUIRED:	3
ADA SEATS PROVIDED:	3
ALL BOXED DIMENSIONS ARE TO BE FIELD VERIFIED	
SERVICE COUNTER TO BE AT 34" AFF (INCLUDES TOP) TO MEET ADA REQUIREMENTS	



2650 El Presidio Street
 Long Beach, CA 90810
 T 1 310 667 5600
 F 1 310 604 3827
 www.jbi-interiors.com

REVISIONS

LTR	DATE	BY	CHK'D
A	12-20-22	KH	-

FINALIZED WITH REVISIONS



BUILDING TYPE: -
 STORE NUMBER: -

12141 VALLEY VIEW STREET
 GARDEN GROVE, CALIFORNIA

SEATING LAYOUT PLAN

DATE: 06-22-22

SCALE: 3/16" = 1'-0"

DESIGNER: KH CHK'D:

DRAWING NUMBER PAGE

X-MISC44887 1a

DECISION NO. 1851-24

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-260-2024, FOR A PROPERTY LOCATED AT 12159 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-260-2024, for the property located west of Valley View Street, between Chapman Avenue and Belgrave Avenue, at 12159 Valley View Street, Assessor's Parcel No. 224-202-17.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-260-2024, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Taqueria De Anda Grill, with authorization of the property owner, Valley View Cinema Center, LLC.
2. The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The site is improved with a multi-tenant commercial center, known as the West Grove Center. The proposed tenant will occupy a 2,121 square-foot tenant space within the multi-tenant pad building.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 25, 2024 and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of April 25, 2024; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject site is approximately 2.1 acres and is improved with a multi-tenant commercial center, known as the West Grove Center, located at 12159 Valley View Street, west of Valley View Street, between Chapman Avenue and Belgrave Avenue. The site has a General Plan Land Use designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/ REV. 2021). The subject site is adjacent to PUD-104-73 (REV. 2018/REV. 2021) zoned properties to the north, PUD-104-73 zoned properties to the west, R-3 (Multiple-Family Residential) and R-1 (Single-Family Residential) zoned properties to the south, and C-2 (Community Commercial) zoned properties across Valley View Street to the east. Surrounding properties to the west and south include residential uses, and commercial uses, such as retail, restaurants, financial institutions, and a religious facility to the east.

In March 2021, the City of Garden Grove approved a request to redevelop the subject site by repurposing a portion of the bowling alley building with commercial retail and restaurant uses, including a new anchor tenant and in-line restaurant tenants.

According to Business Tax records Taqueria De Anda Grill took ownership of the subject tenant space in November 2023. The subject tenant space is approximately 2,121 square feet in size. The applicant obtained a building permit (Permit No. 23-0918) for minor tenant improvements for the subject space in April 2023. Construction of the tenant space to repurpose the space into a restaurant was completed in January 2024. The business also opened in January 2024.

Taqueria De Anda Grill will operate as a full-service restaurant specializing in Mexican food. The service of beer and wine is intended to complement meals, and enhance the dine-in experience. Sales of alcohol will be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

The restaurant will operate Sunday to Thursday from 08:00 a.m. to 10:00 p.m. and Friday to Saturday from 08:00 a.m. to 12:30 a.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). In the event problems arise concerning the operation of the business, the hours of operation may be reduced by order of the Chief of the Police Department.

The applicant is requesting Conditional Use Permit approval to allow a new restaurant to operate with a new original State ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit when there is an application for a new original ABC license.

The subject restaurant is located in a low-crime district, and in an area with a low-concentration of Alcoholic Beverage Control (ABC) On-Sale Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 13.
- The crime count for the District is 41.
- Average crime count per district in the City is 70.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 70% below the Citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 1100.01.
- ABC Census Reporting District No. 1100.01 allows for five (5) "on-sale" licenses within the District. Currently, there are two (2) "on-sale" licenses in the District. A Conditional Use Permit for West Grove Pizza, located at 12155 Valley View Street was approved on April 11, 2024 to allow a restaurant to operate with a new original State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License, which will increase the number of licenses in the district to three (3) licenses. Therefore, with the inclusion of this project, the total number of "on-sale" licenses in District 1100.01 will increase to four (4).

A finding for public convenience or necessity is not required for this request since the restaurant is not located in a district with a high-crime rate or in an area with an undue concentration of ABC licenses.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard Conditions of approval for a Type "41" License will apply.

FINDINGS AND REASONS:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The subject site has a General Plan Land Use Designation of Light Commercial, and is zoned PUD-104-73 (REV. 2018/REV. 2021). The Light Commercial designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. Retail sales of alcohol beverages are conditionally permitted in the PUD-104-73 (REV. 2018/REV. 2021) zone. This approval will allow the new restaurant to operate with an ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. Provided that the Conditions of Approval are complied with, the use will be consistent with the General Plan. Additionally, the subject proposal is consistent with the following General Plan Goals, Policies, and Implementation Measures:

Policy LU-1.4 - Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations. The proposed restaurant is located in an area already developed with retail and other commercial services. The addition of alcohol sales to the restaurant will add an additional amenity to the restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community.

