

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

May 24, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Paul Wernquist, Planner  
Maria Parra, Assistant Planner  
Sergeant Kevin Boddy, Police Department  
Dave Barlag, Fire Department  
Nancy Ragen, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:05 a.m.

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-206-07

APPLICANT: Jung Ran Lee

LOCATION: 12392 Brookhurst Street

REQUEST: Conditional Use Permit approval to allow a person-to-person transfer of an Alcoholic Beverage Control Type "21" (Off-Sale General) License for an existing liquor store, Pat's Liquor. The site is in the C-1 (Neighborhood Commercial) zone.

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

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the applicant's agreement with the conditions approved CUP-206-07, pursuant to the facts and reasons contained in Decision No. 1518.

VARIANCE NO. V-158-07

APPLICANT: GG Homes, LLC

LOCATION: 12851 Westlake Street

REQUEST: Variance approval to allow a new two-story single-family home to deviate from the 10'-0" side street setback requirement. The site is in the CCSP-CCR-20 (Community Center Specific Plan-Community Center Residential Area 20) zone.

Staff report was reviewed.

Zoning Administrator opened the public hearing and stated that since the applicant is not in attendance, the Zoning Administrator will assume that the applicant is in agreement with all the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the applicant's agreement with the conditions approved Variance V-158-07, pursuant to the facts and reasons contained in Decision No. 1520.

CONDITIONAL USE PERMIT NO. CUP-207-07  
APPLICANT: T-Mobile (Joe Thompson)  
LOCATION: 13072 Fairview Street

REQUEST: Conditional Use Permit approval to establish a new 60-foot tall cellular antenna and associated ground mounted facilities on an existing church (Formosan Church) campus. The antenna structure is proposed to be disguised as a palm tree. The site is in the R-1 (Single-Family Residential) zone.

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

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the applicant's agreement with the conditions approved CUP-207-07, pursuant to the facts and reasons contained in Decision No. 1519.

VARIANCE NO. V-159-07  
APPLICANT: Harbor Plaza, LLC  
LOCATION: 12892-12952 Harbor Boulevard

REQUEST: Variance approval to construct two monument signs that exceed the allowable number of such signs on the site, one will replace an existing monument sign, and one will be new. Also, the Variance will allow two directional signs that exceed the size requirements. The site is in the Harbor Village Plaza, in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone.

Staff report was reviewed; Zoning Administrator asked staff for clarification on the two different sign types and if the Specific Plan allowed this type of signage. Staff stated that the zoning code allows a maximum of two (2) monument signs, but can't exceed that number.

Zoning Administrator opened the public hearing.

With no further comments or questions, the Zoning Administrator closed the public hearing and based upon the applicant's agreement with the conditions approved V-159-07, pursuant to the facts and reasons contained in Decision No. 1521.

#### COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen  
Recording Secretary