

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

July 27, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Associate Planner
Judith Moore, 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-188-06

APPLICANT: T-MOBILE

LOCATION: SOUTHEAST CORNER OF MCFADDEN AVENUE AND WARD STREET AT 10522
MCFADDEN AVENUE

DATE: JULY 27, 2006

REQUEST: To allow the construction and operation of a new freestanding cellular communication facility. The antenna structure is proposed to be disguised as a pine tree.

Staff report was reviewed and recommended approval.

The Zoning Administrator opened the public hearing.

The Zoning Administrator asked staff to explain the property deficiencies. Staff stated that the six existing trash bins and enclosures need to be maintained; that only five bins fit into the existing enclosures with the sixth bin located in the parking lot; that the Saigon Supermarket is still operating under the previous occupant's Conditional Use Permit (CUP) and that a trash compactor is required per the CUP; that a trash compactor would reduce the number of trash bins required; that the north side parking spaces need to be re-stripped to define the spaces as the site is deficient in parking.

The applicant, Mr. Joe Thompson, stated that he had read and agreed with the Conditions of Approval with the exception of Condition Nos. 22, 23, and 24 that relate to the current property deficiencies regarding trash bins and trash compactors.

The Zoning Administrator stated that the property owner would benefit from the telecommunication facility by receiving lease revenue; that the property owner should comply with all City laws to receive the economic benefit of a cell tower; and that the Conditional Use Permit is discretionary.

The applicant agreed to the re-stripping of the north side of the parking lot and the addition of a trash compactor, with a six- month review by staff after installation, during which time the cell tower would be under construction.

The Zoning Administrator added that the live palm trees must remain at the height as required in the standard condition.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Conditional Use Permit No. CUP-188-06, with amendments to the Conditions of Approval, pursuant to the facts and reasons contained in Decision No. 1498.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:35 a.m.

Judith Moore
Recording Secretary