

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

October 13, 2005, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Senior Planner  
Teresa Pomeroy, Recording Secretary

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

VARIANCE NO. V-132-05

APPLICANT: Donco & Sons, Inc.

LOCATION: 9972 Westminster Avenue

REQUEST: To allow four canopy signs and to exceed the maximum square footage of 30 square feet at the Exxon Service Station. The site is in the C-1 (Neighborhood Commercial) zone.

Staff reviewed the report and reviewed the plans displayed noting that the canopy sign will not impact adjacent properties. Staff noted there were no phone calls or letters received in opposition or in favor of this request, and recommended approval of Variance No. V-132-05 with the conditions of approval as listed in Decision No. 1477.

The Zoning Administrator asked whether the illumination from the band would create a problem. Mr. Eddie Vidales, representing Donco & Sons, Inc. responded that the illumination is directed downward to the gas pump area and that the lighting around the band has a subtle halo affect.

The Zoning Administrator asked if other cities have allowed this type of illuminated canopy sign. Mr. Dave Fink, also representing Donco & Sons, Inc., stated that the cities of Westminster, Artesia, Orange, and Costa Mesa have allowed the installation of the canopy signs. He noted that the major oil companies are using the canopy signs for identification and signage as pole signs are being replaced due to city ordinances. Mr. Eddie Vidales added that these canopy signs are part of an overall visual upgrade for the Exxon Service Stations.

The Zoning Administrator questioned whether there were any further comments.

Dr. Alicia Doyle of 13855 La Jolla Plaza commented that her home is near the site and she is concerned about large commercial signage and lighting that is on throughout the night. However, she did state that she felt comfortable with the representation of how the canopy sign will look.

The Zoning Administrator asked the representatives from Donco & Sons whether there is a station located in a nearby city that is using the canopy signage so that Dr. Doyle can visit the site. Mr. Fink stated that there is one very similar canopy sign installed at the Exxon station in Costa Mesa on Fairview and Sunflower Street.

The Zoning Administrator asked Mr. Fink to give Dr. Doyle his business card and assured Dr. Doyle that the business operator must abide by the conditions of approval in the Zoning

Administrator Decision. The Zoning Administrator also encouraged Dr. Doyle to contact Karl Hill, Senior Planner, with concerns or issues that may arise with the installation and operation of this site.

With no further comments or questions, the Zoning Administrator approved Variance No. V-132-05 pursuant to the facts and reasons contained in Decision No. 1477.

VARIANCE NO. V-133-05

APPLICANT: Donco & Sons, Inc.

LOCATION: 11962 Brookhurst

REQUEST: To allow three canopy signs and to exceed the maximum square footage of 30 square feet at the Exxon Service Station. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan – Brookhurst Chapman Commercial) zone.

Staff recommended approval of Variance No. V-133-05 with the conditions of approval as listed in Decision No. 1478.

The Zoning Administrator asked whether there have been concerns expressed. Staff stated no.

The Zoning Administrator instructed the representatives, Mr. Eddie Vidales and Mr. Dave Fink, that the request is subject to the conditions of approval and appeal period.

With no further comments or questions, the Zoning Administrator approved Variance No. V-132-05, pursuant to the facts and reasons contained in Decision No. 1478.

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

Teresa Pomeroy  
Recording Secretary