

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

May 9, 2013, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Maria Parra, Urban Planner
Alana Cheng, Assistant Planner
Ed Leiva, Police Department
Tony Aquino, Associate Engineer
Judy Moore, Recording Secretary

Susan Emery, Zoning Administrator, called the meeting to order at 9:04 a.m.

LOT LINE ADJUSTMENT NO. LLA-12-13
VARIANCE NO. V-200-13
APPLICANT: Matthew Nguyen
LOCATION: 11121 Westminster Avenue
DATE: May 9, 2013

REQUEST: Lot Line Adjustment to adjust the property line location of two legally created parcels, Lots 17 and 18 of Tract No. 618, for the purpose of changing the lot frontage from Westminster Avenue to Anita Place in order to improve vehicular access to each lot. A new two-story, single-family home will be constructed on each lot. Also, a Variance request to allow the corner lot to deviate from the minimum 10'-0" side street setback, and for both lots to deviate from the 1,000 square foot rear yard open space requirement. The site is in the R-3 (Multiple-Family Residential) zone.

Staff report was read and recommended approval. Staff received one call regarding traffic and reduced parking on Anita Place. The Zoning Administrator opened the public hearing.

Staff mentioned that the condominium development on the west side of Anita Place had on-street parking; that the driveway relocation to Anita Place would be better; that some homes in the area have driveway access and street parking; and that the lot width was 40 feet.

Mr. David Nguyen, the applicant's representative stated that the development would be good for the neighborhood and was the best use; that the applicant would live in one home and either rent or sell the other; and that the lot was currently vacant.

The Zoning Administrator asked Mr. Nguyen if he had read and agreed with the Conditions of Approval. He replied yes.

Mr. John Nguyen added that the lot would be wider instead of long and narrow.

The Zoning Administrator added that the area would become more like a neighborhood with the improvement and that the traditional design was good.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-12-13 and Variance No. V-200-13, pursuant to the facts and reasons contained in Decision No. 1671-13.

Zoning Administrator Minutes

CONDITIONAL USE PERMIT NO. CUP-369-13

APPLICANT: Chinh Nguyen

LOCATION: 9906 Westminster Avenue, Suite B

DATE: May 9, 2013

REQUEST: To operate a new Vietnamese restaurant, Cho Tam Bien, with a new original Alcoholic Beverage Control "Type 41" (On-Sale, Beer and Wine, Public Eating Place) License. The site is in the C-1 (Neighborhood Commercial) zone.

Staff report was read and recommended approval. The Zoning Administrator opened the public hearing.

Police staff emphasized compliance with Condition No. 8, for the restaurant not to exceed 48 persons occupancy, No. 11, for hours of operation, No. 17, for LEADS training required for employees serving alcohol, No. 27, for no live entertainment, however, radio and ambient background music would be allowed, No. 28, for no stage, and No. 37, for no smoking.

Mr. Chinh Nguyen, the applicant stated that the restaurant's name, Tam Bien, means 'three regions' for Vietnamese food from three different regions.

The Zoning Administrator asked the applicant if he had read and agreed with the Conditions of Approval. He replied yes. The Zoning Administrator then cautioned that the restaurant not become a club as a "Type 41" license was for selling beer and wine only. Also, if entertainment was considered for the future, the restaurant would need to be relocated from the C-1 zone away from the residential area.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-369-13, pursuant to the facts and reasons contained in Decision No. 1672-13.

COMMENTS BY THE PUBLIC – None.

The meeting was adjourned at 9:22 a.m.

Judy Moore
Recording Secretary