

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
City Council Conference Room

December 8, 2005, 9:00 a.m.

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

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

VARIANCE NO. V-134-05

APPLICANT: Donco & Sons Inc.

LOCATION: 13031 Magnolia Street

REQUEST: To allow three canopy signs at approximately 17 square feet in face area each that includes an illuminated accent band. The site is located in the C-2 Community Commercial zone.

Staff report was reviewed and recommended approval of Variance No. V-134-05 with the conditions of approval as listed in Decision No. 1483.

Staff noted that Donco & Sons Inc. had submitted two other variance requests that were the same type of signage request to the Zoning Administrator that were approved in October.

Mr. Eddie Vidales, representing Donco & Sons, Inc. agreed and stated that this is the same design as the previous applications.

With no further comments or questions, the Zoning Administrator approved Variance No. V-134-05, pursuant to the facts and reasons contained in Decision No. 1483.

PLANNED UNIT DEVELOPMENT NO. PUD-107-96 REV. 05

APPLICANT: Signs & Services Co.

LOCATION: 9140 Trask Avenue

REQUEST: To allow a modification to a condition of approval for Planned Unit Development No. PUD-107-96 to install a freeway pole sign as an advertisement for Great Reunions.

Staff report was reviewed and recommended denial of PUD-107-96 Rev. 05 as listed in the findings of Decision No. 1484. Staff noted an amendment to the staff report in the first sentence, paragraph 13 to delete "and will guarantee the business success" and replace with "because it is important for a successful business." Staff noted receipt of a letter of opposition from Julia Araiza, owner of the apartment building located at 9140 Trask Avenue.

The Zoning Administrator clarified that this Planned Unit Development was constructed in 1977, and the four pole signs currently within the PUD predate the 1991 amendment to the code to reduce the number of pole signs that contribute to visual blight. The policy to allow pole signs that can be viewed from the freeway are to be a sign that represents a service to the community, i.e., primarily gas stations.

Ms. Linda Smith, Permit Expeditor for Signs and Services Company, and Michael Silva of Great Reunions provided a copy of the sign design. Mr. Silva expressed that he is not asking for anything that other businesses in the development do not have, and that this sign will greatly improve the ability to attract business.

The Zoning Administrator noted that the design and height of the sign is consistent with the other pre-existing pole signs in the development; however, the type of business is not consistent and that the code would not support a justification for approving a new pole sign as there is nothing unique about this sign that the code would support.

Ms. Virginia Miller, a Garden Grove resident, asked for clarification for the placement of the sign, and expressed concern of having an extremely tall sign visible from her apartment building.

The Zoning Administrator stated that the issue with this sign request is not for the size, but for the use based on the 1991 amendment for freeway pole signs. The Zoning Administrator informed the applicant that there is a 21-day appeal period and that this appeal would be heard by the Planning Commission.

With no further comments or questions, the Zoning Administrator denied Planned Unit Development No. PUD-107-96 Rev. 05, pursuant to the facts and reasons contained in Decision No. 1484.

The meeting was adjourned at 9:25 a.m.

Teresa Pomeroy  
Recording Secretary