

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

February 24, 2011, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Lee Marino, Senior Planner  
Alana Cheng, Administrative Aide  
Ed Leiva, Police Department  
Judy Moore, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-313-11

APPLICANT: AT & T Mobility (Edwin Kim)

LOCATION: 14291 Commerce Drive

DATE: February 24, 2011

REQUEST: To relocate and replace an existing rooftop AT & T Wireless Telecommunications Facility (WTF) with a new 60'-0" tall WTF disguised as a pine tree (mono-pine) in an area directly adjacent to the building. The site is in the PUD-104-81 (Planned Unit Development) zone.

Staff report was reviewed and recommended approval.

The Zoning Administrator asked staff to clarify the location of the mono-pine. Staff pointed out the location and added that two other living pines would be planted in the area.

The Zoning Administrator opened the public hearing and asked the applicant's representative, Edwin Kim of AT & T Mobility, if he had read and agreed with the Conditions of Approval, including the addition of two live pine trees. Mr. Kim replied yes.

Ms. Connie Birk, the owner of buildings adjacent to the project site, asked if the mono-pine would be installed in the service yard behind the Walker Building abutting her property. Her concern was that the trees were 60'-0" tall and not disguised that well.

Staff responded that the mono-pine would be installed in the service yard; that the properties share a common wall; that other pines would be installed; and that the product has improved over time and is not so noticeable.

Mr. Kim added that a mono-palm was another type of tree, however, this project's new antennas would be two to three feet longer and would not be suitable for a mono-palm.

Mr. Allen Rolison, another AT & T Mobility representative, stated that the decision for a mono-pine was based on having existing pine trees in the area.

Staff added that AT & T Mobility must have property owner approval; that product compatibility is important; and that cellular phone service would improve dramatically.

Ms. Birk asked if there would be any sound associated with the mono-pine. The applicant replied no.

Zoning Administrator Minutes 2/24/11  
CUP-313-11

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-313-11, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision No. 1623-11.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:12 a.m.

Judy Moore  
Recording Secretary