

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor City Council Conference Room

January 10, 2013, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Erin Webb, Senior Planner
Chris Chung, Associate Planner
Ed Leiva, Police Department
Judy Moore, Recording Secretary

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

LOT LINE ADJUSTMENT NO. LLA-11-13
APPLICANT: Orange Catholic Cathedral Facilities Corporation
LOCATION: 12141 S. Lewis Street
DATE: January 10, 2013

REQUEST: To reconfigure six (6) lots, with Assessor's Parcel Nos. 231-022-01, 231-031-07 and 08, 231-161-09, 17, and 18, in order to adjust portions of lot lines for each property to create a new "Parcel 1", "Parcel 2", and "Parcel 3" per the submitted parcel map. The site is in the PUD-133-99 (Planned Unit Development) zone.

Staff report was read and recommended approval.

The Zoning Administrator asked staff to clarify the current and proposed use of the parcels. Staff explained that Parcel 1 was comprised of a cemetery, Parcel 2, the Chrystal Cathedral and parking, Parcel 3, the Welcome Center and parking; and, that the office building was on a separate parcel not a part of the proposal.

The Zoning Administrator opened the public hearing. Mr. Joseph Truxaw, the land surveyor, explained that only three existing parcels needed to be adjusted, notably Parcel 1, as the cemetery vaults and graves had been discovered to be outside the limits of the existing parcel.

The Zoning Administrator asked the applicant if he had read and agreed with the conditions of approval. Mr. Joe Novoa replied yes.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-11-13, pursuant to the facts and reasons contained in Decision No. 1664-13.

TENTATIVE PARCEL MAP NO. PM-2013-000
VARIANCE NO. V-198-13
APPLICANT: Joanne C. Tonnu
LOCATION: 9882 Belfast Drive
DATE: January 10, 2013

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REQUEST: Tentative Parcel Map approval to subdivide an existing approximately 16,838 square foot lot, currently improved with eight (8) existing residential units, into two separate parcels. Lot 1 will be 8,538 square feet in area and Lot 2 will be 8,300 square feet in area. Each lot will have four (4) existing residential units. Also, a request for Variance approval to deviate from the minimum lot size required for a density of four (4) residential units in the R-3 (Multiple-Family Residential) zone, and to deviate from the minimum number of required parking spaces. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval. The Zoning Administrator reiterated that one lot in the R-3 zone was larger than average and when split, the new lots would be larger, at approximately 8,300 and 8,500 square feet, than the average 8,100 square foot lot sizes on Belfast Drive, however, the new lots would be less than required for four residential units on each lot. When the Zoning Administrator asked staff if there was adequate parking, staff replied that residents park behind their garages and in the alley driveways, with no parking on the street.

The Zoning Administrator opened the public hearing and asked. Mr. Leon Tran, the applicant's representative, if he had read and agreed with the conditions of approval. He replied yes.

Mr. Gary Sunda, a Donegal Drive resident, asked for clarification of the buildings. Staff responded that the existing units would be remain, however, the property would be split into two so that the two parcels could be sold individually. Also, that there was currently one owner and the structures and parking would not change.

Ms. Sharon Sunda commented that there were parking concerns as the garages were used for storage and not parking; that residents parked in back; and, that the entire alley garages were used for storage.

The Zoning Administrator added that the Final would not be signed until the parking issue was corrected.

Mr. Sunda then added that the owners rent the garages separately for storage, to which the Zoning Administrator suggested that Code Enforcement could be sent out.

Staff pointed out that Condition No. 7 requires that cars be parked in the garage and that garages could not be converted.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Tentative Parcel Map No. PM-2013-000 and Variance No. V-198-13, pursuant to the facts and reasons contained in Decision No. 1665-13.

CONDITIONAL USE PERMIT NO. CUP-362-13

APPLICANT: Mindy Le & Cindy Phan

LOCATION: 13135 Brookhurst Street

DATE: January 10, 2013

REQUEST: To establish a new original State Alcoholic Beverage Control "Type 41" (On-Sale, Beer and Wine, Public Eating Place) License at a restaurant located in a multi-tenant commercial building. The site is in the GGMU1 (Garden Grove Mixed Use 1) zone.

A letter from the applicant to Staff requested that the case be postponed indefinitely.

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CONDITIONAL USE PERMIT NO. CUP-363-13

APPLICANT: Ali Farsai

LOCATION: 9472 Katella Avenue

DATE: January 10, 2013

REQUEST: To change the State Alcoholic Beverage Control License from a "Type 20" License (Off-Sale, Beer and Wine) to a "Type 21" License (Off-Sale, General) at an existing AM/PM convenience store and service station that has operated at the location for over ten years. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was read and recommended approval. Staff added that alcohol needed to be located behind the cash register; that the Police Department had concerns in regard to adding hard liquor; that the landscaping needed to be redone; and, that signs on poles needed to come down.

Police Staff added that there were no calls for service and the business was well run; that the applicant needs understand the conditions of approval; and, that Condition No. 12 stated that any violations could result in Administration Citations of up to \$1,000.

The Zoning Administrator opened the public hearing.

Mr. Ryan Farsai, the applicant's brother, thanked Staff, and described the current status of their business and the reason for the request to upgrade the alcohol license.

The Zoning Administrator asked Mr. Farsai if he had read and agreed with the conditions of approval. He replied yes, and stated that he would adhere to Condition Nos. 12, 17, and 31 adding that re-landscaping had already been done at other locations. Staff then asked that a landscaping plan be submitted prior to approval.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-363-13, pursuant to the facts and reasons contained in Decision No. 1667-13.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:35 a.m.

Judy Moore
Recording Secretary