

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
City Council Conference Room

March 23, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Associate Planner
Dan Candelaria, Civil Engineer
Teresa Pomeroy, Recording Secretary

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

PUBLIC HEARING ITEMS

VARIANCE NO. V-137-06

APPLICANT: Tony Nguyen and Ilene Mai

LOCATION: 13095 Century Boulevard

REQUEST: To construct a 180 square foot enclosed patio that will deviate from the 1,000 square foot open space requirement by reducing the open space area to 820 square feet. The site is zoned CCSP-PR42 (Community Center Specific Plan – Peripheral Residential PR42).

Staff report was reviewed and recommended approval, noting that there was one phone call received from an individual who asked for clarification about the request. There were no other inquiries about the request.

The Zoning Administrator opened the public hearing, and asked the applicant, Ms. Mai, whether she has read and agrees with the conditions of approval.

Ms. Mai stated yes. The Zoning Administrator informed the applicant that there was a 21-day appeal period before any improvements could be done to the property.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Variance No. V-137-06 pursuant to the facts and reasons contained in Decision No. 1490.

CONDITIONAL USE PERMIT NO. CUP-182-06

APPLICANT: Cingular Wireless

LOCATION: 7912 Garden Grove Boulevard

REQUEST: To allow the construction of a 50 foot monopalm, and a waiver to allow the structure to encroach into the required rear setback. The site is zoned C-2 (Community Commercial).

Staff report was reviewed recommending approval, noting that a site visit revealed that the trash enclosure was being used for storage, and the dumpster was near the front of the property.

The Zoning Administrator stated that the property owner must be in compliance with the code.

The Zoning Administrator opened the public hearing. The property owner, Mr. John Ting of Tings Group Investment Corporation, questioned where he would put the dumpster. He indicated that there were issues with the trash truck driving to the back of the property where the enclosure is located.

Staff reviewed the plans for the site and noted that there is room to build a standard trash enclosure near the front property line. Staff also noted that the landscaping is to remain, and that although two parking spaces would be lost, the property would still meet code for parking requirements.

The Zoning Administrator noted the condition requiring that the parking lot be re-stripped, and as the property owner will benefit financially from the lease for the telecommunication facility, this is a good opportunity to improve the property.

Mr. Ting stated that he was not aware that he would have to make these improvements.

The Zoning Administrator stated that this application could be approved as is, and Mr. Ting is under no obligation to proceed on a lease with Cingular. The Zoning Administrator asked Mr. Ting and Mr. Wally Shin, the Cingular representative, whether they have read and agree with the conditions.

Mr. Shin asked where the live palm trees would be planted. The Zoning Administrator stated that the trees could be planted adjacent to the monopalm, noting that planting live trees around cell towers disguised as trees is a standard requirement. Mr. Shin indicated he understood and agreed to comply with the conditions. The Zoning Administrator asked Mr. Shin to work with the case planner, Maria Parra, to determine the placement and height for the live trees.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Conditional Use Permit No. CUP-182-06 pursuant to the facts and reasons contained in Decision No. 1489.

CONDITIONAL USE PERMIT NO. CUP-183-06

APPLICANT: Je Yeoun Jun

LOCATION: 8851 Garden Grove Boulevard, Suite 109-112

REQUEST: To allow the expansion of an existing 1,500 square foot restaurant into an adjacent 3,400 square foot space to create a 4,900 square foot restaurant; and to continue to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine) License. The site is zoned C-2 (Community Commercial).

Staff recommended approval, and the Zoning Administrator noted that the applicant has worked with the planning, engineering, and police department staff to ensure that the project meets code requirements.

The Zoning Administrator opened the public hearing and questioned whether the applicant has read and agrees with the conditions of approval.

Mr. Ernie Pai, representing the applicant, stated he had no questions, and that he met and worked with Dan Candeleria, the city's civil engineering supervisor. He stated that they plan to begin working on the improvements, and will meet all of the city code requirements.

The Zoning Administrator thanked the applicant and staff, noting all of the hard work with this project to ensure compliance with the city's code requirements.

With no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-183-06, pursuant to the facts and reasons contained in Decision No. 1491.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:30 a.m.

Teresa Pomeroy
Recording Secretary