

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

October 25, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Chris Chung, Administrative Intern
Nancy Ragen, Recording Secretary

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

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-215-07
APPLICANT: Peninsula Hotel Management
LOCATION: 10022 Garden Grove Blvd.
DATE: October 25, 2007

REQUEST: To modify the approved floor plan in the restaurant and bar, and to allow limited live entertainment in the restaurant area with the entertainment being limited to a maximum of two persons consisting of an instrumentalist and a vocalist. The hotel, bar and restaurant currently operate with an Alcoholic Beverage Control Type "47" (On-Sale General – Eating Place) License. The site is in the PUD-101-87 (Rev. 92) zone.

Staff stated all the concerns mentioned at the previous Zoning Administrator's meeting, dealing with the entertainment portion, has been resolved.

The Zoning Administrator opened the public hearing and asked the applicant if he was in agreement with all the conditions. The applicant stated agreement with all the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-215-07, pursuant to the facts and reasons contained in Decision No. 1529.

CONDITIONAL USE PERMIT NO. CUP-217-07
INTERPRETATION OF USE NO. IOU-103-07
APPLICANT: Beatrix Dozier
LOCATION: 9627 Chapman Avenue
DATE: October 25, 2007

REQUEST: Interpretation of Use approval to determine that the use of an instructional dance studio, in a 12,286 square foot lot, is permitted in the BCSP-BCC (Brookhurst Chapman Specific Plan - Brookhurst Chapman Commercial) zone with the subsequent approval of a Conditional Use Permit.

Staff report was reviewed and indicated a modification on Condition No. 18, extending the hours of operation to 10:30 p.m. on Friday and Saturday.

The Zoning Administrator opened the public hearing and inquired whether the applicant has read and is in agreement with the conditions. The applicant stated that she was not in agreement with some of the conditions and requested that the facility be allowed to stay open Friday and Saturday until 11:00 p.m.

The Zoning Administrator opened the public hearing.

There were three members in the audience expressing support and were in favor of extending the hours of operation to 11:00 p.m. on Friday and Saturday.

Mr. Geoff Reeseland, Hughes Investments, owner and district landlord of the shopping center, requested amending Condition No. 38, the trash pick-up; and clarification on Condition Nos. 14 and 52.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-217-07 and IOU-103-07, subject to the conditions of approval and pursuant to the facts and reasons contained in Decision No. 1531. Condition No. 18 having been modified, the applicant is to meet with the Police Department to work out revised hours on the weekends or at least a period of evaluation; minor modification of Condition No. 38, the trash pick-up will be once a week or until there is a problem with excessive trash and then trash pick-up would be increased; though the conditions remain the same, the applicant is to meet with the Fire Department on Condition No. 14 and Building Services Plan Checker on Condition No. 52.

COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen
Recording Secretary