

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

September 13, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Paul Wernquist, Urban Planner
Maria Parra, Assistant Planner
Dan Candelaria, Civil Engineer
Sergeant Kevin Boddy, Police Department
Dave Barlag, Fire Department
Nancy Ragen, Recording Secretary

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

PUBLIC HEARING ITEM

DIRECTOR'S REVIEW NO. DR-24-07

APPLICANT: Tin Vo

LOCATION: 9722 Stanford Avenue

REQUEST: Minor deviation approval to allow the maximum number of bathrooms, per number of bedrooms, to exceed the code requirement of four (4) bathrooms. The property owner proposes to construct a total of six and one-half (6.5) bathrooms in a new two-story single-family home. The site is in the R-1-11 (Single-Family Residential) zone.

Staff report was reviewed and it was noted that six letters were received from property owners in opposition to the increased number of bathrooms.

The Zoning Administrator asked the applicant if he had any comments. The applicant expressed his full cooperation with the city regarding the construction of the home, the number of bathrooms, sewage deficiency, and trying to do everything according to code.

In response to the Zoning Administrator's question regarding subdividing the property and the number of bathrooms each lot would have, staff replied the property could be divided into three lots at the most; and if each home contained 4 bathrooms, that would be a total of 12 bathrooms. Staff also stated if a second unit was to be built, the total number of bathrooms would be increased to 15 bathrooms.

The Zoning Administrator opened the public hearing.

Three members in the audience expressed concern about the possibility of the home being converted into a boarding house or small hotel.

Staff stated boarding houses not only have a private bathroom associated with a bedroom, but also an exterior door to the outside. The applicant was instructed to minimize the number of interior doors and to limit them to a public area; eliminate some of the exterior doors and the number of bathrooms in the original design.

The Civil Engineer commented that the sewer project has been designed and should be constructed within 1 to 1-1/2 years; and upon completion of the home, it will be ready to tie it to the sewer.

With no further comments or questions, the Zoning Administrator closed the public hearing, and based upon the design and the applicant's agreement with the conditions approved DR-24-07, pursuant to the facts and reasons contained in Decision No. 1527.

CONDITIONAL USE PERMIT NO. CUP-214-07

APPLICANT: Longji Jin & Huazi Han

LOCATION: 11879 Valley View Street

REQUEST: To allow a restaurant to operate with an Alcoholic Beverage Control Type "41" (On-Sale Beer and Wine - Bona Fide Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

The applicant was not in attendance at the September 13, 2007 meeting; therefore, CUP-214-07 has been continued to September 27, 2007.

CONDITIONAL USE PERMIT NO. CUP-215-07

APPLICANT: Peninsula Hotel Management

LOCATION: 10022 Garden Grove Blvd.

REQUEST: To modify the approved floor plan in the restaurant and bar, and to allow limited live entertainment in the restaurant area with the entertainment being limited to a piano, a one-man band, and karaoke. The hotel, bar, and restaurant currently operate with an Alcoholic Beverage Control Type "47" (On-Sale General – Eating Place) License. The site is in the PUD-101-87 (Rev. 92) zone.

Staff report was reviewed and indicated that the following new conditions are being added: the repairing of the structural deficiency in the private sewer line; the installation of a grease inceptor; and replacement of the door between the existing karaoke room and the restaurant. The applicant will be required, prior to establishing the entertainment, to work with the fire department to get adequate exiting from the karaoke facility and the dining area to the outside in accordance with the fire code.

Staff stated that the hours of operation listed in Condition 40 will be changed so as not to conflict with Condition 43. Also amended will be the section of the conditions of approval regarding karaoke, dancing, DJ and a live band. Staff is recommending approval of CUP-215-07 subject to the amending and additional conditions of approval.

The Zoning Administrator inquired whether the applicant has read and is in agreement with the conditions, the applicant replied agreement with the conditions.

Mr. Nguyen referred to CUP-447-99, asking to change the condition allowing entertainment in the restaurant, including dancing, DJ, and a live band, as currently permitted in the lounge area and banquet room.

The Zoning Administrator asked staff if that condition didn't get carried forward into the CUP. Staff replied that the original request was for a solo performance (a one-man band), piano player, and karaoke for the restaurant. Today the applicant has requested the same

entertainment that is allowed in the lounge portion, which would be karaoke, dancing, DJ and a live band.

Sgt. Boddy requested more time for research since the conditions are being changed.

Mr. Nguyen also requested that entertainment in the restaurant be allowed to have a maximum of three performers, a one-man band and two singers.

The Zoning Administrator stated the police department needed additional time to examine the conditions and how it needs to be modified, and recommended that this application be continued to another meeting date.

With no further comments or questions, the Zoning Administrator closed the public hearing. Based upon the fact that the request has been modified on the morning of the hearing, and the applicant would like to revise the request at the applicant's request, CUP-215-07 will be continued to a date uncertain allowing the applicant to work with the Police Department to come up with the appropriate conditions for entertainment; work with the Fire Department to develop an exiting plan; and allow for resolution of the sewer issue.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:46 a.m.

Nancy J. Ragen
Recording Secretary