

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

August 9, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Assistant Planner
Chris Chung, Administrative Intern
Kevin Ferguson, Administrative Intern
Sergeant Kevin Boddy, Police Department
Dave Barlag, Fire Department
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-209-07

APPLICANT: Monty Jay Hilligoss

LOCATION: 13132 Garden Grove Boulevard

REQUEST: To allow a restaurant to operate with an Alcoholic Beverage Control Type "47" (On-Sale General, Bona Fide Public Eating Place) License. Also proposed, is live entertainment in the form of karaoke and small (up to four piece) bands. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed.

The Zoning Administrator noted one letter of objection from a resident concerning the live band and alcohol around the residential area. The Zoning Administrator referenced to one of the conditions declaring the noise should not be audible outside the building.

The Zoning Administrator opened the public hearing.

Ms. Michelle Hilligoss, representing the applicant, indicated that this is a family-operation type restaurant with a small band or karaoke, catering to families and tourists. The restaurant has some large screen TVs, but it's a solid building with no open windows and no sounds will be emitted from the premises. She accepted the conditions of approval and had no further comments.

With no further comments or questions, the Zoning Administrator closed the public hearing. Based upon the fact the ABC license is being changed from a "48" to a "47"; hours of operation are decreased; and the applicant's agreement with the conditions, approved CUP-209-07, pursuant to the facts and reasons contained in Decision No. 1526.

CONDITIONAL USE PERMIT NO. CUP-210-07

APPLICANT: Sunrise Child Development Center, Inc.

LOCATION: 11832 Euclid Street

REQUEST: To operate a preschool and daycare center, Sunrise Child Development Center, to provide licensed childcare and services to the general public. The site is in the R-1 (Single-Family Residential) zone.

Staff report was reviewed.

The Zoning Administrator introduced a letter from Cherie Letcher who expressed concern regarding the parking location of buses in the church's parking lot.

The Zoning Administrator asked staff if there were any conditions addressing that concern. Staff replied there were no such conditions, but can be incorporated stating buses need to be parked away from the residential neighbors that back up to the parking lot.

The Zoning Administrator opened the public hearing.

Pastor Cheryl Raine, representing the property owner, reviewed the parking location of the buses, indicating that the buses have been moved and are now parked 43 feet away from the property line and 150-200 feet from Bixler.

The Zoning Administrator asked the property owner if they would have any objection to having a condition added whereby the buses must be located in a specific location away from the property line. The applicant stated agreement.

The Zoning Administrator directed staff to add a condition reflecting Pastor Raine's description of the new parking location for the buses; notify Ms. Letcher in writing of the Zoning Administrator's approval of this application, with the additional condition addressing the parking issue; and, if the parties are still not in agreement, to meet with the church and the residents to discuss a plan that will work for everyone involved.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-210-07, subject to the modified condition regarding the location of the buses, and pursuant to the facts and reasons contained in Decision No. 1523.

CONDITIONAL USE PERMIT NO. CUP-211-07

APPLICANT: Yong Nam Pak

LOCATION: 8303-8307 Garden Grove Boulevard

REQUEST: To operate a new restaurant, Koreana BBQ, with an original Alcoholic Beverage Control Type "41" (On-Sale, Public Eating Place) license. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed.

The Zoning Administrator opened the public hearing and inquired whether the applicant has read and is in agreement with the conditions, and if there were any plans for future modifications to this application for karaoke or any other kind of entertainment. Mr. Raymond Cordova, the applicant's representative, replied that they were in agreement with the conditions and had no plans for any modification at this time. Mr. Cordova indicated that at some future date there might be a request for an extension of hours.

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-211-07, pursuant to the facts and reasons contained in Decision No. 1524.

CONDITIONAL USE PERMIT NO. CUP-212-07

APPLICANT: William Lushbaugh

LOCATION: 2062 Business Center Drive ,#100

REQUEST: To operate a fitness and wellness center, Nifty After Fifty, that will offer strength training, physical therapy, and mental fitness programs for seniors, in a 5,100 square foot tenant space. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed, and in response to the Zoning Administrator's question, staff stated that there were no concerns with parking.

The Zoning Administrator opened the public hearing and inquired whether the applicant has read and is in agreement with the conditions. The applicant stated agreement and addressed the parking issue by stating that it's by appointment only; therefore, they have no parking problems.

One person spoke in favor of the application.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-212-07, subject to the modified conditions of approval, and pursuant to the facts and reasons contained in Decision No. 1522.

CONDITIONAL USE PERMIT NO. CUP-213-07

APPLICANT: Weon Sun Yon & John Kim

LOCATION: 8335 Garden Grove Boulevard

REQUEST: To allow a restaurant to operate with on Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine, Bona Fide Public Eating Place) license. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed.

The Zoning Administrator opened the public hearing and inquired whether the applicant has read and agrees with the conditions of approval. The applicant expressed agreement.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-213-07, pursuant to the facts and reasons contained in Decision No. 1525.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:30 a.m.

Nancy J. Ragen
Recording Secretary