

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

August 24, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Maria Parra, Associate Planner
Paul Wernquist, Planner
Sharon Oslund, Recording Secretary

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

PUBLIC HEARING ITEM (S)

1.A. CONDITIONAL USE PERMIT NO. CUP-189-06

APPLICANT: T-Mobile
LOCATION: 10522 McFadden Avenue
DATE: August 24, 2006

REQUEST: To allow construction and operation of a new freestanding cellular communication facility. The antenna structure is proposed to be disguised as a pine tree. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was reviewed and recommended approval.

The Zoning Administrator opened the public hearing.

The Zoning Administrator asked staff to explain property deficiencies. Staff stated that currently, problems with the trash bins still exist. They are not located in approved enclosures and that to facilitate the proposed project, the applicant is required to construct and maintain new enclosures for the trash bins. There were no public letters in favor or against this Conditional Use Permit

The applicant, Mr Paul Gerst, stated that he had read and agreed with the Conditions of Approval.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit CUP-189-06, pursuant to the facts and reasons contained in Decision No. 1499.

1.B. LOT LINE ADJUSTMENT NO. LLA-2-06

APPLICANT: Roman Catholic Bishop of Orange (A Corporation Sole)
LOCATION: 12661 Nelson Street
DATE: August 24, 2006

REQUEST: To create one lot, using a lot line adjustment application, to sell the subject site area, originally approved under Planned Unit Development No. PUD-111-06, Site Plan No. SP-393-06, and Tentative Tract Map No. TT-17022, as one lot to the prospective developer of these approved entitlements, LV Development, and thereby divest the applicant, Saint Columban, of any further interest or involvement in the continued processing of these approved entitlements. The site's zone is a pending rezone approval to Planned Unit Development Residential (PUD-111-06).

Staff report was reviewed and recommended approval. Staff stated that the revision to condition (C) satisfies the City's concern with respect to the access easement required to facilitate right of way.

The Zoning Administrator opened the public hearing.

Ray Toal (Civil Engineer), of Toal Engineering spoke. He stated that he had read and agreed with the Conditions of Approval and stated that the revised condition (C) was agreeable.

The Zoning Administrator thanked all concerned for their patience, closed the public hearing and approved Lot Line Adjustment No. LLA-2-06, with amendments to the Conditions of Approval, pursuant to the facts and reasons contained in Decision No. 1501.

1.C. VARIANCE NO. V-149-06

APPICANT: Jamie Duenas
LOCATION: 11671 WESTMINSTER Avenue
DATE: August 24, 2006

REQUEST: To allow a proposed 6'-0" high block wall to encroach 5'-0" into the required 15'-0" front landscape setback along Westminster Avenue, as measured from the ultimate right-of-way, for a property currently operated by Roger's Grading and Balcaceres & Davalos Towing. The site is in the M-1 (Limited Industrial) zone.

Staff report was reviewed and recommended approval. Staff stated that the revision requested would provide a 10'-0" setback from the ultimate right-of-way, and is consistent with surrounding properties. Applicant would be required to maintain landscaping and irrigation in the set back area. Marria indicated the area on the diagram and stated that it should pose no problem when Westminster is widened.

The Zoning Administrator opened the public hearing.

The applicant, Jamie Duenas, stated that he had read and agreed with the Conditions of Approval. When asked if any of the improvements had been completed to the property, he indicated the all improvements have been completed except those in the area of the requested variance.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-149-06, with amendments to the Conditions of Approval, pursuant to the facts and reasons contained in Decision No. 1500.

COMMENTS BY THE PUBLIC

None.

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

Sharon Oslund
Recording Secretary