

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

July 23, 2009, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Mike Bublitz, Fire Marshal  
Sgt. Kevin Boddy, Police Department  
Maria Parra, Planner  
Chris Chung, Assistant Planner  
Nancy Ragen, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-273-09

APPLICANT: Nisar Ahmed

LOCATION: 12540 Valley View Street

DATE: July 23, 2009

REQUEST: Conditional Use Permit approval to operate a new restaurant, Shakey's Pizza, with a new original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the Planned Unit Development No. PUD-102-76 zone.

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

In response to an inquiry from the Fire Marshal regarding the new UL300 hood system, the applicant replied the permit has been filed and the hood will be converted.

The Zoning Administrator asked if the applicant was anticipating any request for a Type 47 license, live entertainment, or change of hours in the future; the applicant stated no to all.

The applicant inquired about Condition No. 13 and installing a satellite dish. Staff replied Condition No. 13 has been modified, and Condition No. 39 permits the installation of a satellite dish as long as it is screened from view.

The property owner needed clarification on Condition Nos. 48 and 50. Staff explained Condition No. 48 is for any new tenant improvement only and will be modified for clarification. The Zoning Administrator noted Condition No. 50 is a standard condition that the city attorney's office requires and to contact the city attorney for any additional questions.

The Zoning Administrator asked the owner and tenant if they have read and are in agreement with the conditions and with the understanding that Condition No. 48 is going to be clarified. The owner and tenant stated agreement.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-273-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1575.

CONDITIONAL USE PERMIT NO. CUP-275-09

APPLICANT: T-Mobile USA, Inc.

LOCATION: 13732 Clinton Street

DATE: July 23, 2009

REQUEST: Conditional Use Permit approval to allow for the construction and operation of a 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 and the Zoning Administrator opened the public hearing.

The Zoning Administrator asked who would be making the improvements to the property. The applicant stated T-Mobile will handle all the city required property improvements and necessary maintenance to complete the project.

The Zoning Administrator directed staff to inform the property owner that final permit for the operation of the tower will be given when all the required improvements are in place. The applicant stated he has read and is in agreement with all the conditions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-275-09, subject to the recommended conditions and pursuant to the facts and reasons contained in Decision No. 1581.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:20 a.m.

Nancy J. Ragen  
Recording Secretary