



## AGENDA

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### ZONING ADMINISTRATOR MEETING

City Hall  
11222 Acacia Parkway

May 9, 2013

Third Floor – Training Room

9:00 a.m.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Hall Third Floor Training Room at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

#### 1. PUBLIC HEARING ITEM(S):

- a. LOT LINE ADJUSTMENT NO. LLA-12-13  
VARIANCE NO. V-200-13

APPLICANT: Matthew Nguyen  
LOCATION: 11121 Westminster Avenue

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.

b. CONDITIONAL USE PERMIT NO. CUP-369-13

APPLICANT: Chinh Nguyen

LOCATION: 9906 Westminster Avenue, Suite B

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.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT