

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

December 13, 2007, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Karl Hill, Planning Services Manager
Dave Barlag, Fire Department
Nancy Ragen, Recording Secretary

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

PUBLIC HEARING ITEM

LOT LINE ADJUSTMENT NO. LLA-3-07
APPLICANT: D.R. Horton (Kim Hesse)
LOCATION: 12662 Chapman Avenue
12081 Bangor Street
12651 and 12661 Falcon Lane
DATE: December 13, 2007

REQUEST: To adjust the rear property line at subject site, 12662 Chapman Avenue, in order to shift the subject site's south property line to align with the location of the newly constructed block wall that separates the new 220-unit condominium development from the three (3) existing single-family homes south of the subject site, of which the addresses are 12081 Bangor Street, and 12651, and 12661 Falcon Lane. The Chapman Avenue property is in the PUD-104-04 Multiple-Family Residential zone and the three southerly properties are in the R-1 (Single-Family Residential) zone.

LOT LINE ADJUSTMENT NO. LLA-4-07
APPLICANT: D.R. Horton (Kim Hesse)
LOCATION: 12662 Chapman Avenue
12671, 12681, and 12691 Falcon Lane
DATE: December 13, 2007

REQUEST: To adjust the rear property line at subject site, 12662 Chapman Avenue, in order to shift the subject site's south property line to align with the location of the newly constructed block wall that separates the new 220-unit condominium development from the three (3) existing single-family homes south of the subject site, of which the addresses are 12671, 12681, and 12691 Falcon Lane. The Chapman Avenue property is in the PUD-104-04 Multiple-Family Residential zone and the three southerly properties are in the R-1 (Single-Family Residential) zone.

Staff reports were reviewed.

The Zoning Administrator opened the public hearing and asked the applicant for any comments. The applicant had no comments or questions.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Lot Line Adjustment No. LLA-3-07 and Lot Line Adjustment No. LLA-4-07, subject to all the conditions and pursuant to the facts and reasons contained in Decision Nos. 1533 and 1534.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:05 a.m.

Nancy J. Ragen
Recording Secretary