

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

April 8, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Lee Marino, Sr. Planner  
Maria Parra, Planner  
Chris Chung, Assistant Planner  
Alana Cheng, Acting Administrative Aide  
Mike Austin, Building Inspector Supervisor  
Ed Leiva, Police  
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-291-10

APPLICANT: 7-Eleven, Inc.

LOCATION: 11011 Brookhurst Street

DATE: April 8, 2010

REQUEST: To operate an approximately 2,411 square foot mini-market, 7-Eleven, with an Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

Staff report was reviewed. Police reminded the applicant the necessity of LEAD or an ABC approved "RBS" training for anyone selling alcohol. The Zoning Administrator opened the public hearing.

The Zoning Administrator questioned the need for the installation of a grease receptor. Ms. Sherry Olson, the applicant's representative, explained the new stores have expanded their services to include hot food and a whole fresh food program.

In response to Police, Ms. Olson stated the store has a system in place whereby it can detect fraudulent IDs, as well as stop the sale of any aged-restricted item.

Ms. Olson indicated to the Zoning Administrator that she has not read the conditions listed in the CUP, but the applicant will make sure that they are in compliance with all the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-291-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1597.

CONDITIONAL USE PERMIT NO. CUP-286-10

APPLICANT: Howard Kea  
LOCATION: 8251 Garden Grove Blvd.  
DATE: April 8, 2010

REQUEST: To expand the usable floor area of the Imperial Health Spa from 12,498 to 16,089 square feet. The proposed expansion and interior modifications include creating a separate entry into the men's and women's spa areas; reconfiguring the existing acupuncture rooms and creating a common heated floor rest/snack area; legalizing non-permitted sauna rooms in the women's spa area; and constructing new sauna rooms, a cardio room, an oxygen room, a lounge area, and heated floor rest area in the men's spa area. The site is in the C-2 (Community Commercial) zone.

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

Police informed the applicant's representative, Mr. Raymond Cordova, the business has to obtain an operator's permit and separate technician permits for those administering massages. Mr. Cordova stated they have already acquired the necessary permits.

Police reviewed Condition No. 12, the need for visibility into the rooms. Mr. Cordova commented the glass doors and windows have glass etching on the side, but you can still see clearly into the rooms. Staff stated it is requiring a sample of the glass for approval before installation.

Building Division staff addressed building and abatement issues; namely, Condition Nos. 13 and 14. In response to the Zoning Administrator's question, Mr. Cordova commented that they would be able to comply with both of these conditions listed in the CUP.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-286-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1598.

LOT LINE ADJUSTMENT NO. LLA-9-10

APPLICANT: City of Garden Grove  
LOCATION: Just north of the corner of Ferris Lane and Loreleen Street  
DATE: April 8, 2010

REQUEST: To reconfigure two lots having Assessor's Parcel Numbers 132-424-14 and 132-424-15. The applicant proposes to adjust the easterly property line of Lot 15 by moving the property line east. As a result of the lot line adjustment, a new Parcel "A" and Parcel "B" will be created. The site is in the R-1 (Single-Family Residential) zone.

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

Mr. John Hughes, property owner of 11762 Loreleen Street, replied to the Zoning Administrator's inquiry that he was in complete agreement with the application.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-9-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1600.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:36 a.m.

Nancy J. Ragen  
Recording Secretary