Goal LU-4 - The City seeks to develop uses that are compatible with one another. The request is to serve alcohol at a new restaurant. The location of the restaurant is within an existing commercial center, with a variety of commercial uses. Directly adjacent to the subject use are similar restaurant uses. Sales of alcohol uses are compatible with these uses, and other lighter commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use will be compatible with other commercial uses, and will be harmonious with the persons who work and live in the area.

Goal LU-5 - Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community. Restaurant uses, in a variety of different cuisines and services, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of alcohol at a new restaurant, Taqueria De Anda Grill. The service of alcohol is intended to enhance the dining experience at the restaurant. This enhances the community by providing another unique dining opportunity.

Policy LU-6.2 - Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs. The subject request for a Conditional Use Permit to allow the service of alcohol at Taqueria De Anda Grill would add an additional amenity to the new restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community, while also contributing to the mix of retail, personal, and commercial services along a major commercial corridor. The area surrounding the subject restaurant features a wide variety of existing commercial uses, including but not limited to, Valley View Lanes, restaurants, financial institutions, and a religious facility. With the subject request, the proposed use will further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the West Grove Center, and the Valley View Street corridor can become more resilient to any future demands.

Goal ED-2 - The City must attract new businesses, while supporting and assisting those already located within Garden Grove. The proposed Conditional Use Permit is intended to provide additional amenities to the new restaurant. Should the Conditional Use Permit be approved, the City is providing to new businesses all of the resources needed to be successful.

SAF-IMP-2C - Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity. The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant. No concerns were raised by the Police Department regarding the new ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License. The Police Department has reviewed the proposal and is supportive of the Conditional Use Permit request.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed restaurant with alcohol sales will be consistent and compatible with the existing uses in the area. The proposed use complies with the intent of the PUD-104-73 (REV. 2018/REV. 2021) zone, by providing a small-scale restaurant, oriented to the neighborhood level. The proposed restaurant will operate Sunday to Thursday 8:00 a.m. to 10:00 p.m. and Friday to Saturday 8:00 a.m. to 12:30 a.m. These hours are consistent with the City's standard hours of operation for ABC Type "41" restaurant establishments (8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday). The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will not interfere with the use, enjoyment, and peace of the properties located within the vicinity of the subject site.

The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Police Department has reviewed the proposal, and all appropriate conditions of approval have been incorporated. The conditions of approval will seek to ensure public health, safety and welfare.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

All site improvements are existing. No change to the structure is included in

the proposal. The site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located on the west side of Valley View Street, between Chapman Avenue and Belgrave Avenue, which are fully developed streets that provide adequate traffic circulation and driveway access to public parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the approval of a new ABC license for the restaurant, no changes are proposed for the design of the subject restaurant or commercial center. Therefore, the site will continue to adequately be served by all existing public utilities, highways, and streets and it is not anticipated to result in a significant increase in traffic or to cause additional burdens on service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-260-2024.

Dated: April 25, 2024

David Dent
ZONING ADMINISTRATOR

EXHIBIT "A"
Conditional Use Permit No. CUP-260-2024

12159 Valley View Street
(APN: 224-202-17)

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Taqueria De Anda Grill, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. This Conditional Use Permit only authorizes the operation of a 2,121 square foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Eating Place) License as identified and depicted on the plans submitted by the applicant and made part of the record of the April 25, 2024 Zoning Administrator proceedings. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community Development Director.
5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development

Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Police Department

7. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
8. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m. Friday and Saturday. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
11. The sale of alcoholic beverages for consumption off of the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere on the site or within the premises.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
19. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
20. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
21. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community Development Department

22. The establishment shall be operated as a "Bona Fide Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of

- foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
23. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
 24. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
 25. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
 26. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
 27. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
 28. There shall be no amusement devices permitted on the premises at any time.
 29. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
 30. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
 31. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
 32. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.

33. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
34. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
35. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
36. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
37. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
38. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
39. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
40. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

41. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to, and approved by, the Community Development Department, Planning Division. No advertising material shall be placed thereon.
42. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
43. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
44. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
45. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
46. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-260-2024 shall be kept on the premises at all times.
47. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-260-2024 and his/her agreement with all conditions of the approval.
48. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
49. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
50. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its

officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-260-2024. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

51. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-260-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
52. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
53. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.

Orange County Fire Authority

54. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Public Works Environmental Services Division

55. The restaurant shall be operated in accordance with Ordinance No. 6 of the Garden Grove Sanitary District Code of Regulations.

56. The applicant shall install a Grease Control Device per the requirements of the Environmental Services Division, if such a device is not already installed.
57. Trash enclosure areas shall be of appropriate size and number in order to accommodate three (3) separate recycling containers according to the State recycling regulations of Assembly Bill (AB) 939, AB 341, AB 1826, and Senate Bill (SB) 1383.