

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

April 25, 2013, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Lee Marino, Senior Planner  
Maria Parra, Urban Planner  
Ed Leiva, Police Department  
Judy Moore, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 8:56 a.m.

CONDITIONAL USE PERMIT NO. CUP-368-13  
VARIANCE NO. V-199-13  
APPLICANT: Joe Schnablegger  
LOCATION: 13732-13752 Harbor Boulevard  
DATE: April 25, 2013

REQUEST: Conditional Use Permit to operate an auto dealership on a 42,388 square foot lot improved with a 10,337 square foot building that is currently used as a retail tire shop. Also, a Variance to allow the auto dealership to deviate from the code that requires a 10'-0" landscape along the Harbor Boulevard street frontage. The site is in the C-3 (Heavy Commercial) zone.

Staff report was read and recommended approval. The Zoning Administrator asked staff if the first floor lobby was a common lobby between Sunny Hills and Ride 1 Motoring. Staff replied yes, that tenants would share the restrooms; that access to each tenant space would be through separate doors in a partition; that the showroom would have a separate door; and, that the existing Ride 1 was owned by a tire manufacturer with an endless supply of tires that would be reduced when the business was purchased by the new owner.

The Zoning Administrator opened the public hearing. Staff pointed out Condition No. 30 regarding graffiti and asked the applicant be diligent with graffiti removal.

The Zoning Administrator then asked if one of the businesses would be phased out. Mr. Matt Schnablegger replied no. Mr. Joe Schnablegger further added that the businesses were separate; that the new owner of Ride 1 Motoring was his uncle; that the two business leases were for five years; that he currently operates two successful auto sales lots in Fullerton and Southgate; and, that the team would manage all three stores.

Mr. Gary Hines joined the meeting and stated that the undeveloped rear property that backs up to the school was used as a storage and waste area, and that the project would be an improvement for the school as the area would be the paved parking lot.

Staff pointed out that a condition needed to be added that would require the replacement of the rear fencing. The applicant agreed as the area would be used for inventory.

Mr. Joe Schnablegger, who owns Sunny Hills, then stated that he was leasing the property from his uncle, Glen Schnablegger, who was buying the property, and that the purchase of the property was contingent upon obtaining a Conditional Use Permit.

## Zoning Administrator Minutes

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-368-13 and Variance No. V-199-13, pursuant to the facts and reasons contained in Decision No. 1670-13.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:10 a.m.

Judy Moore  
Recording Secretary