

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

February 10, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Assistant Planner
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-314-11
INTERPRETATION OF USE NO. IOU-106-11
APPLICANT: Yazmin Diaz
LOCATION: 10632 Garden Grove Blvd.
DATE: February 10, 2011

REQUEST: Interpretation of use approval to determine that the use of 'boxing gym' is permitted within the CCSP-DC40 (Community Center Specific Plan-District Commercial, Area 40) zone, with the subsequent approval of a Conditional use Permit to operate a 2,939 square foot 'boxing gym', O.C. Boxing.

Staff report was reviewed and recommended approval.

The Zoning Administrator opened the public hearing and asked the applicant, Ms. Yazmin Diaz, if she had read and agreed with the conditions of approval. Ms. Diaz replied yes and stated that she does not operate other gyms; that the business would be membership based at approximately \$40 per month; that currently, members would be local, however, the membership base could broaden in the future; that members would be both male and female, of all ages, depending on the interest; that she has boxing gym experience; that there are boxing gyms in Santa Ana; that she has not seen problems, such as gangs, in the past; that the lease contract would be negotiated after the meeting; that the others present, Mr. Scott Goff and Mr. Tim Dull, are representatives of the property owners; that she hopes the gym would encourage keeping the younger adolescents off the streets; that boxing is a disciplined sport and is a good workout; and that the gym name may be changed to Garden Grove Boxing.

The Zoning Administrator encouraged that Ms. Diaz also work with the Boys and Girls Club and the Juvenile Justice Center in Garden Grove, which have diversionary programs, however, not necessarily for younger children, but for young adults. The Zoning Administrator also mentioned that the fees may be a challenge in Garden Grove; that the business would be a great use; and that the business should be careful to not attract people who would cause problems.

Ms. Diaz responded that people are usually interested in sports; that the gym would be used for training; and that any fight events would be for registered members only.

Staff added that the project is conditioned to not allow promotional events.

The Zoning Administrator recommended that the applicant read and understand the conditions of approval in that any violations, such as with the hours, or how the business is operated, would be subject to Police Department administration citation fees of up to \$1,000. The Zoning Administrator then asked if the property owner was supportive of the application. The representative replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-314-11 and Interpretation of Use No. IOU-106-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1624-11.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:12 a.m.

Judy Moore
Recording Secretary