

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, July 14, 2022

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-225-2022

Applicant: Mark Tornow
Location: 7511 Chapman Avenue
Date: July 14, 2022

Request: Conditional Use Permit approval to operate Cylinder Enterprises, a new automotive towing and vehicle storage yard business. The site is in the M-1 (Industrial) 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) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Mark Tornow, Andy Garcia, Jordan Tornow. Stefan Foels asked for clarification on environmental impact concerns related to waste oil, the need to slurry or pave the parking lot to prevent hazardous materials seeping into the soil, the length of time automobiles are stored, allowing wrecked car storage, and the extent of automobile repair allowed. The applicant responded that the business would be in compliance with any environmental issues. Staff stated that concerns would also be addressed through the building permit process.

Action: The Zoning Administrator adopted Decision No. 1822-22 with the addition of the standard conditions as noted below:

Water Services Division

58. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards, and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have the RPPD device tested once a year thereafter by a certified backflow device tester, and the test results to be submitted to Public Works, Water Services Division. The property owner must open a water account upon installation of the RPPD device.

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59. There is an existing sewer easement along the northerly property line. There shall be no structures or utilities built on, or crossing, the sewer main easement.
60. No permanent structures, trees, or deep-rooted plants shall be placed over the sewer main.

PUBLIC HEARING – VARIANCE NO. V-037-2022

Applicant: Adam Stubendorff
Location: 12262 Topaz Street
Date: July 14, 2022

Request: A Variance request to deviate from the minimum rear yard setback requirement of the R-1 (Single-Family Residential) zone, Municipal Code Section 9.08.040.020A (Residential – General Development Standards), for the construction of a second-story balcony partially within the rear setback. The site is at 12262 Topaz Street (Assessor's Parcel No. 130-601-14). 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) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Adam Stubendorff. One letter of opposition was submitted by Erin Broun, which stated that the applicant should utilize the land parcel in compliance with the Municipal Code to avoid setting a precedent for others to construct residential projects that do not fit the parcel.

Action: The Zoning Administrator adopted Decision No. 1823-22.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:35 a.m.

Judith Moore, Recording Secretary