

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

April 26, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Sergeant Kevin Boddy, Police Department
Chris Chung, Administrative Intern
Maria Parra, Assistant Planner
Erin Webb, Senior Planner
Paul Wernquist, Planner
Nancy Ragen, Recording Secretary

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

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-199-07

APPLICANT: New Albertsons, Inc.

LOCATION: 9822 Katella Avenue

REQUEST: Conditional Use Permit approval to allow a change of ownership of an existing Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License for an existing supermarket, Albertson's. The site is in the C-2 (Neighborhood Commercial) zone.

Staff report was reviewed and it was noted that the applicant requested Condition No. 16 be modified to allow deliveries to begin at 6:00 a.m. Staff supports this change since there are no residential uses abutting the store.

The Zoning Administrator opened the public hearing.

The applicant asked for clarification and amending on the following conditions: No. 11, display of merchandise; No. 20, screening; No. 21, satellite dish antennas; and No. 33, food grinders. The Zoning Administrator directed staff to work with the applicant on modifying the language on the conditions discussed.

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the comments presented by the applicant, the Zoning Administrator approved CUP-199-07, subject to the modifications of the conditions as discussed in the meeting, and pursuant to the facts and reasons contained in Decision No. 1511.

CONDITIONAL USE PERMIT NO. CUP-200-07

APPLICANT: Mark A. Fortier

LOCATION: 11879 Valley View Street

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Philly's Best, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and the Zoning Administrator asked if the applicant had read and was in agreement with the conditions, and the applicant stated yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-200-07, pursuant to the facts and reasons contained in Decision No. 1512.

CONDITIONAL USE PERMIT NO. CUP-202-07

APPLICANT: T-Mobile

LOCATION: 10581 Garden Grove Boulevard

REQUEST: Conditional Use Permit approval to establish a new 60-foot tall cellular antenna and associated ground mounted facilities. The antenna structure is proposed to be disguised as a palm tree. The site is in the CCSP-BC (Community Center Specific Plan-Business Center) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

The applicant requested clarification on Condition No. 11.f., explaining their plans to post a microwave dish onto the pole below the bottom of the fronds and painted to match the fronds. The Zoning Administrator directed staff to revise Condition No. 11.f.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-202-07, subject to the clarification of Condition No. 11, and pursuant to the facts and reasons contained in Decision No. 1513.

CONDITIONAL USE PERMIT NO. CUP-203-07

APPLICANT: Doug's Downtown Grill

LOCATION: 12900 Main Street

REQUEST: Conditional Use Permit approval to operate a new restaurant, Doug's Downtown Grill, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the CCSP-HR (Main Street Retail Overlay) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

The applicant needed clarification on Condition No. 14, asking if the back of the booth itself cannot be higher than 36 inches. Sergeant Boddy stated that the concern was in regards to enclosed rooms only. The applicant discussed Condition No. 36, wanting to remove the awning from the front entry that will be sealed. Staff replied that Condition No. 36 would be modified to reflect that request.

The Zoning Administrator opened the public hearing. There were four members in the audience who were in favor of this application.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-203-07, subject to the modified Condition No. 36, and pursuant to the facts and reasons contained in Decision No. 1514.

CONDITIONAL USE PERMIT NO. CUP-204-07

APPLICANT: Jimmy T. Huynh

LOCATION: 10082 Chapman Avenue

REQUEST: Conditional Use Permit approval to modify Conditional Use Permit No. CUP-131-04 in order to extend the hours of operation for a restaurant (Hai Lua) with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan-Brookhurst Chapman Commercial) zone.

Staff report was reviewed and staff recommended approval on applicant's request to change the hours of operation to standard hours of operation for full-service restaurants; one letter of opposition was received from Mr. George Lynch and one phone call from another neighbor.

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the applicant's agreement with the conditions approved CUP-204-07, extending the hours of operation for the restaurant, and pursuant to the facts and reasons contained in Decision No. 1515.

LOT LINE ADJUSTMENT NO. LLA-1-07

APPLICANT: GG Homes, LLC

LOCATION: 12841 and 12851 Westlake Street

REQUEST: Lot Line Adjustment to modify an existing lot in order to resolve a situation in which a detached garage currently encroaches into the neighboring property. The site is in the CCSP-CCR 20 (Community Center Specific Plan-Community Center Residential Area 20) zone.

LOT LINE ADJUSTMENT NO. LLA-2-07

APPLICANT: GG Homes, LLC

LOCATION: 10831 and 10851 Acacia Parkway

REQUEST: Lot Line Adjustment to eliminate an existing lot line for the purpose of consolidating two (2) lots into one (1) lot in order to construct a new single-family home. The site is in the CCSP-CCR 20 (Community Center Specific Plan-Community Center Residential Area 20) zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

The Zoning Administrator asked if the applicant agreed with the conditions and whether there were any questions. The applicant stated agreement with the conditions and had no questions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved LLA-1-07 and LLA-2-07, subject to the conditions in the original Director's Review, and pursuant to the facts and reasons contained in Decision No. 1516.

COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen
Recording Secretary