

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

August 25, 2005, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Assistant Planner
Teresa Pomeroy, Recording Secretary

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

VARIANCE NO. V-130-05

APPLICANT: HA LE

LOCATION: 13742 JACKSON STREET

REQUEST: To allow a 700 square foot second unit with an attached 250 square foot one-car garage on a lot improved with an existing single-family home to deviate from the required rear setback. The site is located in the R-1 (Single-Family Residential) zone.

Staff reviewed the report and reviewed the plans displayed noting that this lot size meets the requirement for a second unit; however, in order to meet the setback requirements a variance is needed due to the lot configuration. Staff recommended approval of Variance No. V-130-05 with the conditions of approval as listed in Decision No. 1476.

The Zoning Administrator asked whether there would be a laundry facility for the second unit and if there will be a patio. Mr. Vinh Pham, designer of the project, stated that the laundry facility would be in the garage. There will be a patio area of 30 square feet, which meets the lot coverage requirement. The Zoning Administrator questioned whether the second unit would architecturally match the main dwelling unit. Mr. Pham stated that the main dwelling and second unit would be consistent in appearance. The Zoning Administrator asked whether the applicant has read and agrees with the conditions of approval. Mr. Pham stated yes.

The Zoning Administrator noted that state law mandates that cities not require a conditional use permit for second units in order to encourage more affordable housing. This site, however, requires a variance because of the lot configuration.

Mr. Tony Morris of 13741 Jackson Street lives adjacent to the subject site. He asked about the distance between his property and the proposed garage. Staff stated that it would be approximately six feet. Mr. Morris stated that he does not object to this project and after reviewing the plans, he is confident that it will look good.

Ms. Ha Le provided copies of letters of support from her neighbors.

With no further comments or questions, the Zoning Administrator approved Variance No. V-130-05 pursuant to the facts and reasons contained in Decision No. 1476.

The meeting was adjourned at 9:20 a.m.

Teresa Pomeroy
Recording Secretary