

GARDEN GROVE ZONING ADMINISTRATOR MEETING
City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840
Third Floor Training Room

Meeting Minutes
Thursday, September 12, 2019

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – SITE PLAN NO. SP-044-2017 (REV. 2019) and VARIANCE NO. V-024-2019

Applicant: SteelCraft Garden Grove, LP
Location: 12900 Euclid Street
Date: September 12, 2019

Request: To modify approved plans under Site Plan No. SP-044-2017, for SteelCraft, to allow: (i) an approved bike rack/locker, located along the Euclid Street frontage, to be converted into a retail tenant space; and (ii) to modify a portion of the approved perimeter fence around the establishment, by extending the fence height to eight feet for security purposes during non-business hours. Also, a request for Variance approvals: (i) to deviate from the front setback requirement to allow the use of a container, which was originally approved as a bike rack/locker, for use as a retail tenant space within a portion of the front setback area along the Euclid Street frontage; and (ii) to deviate from the maximum fence height requirement to allow a portion of the eight-foot high perimeter fence to be located within the front setback area. The site is in the CC-3 (Civic Center Core) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Steve Phillips

Action: The Zoning Administrator adopted Decision No. 1785-19.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-166-2019

Applicant: Nirav Patel
Location: 10582 Garden Grove Boulevard
Date: September 12, 2019

Request: To upgrade from an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License to a Type "21" (Off-Sale, General) License at an existing convenience store, Mega Mart. The site is in the GGMU-3 (Garden Grove Boulevard Mixed Use 3) zone. In conjunction with the request, the Zoning Administrator will also consider a determination

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that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Nirav Patel

Action: The Zoning Administrator adopted Decision No. 1786-19.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:12 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, September 26, 2019, at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judith Moore
Recording Secretary