

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

April 22, 2010, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Erin Webb, Sr. Planner
Lee Marino, Sr. Planner
Maria Parra, Planner
Alana Cheng, Acting Administrative Aide
Mike Bublitz, Fire
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-292-10
APPLICANT: Dong Ho Shin (Gospel Global University)
LOCATION: 8100 Garden Grove Boulevard
DATE: April 22, 2010

REQUEST: To add a 'church or religious center' use, in the form of a school, to provide evening vocational training to students seeking professions in theology or the Baptist Church ministry. Under Conditional Use Permit No. CUP-150-05, the property is approved to operate an Adult Day Care facility in two existing buildings. The 1.85-acre property is comprised of two parcels under common ownership and is developed as a cohesive pair of buildings. The site is in the C-2 (Community Commercial) zone.

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

Myung Chung, architect, commented the applicant will comply with the conditions regarding landscaping, new striping and making it handicap available. In answer to the Fire Marshall's questions, the architect stated that there is limited cooking, gas is capped, the building has sprinklers, and the Fire Department has been out to check lighting and exits.

Staff informed the applicant a Change of Occupancy needs to be submitted through the Fire Department so Fire will get a chance to review the occupancy load.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-292-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1601.

CONDITIONAL USE PERMIT NO. CUP-293-10
INTERPRETATION OF USE NO. IOU-106-10
VARIANCE NO. V-186-10
APPLICANT: Hatim Amar & Simon Matta
LOCATION: 12105 Brookhurst Street, Suite F
DATE: April 22, 2010

REQUEST: Interpretation of Use to allow Hookah as an accessory use to an existing restaurant, Pita Paradise, subject to Conditional Use Permit and special standards for establishments with Hookah, along with a Variance request to allow the use within one thousand feet of a school. The site is in the BCSP-BCC (Brookhurst Chapman Specific Plan/Brookhurst Chapman Commercial) zone.

Staff report was reviewed and staff recommended the removal of Condition Nos. 16 and 18 since they are not relevant to the subject application.

Police reviewed Conditions Nos. 12, 14 and 19.

In reply to the Fire Marshall's questions, the applicant stated they have an extinguishing system, a UL 300 hood system, a grease laden vapor system, and the occupancy load has been posted.

The Zoning Administrator opened the public hearing.

Mr. George Tindall, representing the applicant, stated the owners support the staff report and agree to the conditions of approval with the understanding that they will come back regarding the hours of operation, primarily on Friday, Saturday and Sunday.

In reply to the Zoning Administrator, the applicant stated it is a full service kitchen and the majority of sales will be food and the hookah an addition.

The Planning Services Manager recommended the inclusion and modification of Condition No. 16 due to the fact CUPs are associated with ABC licenses. The applicant stated he has no desire to serve alcohol and was in agreement with the recommendation.

Police requested adding one condition whereby the Police Chief can modify the hours of operation if problems should occur. The Zoning Administrator explained it is a standard condition, and this recommendation can be addressed at the next CUP in the event the applicant requests an extension of hours.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-293-10, Interpretation of Use No. IOU-106-10, Variance No. V-186-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1602.

VARIANCE NO. V-185-10

APPLICANT: Ha Nguyen

LOCATION: 13081 Hope Street and 10152 Emerson Street

DATE: April 22, 2010

REQUEST: Variance approval to allow an 84 square foot room addition and a 121 square foot patio cover to encroach into the required side and rear yard setbacks, along with a Variance to allow a new bathroom to deviate from the code that requires fifty percent of the bathrooms in a residence to be accessed solely from a common area within the residence. The site is in the R-1 (Single-Family Residential) zone.

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

The applicant, Mr. Ha Nguyen, replied to the Zoning Administrator's inquiry that he has read and is in agreement with the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-185-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1599.

COMMENTS BY THE PUBLIC

None.

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

Nancy J. Ragen
Recording Secretary