

## ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall  
11222 Acacia Parkway  
Third Floor Training Room

June 23, 2005, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator  
Maria Parra, Assistant Planner  
Judy Moore, Principal Office Assistant  
Teresa Pomeroy, Recording Secretary

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

CONDITIONAL USE PERMIT NO. CUP-164-05

APPLICANT: SAM MANOUKIAN

LOCATION: 13471 MAGNOLIA STREET

REQUEST: A proposal to convert a 3,389 square foot pad building, a former service station used as a convenience store, into a two-tenant restaurant building for Starbucks and Lee's Sandwiches. The site is in the C-1 (Neighborhood Commercial) zone.

Staff reviewed the report and recommended approval, with a revision to condition 41 requiring the removal of the existing pole sign.

The Zoning Administrator asked the applicants whether there were any questions and if they agreed with the conditions. Ahmad Ghaderi, a representative for the applicant, stated that staff has been helpful through this process and expressed agreement with the conditions of approval; however, he asked for clarification on conditions number 6 and 16. Conditions 6 and 16 both require clearance from the Orange County Health Department (OCHD) and the site has already been remediated.

The Zoning Administrator noted that the conditions are obtained from the public works department and these stated conditions are standard regulations required by law. The City is not the governing agency for remediation; however, the City is legally required to provide evidence of remediation for development on sites that had underground storage tanks. A letter must be obtained by the applicant and provided to the City that gives evidence to remediation and acknowledged by OCHD. Also, the applicant was instructed to work with the public works staff in order to clarify and identify what is required by those stated conditions.

Josie Auer, representative for Starbucks Coffee Company, asked to extend the hours of operation for the drive-thru. She stated that Starbucks would like to have an opportunity to service what appears to be continuous commuter traffic through this area.

The Zoning Administrator noted that development in the C-1 zone is more restrictive due to the proximity to residential property. The Zoning Administrator suggested that the store operate for six months before requesting a change of hours. This will give enough time to determine whether extending the hours for the drive thru would impact the adjacent residential properties.

Mr. Ahmad Ghaderi noted that the conditions only provide a limited choice for sign colors and directed the Zoning Administrator's attention to the display of the architectural rendering. He asked whether the colors depicted in the architectural rendering were

acceptable. The Zoning Administrator stated that it was difficult to tell from a conceptual rendering, and that the case planner would review sign design and color when submitted.

Mr. Sam Manoukian, the applicant and representative for the property owners Tribeca Investments Group, assured that the remediation has been done, the source for contamination has been removed, and they have already received approval from OCHD.

Ms. Shelly Newnan of 13411 Magnolia Street spoke with concerns related to the trash, the noise from construction and the traffic that will be generated by the future tenants. Her home is next to the proposed site, and she commented that the Starbucks on Brookhurst Street is always very busy and the parking lot is chaotic. She is concerned that people will be loitering in the parking lot and throwing trash into her yard.

The Zoning Administrator asked that a condition be added to prohibit loitering. Ms. Parra also suggested that the applicant submit a parking management plan. Mr. Manoukian commented that managing the parking lot and the traffic for this site is important as they don't want to lose customers. The Zoning Administrator encouraged Ms. Newnan to contact the City with any concerns regarding the project.

With no further comments or questions, the Zoning Administrator approved Conditional Use Permit No. CUP-164-05 pursuant to the facts and reasons contained in Decision No. 1470 with the following amendments: Condition 41 a requirement for the applicant to obtain a demolition permit prior to removing the pole sign; a revision to conditions 6 and 16 for clarification to the public works requirement addressing remediation to the site; to add condition 59 to prohibit loitering; and to add condition 60 to require a parking management plan.

With no further public comments, the meeting was adjourned at 9:30 a.m.

Teresa Pomeroy  
Recording Secretary