

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

August 28, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Planner
Sgt. Kevin Boddy, Police
Mike Bublitz, Fire Marshall
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-240-08

APPLICANT: AT & T Wireless

LOCATION: 12871 Nelson Street

DATE: August 28, 2008

REQUEST: To construct and operate a 55'-0" tall wireless telecommunication facility, disguised as a palm tree (mono-palm), that will utilize the existing AT & T equipment center. The site is in the PUD-103-08 (Planned Unit Development) zone.

A "Letter of Cancellation" from AT&T dated August 21, 2008, was received requesting a full withdrawal of zoning application CUP-240-08.

CONDITIONAL USE PERMIT NO. CUP-241-08

INTERPRETATION OF USE NO. IOU-104-08

APPLICANT: Austin H. Park (Newton International College)

LOCATION: 11751 Monarch Street

DATE: August 28, 2008

REQUEST: To allow a dental laboratory trade school, Newton International College, to operate in conjunction with Newton Dental Laboratory, in a 12,104 square foot building formerly occupied by a sheet metal worker training center. Also, Interpretation Of Use to determine the compatibility between the proposed trade school and the existing zoning classification. The site is in the Planned Unit Development No. PUD-103-76 zone.

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

The Zoning Administrator inquired about the availability of parking spaces. Staff replied that a condition has been included indicating that the number of students have to be in relationship to the number of parking spaces.

The applicant stated that currently most of the students walk or use public transportation; the neighboring streets allow for on-street parking; he can contact the adjacent building owners about sharing their parking spaces; and has read and is in agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-241-08 and Interpretation Of Use No. IOU-104-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1558.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:09 a.m.

Nancy J. Ragen
Recording Secretary