

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 23, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Assistant Planner
Ed Leiva, Police Department
Dave Barlag, Fire Department
Judy Moore, Recording Secretary

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

TENTATIVE PARCEL MAP NO. PM-2010-131

APPLICANT: Yi Dang

LOCATION: 8034 and 8042 Garden Grove Blvd.

DATE: September 23, 2010

REQUEST: To subdivide an existing 2.072-acre parcel, Parcel 2 of Parcel Map No. PM-98-103, into two separate parcels. The divided Parcel 2 will become Parcel Map No. PM-2010-131, which will include Parcel 1 consisting of 45,329 square feet and Parcel 2 consisting of 44,914 square feet. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed and recommended approval with two amendments to the Conditions of Approval Public Works Division stating that the final map needs to be stamped by a licensed surveyor and the reciprocal parking agreement is to be maintained between Parcel 1 and Parcel 2 of PM-2010-131.

The Zoning Administrator opened the public hearing and asked staff to clarify the access easement to Parcel 2. On the map, staff pointed out the location of the existing easement on the westerly edge of the parcel.

The Zoning Administrator asked staff if the parcels met code and could stand alone. Staff replied that the sites could stand alone; that due to the site's design, the reciprocal parking needs to be maintained between the three parcels with access off of Garden Grove Boulevard; and that there would be no access from Beach Boulevard.

The Fire Department stated that Parcel 2 needs to maintain egress; that if security gates were ever installed, the Fire Department requirements would change; and that the modified freeway off ramp is not an access to the site and is under Caltrans jurisdiction, therefore access is limited to Garden Grove Boulevard.

The applicant's representative, Ms. Hua Jin, connected the Zoning Administrator, via phone, to an additional representative, Mr. Hank Jong, the Civil Engineer. The Zoning Administrator asked Mr. Jong if the applicant had read and agreed with the amended Conditions of Approval. Mr. Jong replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Tentative Parcel Map No. PM-2010-131, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1613.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:07 a.m.

Judy Moore
Recording Secretary