

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

April 24, 2008, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Services Manager  
Paul Wernquist, Urban Planner  
Chris Chung, Assistant Planner  
Sgt. Kevin Boddy, Police Department  
Mike Bublitz, Fire Department  
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-224-08

APPLICANT: Royal Street Communications

LOCATION: 12301 Magnolia Street

DATE: April 24, 2008

REQUEST: A request for Conditional Use Permit approval to allow a new 60-foot tall, freestanding cellular antenna structure and associated equipment to be located on a church property, with the antenna structure proposed to be disguised as a pine tree. The site is at 12301 Magnolia Street in the R-1 (Single-Family Residential) zone.

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

The applicant's representative, Mr. John Koos, requested amending Condition No. 14 so that the applicant would not be limited to a specific type and height of a tree. Staff replied the use of a different type of tree that qualifies would be allowed, using the 36-inch box requirement. The Zoning Administrator commented that the wording of the existing condition is giving the applicant flexibility.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-224-08 subject to the conditions provided in the resolution, and pursuant to the facts and reasons contained in Decision No. 1541.

PUBLIC HEARING ITEM

VARIANCE NO. V-176-08

APPLICANT: Alan Matthews

LOCATION: 12502 Woodland Lane

DATE: April 24, 2008

REQUEST: A request for Variance approval to allow a 540 square foot workshop addition to the existing detached garage to encroach into the side yard setback, and to allow the

combined floor area of the detached accessory structure to exceed the 1,000 square foot maximum requirement. 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 stated agreement with the conditions. Two members in the audience and one letter received from a next-door neighbor expressed full support of the application.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-176-08 subject to the conditions contained therein, and pursuant to the facts and reasons contained in Decision No. 1543.

#### PUBLIC HEARING ITEM

VARIANCE NO. V-177-08

APPLICANT: Meredith Garden Grove I, Inc. (Charles P. Wingard, CFO)

LOCATION: 10120 Garden Grove Boulevard

DATE: April 24, 2008

REQUEST: A request for Variance approval to deviate from the required number of parking spaces for a commercial development approved under Site Plan No. SP-329-03. Per the Zoning Code, the Variance would increase the previously approved 20 percent reduction in parking spaces (required: 216, provided: 174) to a 30 percent reduction in parking spaces (required: 250, provided: 174), resulting in an overall deficiency of 76 parking spaces. The site is in the Planned Unit Development No. PUD-107-05 zone.

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

The applicant commented that there is an interest in this particular area for a restaurant use, mentioning two possible tenants, and does not foresee any issues with the ABC license.

The Zoning Administrator expressed a concern that by allowing the additional restaurant space there could be an increased demand for alcohol licenses. Sgt. Boddy replied that this is a high crime count tract and the Police Department does have concerns about adding additional ABC licenses to the area.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-177-08 subject to the conditions contained therein, and pursuant to the facts and reasons contained in Decision No. 1544.

#### COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:25 a.m.

Nancy J. Ragen  
Recording Secretary