

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

April 14, 2005, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Jason Retterer, Assistant City Attorney
Paul Wernquist, Planner
Maria Parra, Assistant Planner
Sergeant Robert Fowler
Teresa Pomeroy, Recording Secretary

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

TENTATIVE PARCEL MAP NO. PM-2004-309
APPLICANT: GARDEN GROVE GATEWAY, LLC
LOCATION: 10842 KATELLA AVENUE

REQUEST: Tentative Parcel Map No. PM-2004-309 is a proposal to subdivide an existing 2.1 acre site into an approximate 1.4 acre parcel and 0.7 acre parcel. The site is in the C-1 (Neighborhood Commercial) zone.

Staff reviewed the report and recommended approval of PM-2004-309 with the conditions of approval as listed in Decision No. 1466.

The Zoning Administrator asked the applicant whether there were any questions and if they agreed with the conditions. The representative for the applicant, Doug Biswinger, stated agreement with the conditions and had no questions.

The Zoning Administrator asked if there were any public comments. Mr. Truman Parker asked whether the Tentative Parcel Map would affect Pep Boys located in the same shopping center. Mr. Biswinger stated that Garden Grove Gateway LLC does not own the property where Pep Boys is located.

With no further comments or questions, the Zoning Administrator approved Tentative Parcel Map No. PM-2004-309 pursuant to the fact and reasons contained in Decision No. 1466.

CONDITIONAL USE PERMIT NO. CUP-159-05
APPLICANT: SERGIO RIVERA AND MARIA VALENZUELA
LOCATION: 9918 KATELLA AVENUE

REQUEST: Conditional Use Permit No. CUP-159-05 is a request to operate an existing restaurant with an ABC Type "41" On-Sale Beer and Wine, Bona Fide Eating Place License. The site is in the C-2 (Community Commercial) zone.

Staff reviewed the report and recommended approval of CUP-159-05 with the conditions of approval as listed in Decision No. 1468.

The Zoning Administrator asked the applicants if they agreed with the conditions and whether they had any questions. The applicants, Sergio Rivera and Maria Valenzuela, stated agreement with the conditions and had no questions.

With no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-159-05 pursuant to the facts and reasons contained in Decision No. 1468.

With no further public comments, the meeting was adjourned at 9:10 a.m.

Teresa Pomeroy
Recording Secretary