

GARDEN GROVE ZONING ADMINISTRATOR MEETING
City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840
Third Floor City Council Conference Room

Regular Meeting Minutes
Thursday, October 23, 2014

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-022-2014

Applicant: Melissa Nguyen and Minh-Thu Nguyen (Cherry Blossom Academy)

Location: 9881 Trask Avenue

Date: October 23, 2014

Request: To establish the operation of a pre-school, Cherry Blossom Academy, for children ages 2 years old to 5 years old; to operate an after-school program for Kindergarten to 8th Grade (tutorial and day care type); and to allow for extended school hours for the overall site. The site is improved with the OCC Christian Assembly Church, which has a main sanctuary, classrooms, administrative offices, parking lot, play area, and related improvements. Previously, a religious school approved under CUP-113-85, operated on the subject site. The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speakers: Min-Thu Nguyen, Melissa Nguyen, Ngoc Tran.

Action: Zoning Administrator adopted Decision No. 1703-14 with amendments.

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-007-2014

Applicant: Tom Le

Location: 11235 Bowles Avenue

Date: October 23, 2014

Request: To reconfigure two (2) lots with Assessor Parcel Numbers 132-232-12 and 132-232-12.01. The applicant proposes to adjust the center property line, which currently sits at a forty-five (45) degree angle and splits both subject properties. As a result of the proposed Lot Line Adjustment, a newly configured "Parcel 1" and "Parcel 2" will be created, per the submitted plans, with a new lot line that splits the two (2) lots at a ninety (90) degree angle. "Parcel 1" will have an area of 9,711 square feet and "Parcel 2" will have an area of 7,202 square feet. The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section 15305 – Minor Alterations in Land Use Limitations.

Action: Public Hearing Held. Speakers: Tom Le, Khuong Vo.

Action: Zoning Administrator adopted Decision No. 1704-14.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-025-2014

Applicant: VinaMex Supermarket, LLC

Location: 12081 Brookhurst Street

Date: October 23, 2014

Request: To operate a new 48,658 square foot supermarket, Garden Grove Supermarket, located at 12081 Brookhurst Street, with a new original State Alcoholic Beverage Control "Type 21" (Off-Sale, General) License. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speakers: Ronny Luong.

Action: Zoning Administrator adopted Decision No. 1705-14 with amendments.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:50 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, November 13, 2014 at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judith Moore, Recording Secretary