



**GARDEN GROVE**

AGENDA

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ZONING ADMINISTRATOR MEETING

City Hall  
11222 Acacia Parkway

October 23, 2014

Third Floor – City Council Conference 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. CONDITIONAL USE PERMIT NO. CUP-022-2014

APPLICANT: Melissa & Min-Thu Nguyen

LOCATION: 9881 Trask Avenue

REQUEST: To establish the operation of a pre-school, Cherry Blossom Academy, for children ages 2 years old to 5 years old; to operate an after-school program for Kindergarten to 8<sup>th</sup> Grade (tutorial and day care type); and to allow for extended school hours for the overall site. The site is improved with the OCC Christian Assembly Church, which has a main sanctuary, classrooms, administrative offices, parking lot, play area, and related improvements. Previously, a religious school approved under CUP-113-85, operated on the subject site. The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

b. LOT LINE ADJUSTMENT NO. LLA-007-2014

APPLICANT: Tom Le  
LOCATION: 11235 Bowles Avenue

REQUEST: To reconfigure two (2) lots with Assessor Parcel Numbers 132-232-12 and 132-232-12.01. The applicant proposes to adjust the center property line, which currently sits at a forty-five (45) degree angle and splits both subject properties. As a result of the proposed Lot Line Adjustment, a newly configured "Parcel 1" and "Parcel 2" will be created, per the submitted plans, with a new lot line that splits the two (2) lots at a ninety (90) degree angle. "Parcel 1" will have an area of 9,711 square feet and "Parcel 2" will have an area of 7,202 square feet. The site is in the R-1 (Single-Family Residential) zone. The project is exempt pursuant to CEQA Section 15305 - Minor Alterations in Land Use Limitations.

c. CONDITIONAL USE PERMIT NO. CUP-025-2014

APPLICANT: VinaMex Supermarket, LLC  
LOCATION: 12081 Brookhurst Street

REQUEST: To operate a new 48,658 square foot supermarket, Garden Grove Supermarket, located at 12081 Brookhurst Street, with a new original State Alcoholic Beverage Control "Type 21" (Off-Sale, General) License. The site is in the NMU (Neighborhood Mixed Use) zone. The project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT