

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

February 28, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Lee Marino, Senior Planner
Paul Wernquist, Urban Planner
Chris Ferguson, Assistant Planner
Kevin Ferguson, Administrative Intern
Dave Barlag, Fire
Sergeant Kevin Boddy, Police
Nancy Ragen, Recording Secretary

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

PUBLIC HEARING ITEM

VARIANCE NO. V-172-08

APPLICANT: Eric Roque

LOCATION: 11652 Candy Lane

DATE: February 28, 2008

REQUEST: To allow a room addition to encroach into the required rear and side street setbacks. The site is in the R-1 (Single-Family Residential) zone.

Staff report was reviewed.

In response to the Zoning Administrator, staff stated that there was no other way to expand the structure without requiring a variance; and there are a number of homes in the city that sit diagonally across the property.

The Zoning Administrator opened the public hearing and asked the applicant if he wanted to speak on behalf of his project.

The applicant stated that he needed to extend his property for his family's needs.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-172-08, based on the fact that there is justification for the variance in order to expand the property, and pursuant to the facts and reasons contained in Decision No. 1535.

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-222-08

APPLICANT: Newage Garden Grove, LLC

LOCATION: 12221 Harbor Boulevard

DATE: February 28, 2008

REQUEST: To allow a hotel to operate with Alcoholic Beverage Control Licenses that will allow the sale and service of alcoholic beverages in the restaurant, bar, meeting/ballrooms, and in-room service via room service and/or mini bars. The types of licenses include "47" (On-Sale General-Bona Fide Public Eating Place); "48" (On-Sale General); "66" (Controlled Access Cabinet); and "68" (Portable Bar License). The site is in the Planned Unit Development No. PUD-141-01 zone.

Staff report was reviewed.

The Zoning Administrator questioned Sergeant Boddy regarding any concerns of potential crimes or other issues, since this is considered a high crime area and currently has a number of ABC licenses.

Sergeant Boddy indicated that the majority of licenses are in the entertainment district and are confined to the hotels. There are not a lot of calls for service related to the entertainment district or to the licenses itself in the restaurants, and he does not anticipate additional crime problems by approving these licenses.

The Zoning Administrator opened the public hearing.

Mr. Art Rodriguez, representing the applicant, commented that they have also filed an application with the Department of Alcoholic Beverage Control. All the residents within 500 feet of the premises have been notified and there were no protests, no cause of concern or opposition to the application.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-222-08, based upon the conditions imposed on the CUP, and pursuant to the facts and reasons contained in Decision No. 1536.

PUBLIC HEARING ITEM

LOT LINE ADJUSTMENT NO. LLA-5-08

APPLICANT: Millbrae Square III, LLC

LOCATION: 12007 Harbor Boulevard

DATE: February 28, 2008

REQUEST: To adjust the southerly property line at 12007 Harbor Boulevard by moving the property line south to address the issue of the existing building, Red Robin, that lies over the property line. Also, to adjust a portion of the northerly property line of the Existing Parcel No. 4 (APN 231-481-19), by moving the property line east to better facilitate adjacent utilities. The site is in the Planned Unit Development No. PUD-122-98 zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

Mr. Michael Simon, representing the applicant, informed staff that they want the encroachment of the building corrected and it would be beneficial to the development to adjust the lot lines.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-5-08, subject to any appeals to the Planning Commission, and pursuant to the facts and reasons contained in Decision No. 1539.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:15 a.m.

Nancy J. Ragen
Recording Secretary