

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

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

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Erin Webb, Senior Planner
Dave Barlag, Division Fire Chief
Teresa Pomeroy, Recording Secretary

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

PUBLIC HEARING ITEMS

VARIANCE NO. V-140-06
APPLICANT: Patrick Sullivan
LOCATION: 12101 Dunklee Lane

REQUEST: To construct a flat-roofed 882 square foot detached accessory structure at the rear of a 14,256 square foot lot. The property is zoned R-1-7 (Single Family Residential).

Staff report was reviewed and recommended approval.

The Zoning Administrator opened the public hearing, and asked the applicant, Mr. Sullivan, whether he was aware that he could not use the accessory structure as a second unit, and whether he read and agrees with the conditions of approval.

Mr. Sullivan answered yes to both questions, and stated that he was going to use the structure to park his motor home, noting that he removed the shower stall from the motor home. He commented that he has been living in the neighborhood for many years, knows his neighbors, and none of them have an issue with this request.

The Zoning Administrator commented that although there is no concern that Mr. Sullivan would use the structure as a second unit, there is a concern, however, that it would be converted illegally at some future point such as when Mr. Sullivan no longer lives on or owns the property.

The Zoning Administrator informed Mr. Sullivan that there is a 21 day appeal period, and he would need to wait until May 19, 2006 before pulling permits to begin building the structure.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Variance No. V-140-06 pursuant to the facts and reasons contained in Decision No. 1493.

LOT LINE ADJUSTMENT NO. LLA-2-03
APPLICANT: Thang Tran
LOCATION: 13341 and 13351 Brookhurst Street

REQUEST: To merge two parcels to create one lot at the northwest corner of Brookhurst Street and Russell Avenue. The property at 13341 Brookhurst Street is zoned C-2 (Community Commercial), and 13351 Brookhurst Street is zoned C-1 (Neighborhood Commercial).

Staff report was reviewed recommending approval.

The Zoning Administrator opened the public hearing, and asked the applicant, Mr. Thang Tran, if the existing improvements would be demolished. Mr. Tran stated no, that he wants to take advantage of this adjustment to create additional parking; however, he indicated that in the future he may want to develop the site.

The Zoning Administrator asked whether he intended to keep the use C-1 (Neighborhood Commercial) zoning. Mr. Tran indicated that he would.

The adjacent property owner in attendance commented that whatever Mr. Tran was going to build in the future, he does not want it to impact his property. In particular, he would not want to have a tall building on that site.

The Zoning Administrator noted that any future development for the site would have to be noticed and heard at the Planning Commission. All property owners affected within a 500-foot radius would be notified of a meeting date. Also, because the property is zoned C-1 and C-2 respectively, a future application for a site plan may include a zone change application in order to have one zoning for the site.

Mr. Tran asked how the two separate addresses would be handled. Staff recommended to Mr. Tran that he stop by the building division permit counter to speak with the supervisor to facilitate the application of one address. Staff also noted to Mr. Tran that the 21-day appeal period would end on May 19, 2006, and the recording would need to be done by June 19, 2006.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Lot Line Adjustment No. LLA-2-03 pursuant to the facts and reasons contained in Decision No. 1492.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:16 a.m.

Teresa Pomeroy
Recording Secretary