

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

October 27, 2005, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Erin Webb, Senior Planner
Paul Wernquist, Planner
Maria Parra, Assistant Planner
Teresa Pomeroy, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-172-05

APPLICANT: Thuy Nga Nguyen Tran

LOCATION: 12172 Brookhurst Street

REQUEST: To allow An's Restaurant to operate under a Type "41" (On-Sale Beer and Wine – Bona Fide Public Eating Place) license. The former Demicelis Italian Restaurant & Deli at this location has been closed for more than 30 days and the Conditional Use Permit renewal is required in order to operate with an Alcoholic Beverage Control license. The restaurant is located in the BCSP – Brookhurst Chapman Specific Plan – BCC Brookhurst Chapman Commercial zone.

Staff report was reviewed and recommended approval of Conditional Use Permit No. CUP-172-05 with the conditions of approval as listed in Decision No. 1479.

Mr. Ken Nguyen, representing the applicant and property owner, addressed the Zoning Administrator. He noted that the property owner bought this site in February and has been waiting for health department clearance. He stated that the restaurant was never closed at the time of purchase.

The Zoning Administrator noted that when there is a person-to-person transfer of an ABC license, a conditional use permit is required.

Mr. Nguyen stated that they do have ABC approval pending the conditional use permit approval from the city; however, the business operators would like to have one year to operate prior to installing a grease interceptor as this is a \$25,000.00 item and is financially burdensome for the business owner.

The Zoning Administrator stated that the grease interceptor is a public works requirement that would have to be discussed with the public works staff. If the business operator were able to obtain a letter from A.J. Holmon, Environmental Services Coordinator, Public Works Department allowing an alternate timeframe for the installation of the grease interceptor, then a modification to the condition could be considered.

With no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-172-05, pursuant to the facts and reasons contained in Decision No. 1479.

CONDITIONAL USE PERMIT NO. CUP-165-05 REVISED 05

APPLICANT: Dennis Vo

LOCATION: 9100 Trask Avenue

REQUEST: To modify the conditions of approval for CUP-165-05 to allow a new restaurant, the Chateau Brodard, to utilize an existing freeway pole sign, and to eliminate the requirement for improvements to the drive approaches. The restaurant is located in the Planned Unit Development No. PUD-107-96 zone.

Staff report was reviewed and recommended approval of Conditional Use Permit No. CUP-165-05 Revised 05 with the conditions of approval as listed in Decision No. 1480.

The Zoning Administrator questioned the applicant, Mr. Vo, whether he had any questions or concerns. Mr. Vo had no questions regarding the request and agreed with the conditions of approval.

With no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-165-05 Revised 05, pursuant to the facts and reasons contained in Decision No. 1480.

CONDITIONAL USE PERMIT NO. CUP-173-05

APPLICANT: T-Mobile USA Inc.

LOCATION: 13812 West Street

REQUEST: To construct a new non-stealth telecommunications antenna supporting structure at the California Lift site. The property is in the M-1 (Limited Industrial) zone.

Staff report was reviewed and recommended approval of Conditional Use Permit No. CUP-173-05 with the conditions of approval as listed in Decision No. 1482. Staff noted that there was expert review that determined the height of the pole would be helpful for providing a greater coverage. Staff noted that the representative for the applicant, who was not in attendance, has accepted the conditions of approval except that there is concern for condition no. 14 that requires a ten-year limit to the length of approval.

As there were no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-173-05, pursuant to the facts and reasons contained in Decision No. 1482.

Mr. Steve Stackhouse, representing T-Mobile, arrived late and addressed the Zoning Administrator. He asked the Zoning Administrator to consider condition no. 14, as T-Mobile is concerned about a ten-year limit when the lease with the property owners is for 30 years. The Zoning Administrator stated that it was considered and that the Conditional Use Permit was approved.

A MODIFICATION TO DR-08-04

APPLICANT: Albert Gharbian

LOCATION: 6961 Chapman Avenue

REQUEST: To allow a time extension for an auto maintenance and smog test shop to continue to operate an additional six months in order to apply for a required Conditional Use Permit.

The Zoning Administrator noted that this request was advertised in error and would be processed as a director review and re-advertised.

The meeting was adjourned at 9:23 a.m.

Teresa Pomeroy
Recording Secretary