

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

June 10, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Assistant Planner
Alana Cheng, Acting Administrative Aide
Dave Barlag, Fire
Ed Leiva, Police
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-294-10

APPLICANT: Clearwire

LOCATION: 8421 Oranewood Avenue

DATE: June 10, 2010

REQUEST: To construct and operate a new 60'-0" tall wireless telecommunication facility disguised as a pine tree (mono-pine) along with related ground-mounted equipment. The site is in the R-1 (Single-Family Residential) zone.

Per staff and the applicant, information has been provided to the surrounding residents regarding property values, privacy, and health and safety issues.

Fire inquired about the battery backup system and the submittal of a Hazardous Materials packet. The Zoning Administrator opened the public hearing.

Ms. Iris Nguyen, 11442 Dale Street, commented she was in opposition to the application. Ms. Nguyen felt there would be a loss to property values and an invasion of privacy with her phone lines.

The applicant explained Clearwire is a wireless internet carrier and does not provide phone service, and research has shown there is no correlation between cell sites and loss of property value.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-294-10, based on the fact this is a land use issue and the applicant's cooperation with the neighbors' concerns, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1603.

SITE PLAN NO. SP-456-10
APPLICANT: Saliem Mohamed Alnaal
LOCATION: 12521 Walnut Avenue
DATE: June 10, 2010

REQUEST: To construct additions and legalize a bathroom expansion for a total of approximately 560 square feet to an existing two-bedroom house. The additions will expand two existing bedrooms and add a second bathroom. The subject site, at 12521 Walnut Avenue, currently has two dwelling units on a 10,560 square foot lot; only the rear unit will have additional floor area. The project will include improved landscaping, parking, and fencing for the overall site. The site is in the CCSP-PR14 (Community Center Specific Plan-Peripheral Residential) zone.

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

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Site Plan No. SP-456-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1606.

COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen
Recording Secretary