

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

August 14, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Chris Chung, Assistant Planner  
Sgt. Kevin Boddy, Police  
Mike Bublitz, Fire Marshall  
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-238-08

APPLICANT: John & Stella Jun  
LOCATION: 8851 Garden Grove Boulevard, Unit 112  
DATE: August 14, 2008

REQUEST: To operate an existing restaurant, Go Goo Ryeo Restaurant, with an Alcoholic Beverage Control Type "47" (On-Sale General, Bona Fide Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

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

The applicant stated he is applying for a Type "47" license at the request of patrons and to increase his revenue.

In reply to the Zoning Administrator's question, the applicant expressed agreement with all of the conditions and the hours of operation; depending upon business demands, may consider asking to extend or reduce hours of operation in the future.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-238-08, subject to the conditions therein and pursuant to the facts and reasons contained in Decision No. 1555.

VARIANCE NO. V-178-08

APPLICANT: Dave Barre, G.C.  
LOCATION: 6851 Vanguard Avenue  
DATE: August 14, 2008

REQUEST: To deviate from the required 12'-0" minimum driveway width to access a new, conforming, detached three-car garage that is proposed to be constructed to the rear of the existing residence. The site is in the R-1 (Single-Family Residential) zone.

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

The applicant, Mr. Dave Barre, informed the Zoning Administrator that the property owner was unable to attend the hearing because of the death of a family member; he is authorized to speak on her behalf in terms of the agreement of the conditions; and the homeowner has read and is in agreement with the conditions.

Kathaleen Yates, residing next door to the applicant at 6861 Vanguard Avenue, spoke in opposition to this application. She expressed concern with the noise, car exhaust emissions, and the height of the existing block wall. Ms. Yates, as a compromise, wants the existing block wall replaced with a new seven (7) foot block wall, and the cost of the wall be borne entirely by the applicant.

Mr. Barre and Kathaleen Yates were in agreement to replace the entire length of the existing block wall with a new six (6) foot block wall, and the total expense to be paid by the applicant.

The Zoning Administrator directed staff to rewrite the conditions, do an on-site inspection with the applicant and Ms. Yates in attendance.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-178-08, subject to the revised conditions, with the addition of a new block wall, and pursuant to the facts and reasons contained in Decision No. 1556.

COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen  
Recording Secretary