

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

February 22, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Karl Hill, Planning Manager  
Maria Parra, Assistant Planner  
Nancy Ragen, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:03 a.m.

PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-196-07

APPLICANT: Walter Rivera

LOCATION: 12801 Harbor Boulevard

REQUEST: Conditional Use Permit approval to operate a new restaurant, Rivera Mexican Food, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the Planned Unit Development No. PUD-121-98 zone.

Staff report was reviewed.

The Zoning Administrator opened the public hearing.

After receiving clarification from staff regarding Condition Nos. 7, 13 and 17, the applicant agreed with the conditions of approval.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-196-07, pursuant to the facts and reasons contained in Decision No. 1510.

CONDITIONAL USE PERMIT NO. CUP-198-07

APPLICANT: Air Industries

LOCATION: 7100 Chapman Ave

REQUEST: Conditional Use Permit approval to construct a new combined one and two story metal building consisting of 4,400 square feet on the first level and 3,200 square feet on the second level for a combined square footage of 7,600 square feet. The building will be located on the southeast corner of the site, along the east property line, in the Planned Unit Development No. PUD-105-71 zone.

Staff report was reviewed.

The Zoning Administrator opened the public hearing.

Mr. Rob Immerman, representing the applicant, addressed the issue of the textured coat for the flat metal seamed panels on the exterior of the building. He noted that the textured

coating would only be on the front elevation of the building that faces the street; the rest will be more of a typical painted metal panel. Staff agreed to that.

The Zoning Administrator informed the applicant that the City would allow the applicant to proceed with improvements during the appeal period, doing so at their own risk.

Staff recommended that the applicant submit a letter on company letterhead that holds the city harmless of any fees, time, action, and signed by the company president. This letter is to be reviewed and approved by the City Attorney and will be placed with the building permit.

Ms Susan Thomson, representing the applicant, had a question about the Water Quality Management Plan. The Zoning Administrator stated that those conditions are from the Engineering division and directed the applicant to address those concerns with the Engineering staff.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved CUP-198-07, subject to the conditions as stated, and as with the comment that the applicant may be proceeding during the appeal period, pursuant to the facts and reasons contained in Decision No. 1509.

#### COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:30 a.m.

Nancy J. Ragen  
Recording Secretary