

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 11, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Planner
Chris Chung, Assistant Planner
Sgt. Kevin Boddy, Police
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-243-08

APPLICANT: Craig Arrojo

LOCATION: 11841 Monarch Street

DATE: September 11, 2008

REQUEST: Conditional Use Permit approval to allow motorcycle sales in the Planned Unit Development No. PUD-103-76 (Rev. 92) zone at 11841 Monarch Street.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

The Zoning Administrator questioned the applicant about the company. Mr. Greg Shelwick, representing the applicant, replied they manufacture kits that convert motorcycles into trikes; have a showroom floor for display and occasional sales; and that the showroom is not visible from the street. Mr. Shelwick also stated that he has read and is in agreement with the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-243-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1559.

CONDITIONAL USE PERMIT NO. CUP-244-08

APPLICANT: Southern California Pizza Co., LLC dba Pizza Hut

LOCATION: 9755 Chapman Avenue

DATE: September 11, 2008

REQUEST: Conditional Use Permit approval to allow an existing restaurant, Pizza Hut, to continue to operate with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan – Brookhurst Chapman Commercial) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

The Zoning Administrator asked police staff if there were any particular problems associated with the restaurant. Sergeant Boddy explained that there were eight calls for service this year from the restaurant, but it dealt mainly with transients and juveniles.

The applicant stated he has read and is in agreement with the conditions; requested that the condition regarding installation of satellite dish antennas be waived because of the existing satellite dish on the premises that is not visible to the public. Staff replied that it is a standard condition, and it is not an issue as long as the satellite dish is not visible from the street.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-244-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1560.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:13 a.m.

Nancy J. Ragen
Recording Secretary