



AGENDA

ZONING ADMINISTRATOR MEETING

City Hall
11222 Acacia Parkway

Thursday, September 12, 2019
Third Floor – Training Room

9:00 a.m.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Hall Third Floor Training Room at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):

a. SITE PLAN NO. SP-044-2017 (REV. 2019)
VARIANCE NO. V-024-2019

APPLICANT: SteelCraft Garden Grove, LP
LOCATION: 12900 Euclid Street

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.

b. CONDITIONAL USE PERMIT NO. CUP-166-2019

APPLICANT: Nirav Patel

LOCATION: 10582 Garden Grove Boulevard

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

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT