



AGENDA

ZONING ADMINISTRATOR MEETING

City Hall
11222 Acacia Parkway

July 25, 2013

Third Floor – Training Room

9:00 a.m.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Hall Third Floor Training Room at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):

a. CONDITIONAL USE PERMIT NO. CUP-373-13

APPLICANT: Byung Hee Park
LOCATION: 8895-8897 Garden Grove Boulevard

REQUEST: To operate an existing restaurant, Ka Ju Tofu House, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine) License. The site is in the GGMU-3 (Garden Grove Mixed Us-3) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

b. CONDITIONAL USE PERMIT NO. CUP-374-13

APPLICANT: Travis Companies, Inc.
LOCATION: 11852 and 11906 Garden Grove Boulevard

REQUEST: To modify the approved plans for an existing 4,400 square foot restaurant, Los Sanchez Restaurant, located at 11906 Garden Grove Boulevard, approved under Conditional Use Permit No. CUP-153-05. The applicant is requesting CUP approval to allow an off-site parking lot location located at 11852 Garden Grove Boulevard, along with site improvements, to service the existing subject restaurant. The proposed parking lot is 250 feet to the west of the existing restaurant. The sites are in the C-1 (Neighborhood Commercial - 11906 Garden Grove Boulevard) and GGMU2 (Garden Grove Mixed Use 2 - 11852 Garden Grove Boulevard) zones. This project is exempt pursuant to CEQA Section 15311 - Small Parking Lots.

c. LOT LINE ADJUSTMENT NO. LLA-13-13

APPLICANT: Thuan P. Le
LOCATION: 14121 Flower Street

REQUEST: Lot Line Adjustment to eliminate an existing lot line for the purpose of consolidating two (2) lots into one in order to construct a multi-family residential triplex. The site is in the R-3 (Multiple-Family Residential) zone. This project is exempt pursuant to CEQA Section 15305 - Minor Alterations in Land Use Limitations.

- 2. COMMENTS BY THE PUBLIC
- 3. ADJOURNMENT