

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

June 12, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Erin Webb, Senior Planner
Lee Marino, Senior Planner
Chris Chung, Assistant Planner
Todd Elgin, Police 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-229-08

APPLICANT: Doreen Ann Duran

LOCATION: 12572 Garden Grove Blvd.

DATE: June 12, 2008

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Taqueria Los Aguilar Mexican Food, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone.

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

The applicant stated she is anticipating an increase in business with the approval of this license 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-229-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1548.

CONDITIONAL USE PERMIT NO. CUP-232-08

APPLICANT: T-Mobile USA

LOCATION: 8602 Trask Avenue

DATE: June 12, 2008

REQUEST: Conditional Use Permit approval to construct and operate a 60'-0" tall wireless telecommunication facility disguised as a palm tree (mono-palm), as well as a 576 square foot equipment enclosure. The site is in the R-1 (Single-Family Residential) and O-S (Open Space) zone.

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

The Zoning Administrator indicated the mono-palm tree does not blend in with the existing landscaping on the property and asked if there was another type of mono tree available.

Mr. Tim Miller, the applicant's representative, stated the mono-palm tree was chosen because there are other single palms in the area and it is the best type of design for concealing the antennas; and agreed to the conditions.

The Zoning Administrator directed staff to work with the applicant to design new illustrations whereby the tree (mono-palm or pine tree) would be the least noticeable.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-232-08, with an amendment to the condition that the applicant will work with the Planning Department to come up with the best design tree, whether it's a palm or pine; and subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1549.

CONDITIONAL USE PERMIT NO. CUP-233-08

APPLICANT: H. Bruce Nguyen
LOCATION: 12941 Main Street
DATE: June 12, 2008

REQUEST: Conditional Use Permit approval to operate a new restaurant, Creole Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the CCSP-MX33 & HR (Community Center Specific Plan-Mixed Use, Area 33 & Historic Retail) zone.

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

In reply to the Zoning Administrator's question, the applicant expressed agreement with all of the conditions, the hours of operation, and has no plans to request for a Type "47" license at some future date.

One person spoke in favor of the application.

Staff encouraged the applicant to get all the necessary building permits before continuing with any new work on the site because there has been work done there in the past without benefit of permits.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-233-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1550.

CONDITIONAL USE PERMIT NO. CUP-234-08

APPLICANT: T-Mobile USA
LOCATION: 12432 Ninth Street
DATE: June 12, 2008

REQUEST: Conditional Use Permit approval to construct and operate a 50'-0" tall wireless telecommunication facility disguised as a pine tree (mono-pine), as well as

construct a 407 square foot equipment enclosure. The site is in the R-1 (Single-Family Residential) zone.

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

The owner of the property commented that the construction of this facility would provide needed revenue to the church. Mr. Miller, the applicant's representative, agreed to the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-234-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1552.

MINOR MODIFICATION NO. MM-106-08

(REF. SP-438-08)

APPLICANT: W. Jean Dodds, DVM and Charles Berman, Esq.

LOCATION: 11561 Salinaz Drive

REQUEST: Minor Modification approval to the Conditions of Approval resulting from a change in the construction timeframe for the Hemopet project; from a single-construction job to a Phased Plan consisting of four basic phases with an estimated completion date of 2010. The Phased Plan would allow Hemopet to expedite the move of their operation from a leased site in Garden Grove to a purchased building on Salinaz Drive. The site is in the M-1 (Limited Industrial) zone.

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

The applicant stated agreement with all of the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Minor Modification No. MM-106-08 (REF. SP-438-08), subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1551.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:45 a.m.

Nancy J. Ragen
Recording Secretary