

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

May 13, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Lee Marino, Sr. Planner
Chris Chung, Assistant Planner
Ed Leiva, Police
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-294-10

APPLICANT: Clearwire

LOCATION: 8421 Oranewood Avenue

DATE: May 13, 2010

REQUEST: To construct and operate a new 60'-0" tall wireless telecommunication facility disguised as a pine tree (mono-pine) along with related ground-mounted equipment. The site is in the R-1 (Single-Family Residential) zone.

Staff report was reviewed, with a modification to Condition No. 22 for the installation of two (2) live afghan pines. The Zoning Administrator opened the public hearing.

Mr. John Moreland, the applicant's representative, stated the purpose of the site is to provide wireless broadband services in the area and that they have reviewed all the conditions.

Mr. James Cabral, 11502 Dale Street, expressed concerns regarding the visual appearance of the cell tower, safety for school-aged children, and vandalism.

Staff explained there are conditions in the CUP that address these concerns, such as the antenna structure is to have a natural appearance, removal of graffiti, and no climbing pegs on the pines below a height of 15 feet.

The Zoning Administrator recommended postponing the approval of CUP-294-10 until the first meeting in June, giving the applicant and Mr. Cabral to meet and address any questions and concerns.

CONDITIONAL USE PERMIT NO. CUP-295-10

APPLICANT: Walgreens

LOCATION: 11950 Valley View Street

DATE: May 13, 2010

REQUEST: To operate an existing retail pharmacy store, Walgreens, with a new original Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the C-2 (Community Commercial) zone.

CONDITIONAL USE PERMIT NO. CUP-296-10

APPLICANT: Walgreens

LOCATION: 12001 Euclid Street

DATE: May 13, 2010

REQUEST: To operate an existing retail pharmacy store, Walgreens, with a new original Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License. The site is in the CCSP-DC4 (Community Center Specific Plan-District Commercial, Area 4) zone.

Staff reports for CUP-295-10 and CUP-296-10 were reviewed and the Zoning Administrator opened the public hearing.

Police stressed the importance of LEAD training or an ABC approved "RBS" training program for their employees.

Staff received a request from the applicant to modify or add a condition allowing a possible floor plan expansion of 250 square feet for alcohol storage. Staff commented minor floor plan changes does not require the filing of a new CUP application, as stated in Condition No. 3 of the CUP.

The applicant is also requesting to modify Condition No. 5, the 2007 California Fire Code. The Zoning Administrator recommended leaving the condition unchanged and, if necessary, address any potential problems administratively to amend the condition.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit Nos. CUP-295-10 and CUP-296-10, subject to the recommended conditions, and pursuant to the facts and reasons contained in Decision Nos. 1604 and 1605.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:40 a.m.

Nancy J. Ragen
Recording Secretary