

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

March 13, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Paul Wernquist, Urban Planner  
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

CONDITIONAL USE PERMIT NO. CUP-223-08

APPLICANT: Rakesh Arvind Patel

LOCATION: 12542 Chapman Avenue

DATE: March 13, 2008

REQUEST: To allow an existing convenience store, Rocky's Market, to change the type of Alcoholic Beverage Control License from a Type "20" (Off-Sale Beer and Wine) to a Type "21" (Off-Sale General). The site is in the HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial "B") zone.

Staff report was reviewed and in reply to the Zoning Administrator's inquiries, Sgt. Boddy stated that, including this convenience store, there are now three "Type 21" and one "Type 20" licenses in this high-crime district; a lot of crimes are related to Harbor Boulevard and the surrounding neighborhoods; to date there have not been any issues regarding selling alcohol to minors with the new ownership; and Police is in agreement with the modifications and would support the upgrade.

The Zoning Administrator opened the public hearing and asked the applicant for any comments.

Sherry Olson, representing the applicant, commented on the installation of security cameras and the enforcement of their strict policy in checking the identification of any patron who appears to be under the age of 30. The applicant also has implemented an in-house alcohol awareness program through a LEAD training program with the state, and all employees are required to go through this training. Ms. Olson expressed their willingness to work with the PD and the city to mitigate any concerns.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-223-08, based on the conditions of approval identified in the staff report and pursuant to the facts and reasons contained in Decision No. 1537.

PUBLIC HEARING ITEM  
VARIANCE NO. V-173-08  
APPLICANT: Willis Le  
LOCATION: 12402 Janet Circle  
DATE: March 13, 2008

REQUEST: To allow the construction of a detached accessory building in the side and rear yard setbacks for a property located in the R-1 (Single-Family Residential) zone.

Staff report was reviewed and staff introduced a written communication from a property owner in the neighborhood recommending that the city not approve this request suggesting the property is overbuilt. The Zoning Administrator indicated that this property is not overbuilt because it meets the lot coverage requirements.

The Zoning Administrator asked the applicant about the structure. The applicant commented that he plans to remove the patio cover, the A/C unit, and turn the building back into a storage area.

The Zoning Administrator opened the public hearing.

Ms. Betty Wong, 1241 Lambert Circle, stated she and the applicant share a back brick wall and was attending the hearing to make certain that the structure meets all the ordinance codes. The Zoning Administrator recommended that after the public hearing Ms. Wong visit the Planning counter for more specific information.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-173-08 subject to the conditions, and pursuant to the facts and reasons contained in Decision No. 1538.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Nancy J. Ragen  
Recording Secretary