

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

February 23, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Paul Wernquist, Planner
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-181-06

APPLICANT: Gong & Ro, LLC

LOCATION: 13085 Kerry Street

REQUEST: To allow a 1,612 square foot karaoke studio with the proposed hours of operation from 2:00 p.m. to 4:00 a.m. seven days a week. This location is zoned C-2 (Community Commercial).

Staff report was reviewed and recommended approval of Conditional Use Permit number CUP-181-06, with the deletion of condition number 32 under Exhibit A, as it is addressed in condition number 11.

The Zoning Administrator opened the public hearing, and expressed concern that the studio would be a gathering place for youth. The Zoning Administrator asked the applicant if there would be any objections to placing a condition to prohibit minors without a parent or guardian after curfew hours. The Zoning Administrator also asked whether the applicant would be coming back to apply for a conditional use permit for alcohol sales.

A representative for the applicant, Mr. Young, stated that the studio will be primarily a family attraction, and there would not be an issue with a condition to prohibit minors without a parent or guardian after the curfew. Mr. Young also stated that the applicant would not be applying for a conditional use permit to sell alcohol.

The Zoning Administrator noted that the conditions require that there will be no visual obstructions to the karaoke rooms, that the cameras must be in working order, and that the lighting not have dimmer switches. The Zoning Administrator also noted that periodic inspections of the karaoke studio would be done by the police department to ensure compliance with the conditions.

The Zoning Administrator asked the case planner, Paul Wernquist, to include a condition that minors will not be permitted without a parent or guardian after curfew.

The Zoning Administrator questioned Mr. Young if that was acceptable. Mr. Young stated yes. The Zoning Administrator asked if the applicant has read and agrees with all of the other conditions of approval. Mr. Young stated yes.

The Zoning Administrator noted that there have been neither letters nor phone calls received in favor or in opposition to this request, and that one individual from the public attended the meeting as an observer.

With no further questions or comments, the Zoning Administrator approved Conditional Use Permit number CUP-181-06, pursuant to the facts and reasons contained in Decision number 1488, with the deletion of condition number 32 and a condition to be added to prohibit minors without a parent or guardian after curfew.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Teresa Pomeroy
Recording Secretary