

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

November 12, 2009, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Lee Marino, Senior Planner
Chris Chung, Assistant Planner
Nancy Ragen, Recording Secretary

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

VARIANCE NO. V-183-09

APPLICANT: Jose A. Cardenas

LOCATION: 8932 Dakota Avenue

DATE: November 12, 2009

REQUEST: Variance approval, from Section 9.16.060B.2.b. of Title 9 of the Garden Grove Municipal Code, to encroach into the required ten-foot rear yard setback area for an addition to a single-family home, and to waive the requirement for 1,000 square feet of usable open space in the required rear yard. The site is in the R-1 (Single-Family Residential) zone.

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

In reply to the Zoning Administrator, the applicant stated he had no plans to do any improvements or add onto the patio, and expressed agreement with the variance. The applicant was advised not to enclose the patio and use it as another room.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Variance No. V-183-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1587.

CONDITIONAL USE PERMIT NO. CUP-282-09

APPLICANT: Lan Cai or Alma Pineda

LOCATION: 12531 Harbor Blvd., Suite A

DATE: November 12, 2009

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Romano's Pizza, with an Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the PUD-121-98 (Planned Unit Development) zone.

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

The applicant, current owner, was not in attendance. The future owner of the property, buyer, stated she is not operating the business because it's still in escrow and has not read the conditions of approval. The Zoning Administrator gave the buyer the opportunity to review the same conditions that have been associated with the restaurant in the past, with the exception of a few that are more contemporary.

The future owner stated she was in agreement with the conditions of approval.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-282-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1588.

CONDITIONAL USE PERMIT NO. CUP-283-09

APPLICANT: Renato Torres

LOCATION: 13576 Harbor Blvd. B3

REQUEST: Conditional Use Permit approval to operate an existing restaurant, Un Rincon Centro Americano, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-2 (Community Commercial) zone.

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

The applicant commented he is applying for a CUP to increase sales, the customers have requested the sale of beer, and 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 Conditional Use Permit No. CUP-283-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1589.

CONDITIONAL USE PERMIT NO. CUP-284-09

APPLICANT: H. Bruce Nguyen

LOCATION: 12941 Main Street

DATE: November 12, 2009

REQUEST: Conditional Use Permit approval to operate an existing restaurant, 7 Seas Restaurant, with an Alcoholic Beverage Control Type "47" (On-Sale General, Bona Fide Public Eating Place) License. The site is at 12941 Main Street in the CCSP-MX33&HR (Community Center Specific Plan, Mixed Use District, Area 33 & Historical Retail Overlay Zone).

Staff report was reviewed with a modification to add Condition No. 21 regarding the LEAD training. The Zoning Administrator opened the public hearing.

Mr. Peter Katz spoke on Condition No. 29 concerning live entertainment. Staff replied this CUP request is to upgrade the license from a Type "41" to "47"; it is not a request for live entertainment.

The Zoning Administrator recommended the applicant contact staff and the police department for any additional request to amend the CUP to include live entertainment.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-284-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1590.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:39 a.m.

Nancy J. Ragen
Recording Secretary