

AGENDA

ZONING ADMINISTRATOR MEETING

City of Garden Grove  
City Hall  
11222 Acacia Parkway  
**Third Floor – Training Room**

April 22, 2010, 9:00 a.m.

1. PUBLIC HEARING ITEM(S):

a. CONDITIONAL USE PERMIT NO. CUP-292-10

APPLICANT: Dong Ho Shin (Gospel Global University)  
LOCATION: 8100 Garden Grove Boulevard  
REQUEST: To add a 'church or religious center' use, in the form of a school, to provide evening vocational training to students seeking professions in theology or the Baptist Church ministry. Under Conditional Use Permit No. CUP-150-05, the property is approved to operate an Adult Day Care facility in two existing buildings. The 1.85-acre property is comprised of two parcels under common ownership and is developed as a cohesive pair of buildings. The site is in the C-2 (Community Commercial) zone.

b. CONDITIONAL USE PERMIT NO. CUP-293-10  
INTERPRETATION OF USE NO. IOU-106-10  
VARIANCE NO. V-186-10

APPLICANT: Hatim Amar & Simon Matta  
LOCATION: 12105 Brookhurst Street, Suite F  
REQUEST: Interpretation of Use to allow Hookah as an accessory use to an existing restaurant, Pita Paradise, subject to Conditional Use Permit and special standards for establishments with Hookah, along with a Variance request to allow the use within one thousand feet of a school. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan/Brookhurst Chapman Commercial) zone.

c. VARIANCE NO. V-185-10

APPLICANT: Ha Nguyen  
LOCATION: 13081 Hope Street and 10152 Emerson Street  
REQUEST: Variance approval to allow an 84 square foot room addition and a 121 square foot patio cover to encroach into the required side and rear yard setbacks, along with a Variance to allow a new bathroom to deviate from the code that requires fifty percent of the bathrooms in a residence to be accessed solely from a common area within the residence. The site is in the R-1 (Single-Family Residential) zone.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT