

GARDEN GROVE ZONING ADMINISTRATOR MEETING
City Hall, 11222 Acacia Parkway, Garden Grove, CA 92840
Third Floor Training Room

Regular Meeting Minutes
Thursday, July 25, 2013

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-373-13

Location: 8895-8897 Garden Grove Boulevard

Applicant: Byung Hee Park

Date: July 25, 2013

Request: To operate an existing restaurant, Ka Ju Tofu House, with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine) License. The site is in the GGMU-3 (Garden Grove Mixed Us-3) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing Held. Speakers: Ms. Byung Hee Park

Action: Zoning Administrator adopted Decision No. 1675-13.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-374-13

Location: 11852 and 11906 Garden Grove Boulevard

Applicant: Travis Companies, Inc.

Date: July 25, 2013

Request: To modify the approved plans for an existing 4,400 square foot restaurant, Los Sanchez Restaurant, located at 11906 Garden Grove Boulevard and approved under Conditional Use Permit No CUP-153-05. The request is for Conditional Use Permit approval to allow an off-site parking location at 11852 Garden Grove Boulevard, along with site improvements, to service the existing restaurant, which is within 250 feet. The sites are in the C-1 (Neighborhood Commercial – 11906 Garden Grove Boulevard) and GGMU2 (Garden Grove Mixed Use 2 – 11852 Garden Grove Boulevard) zones. This project is exempt pursuant to CEQA Section 15311 – Small Parking Lots.

Action: Public Hearing Held. Speakers: Mr. Victor Gomez

Action: Zoning Administrator adopted Decision No. 1676-13.

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-13-13

Location: 14121 Flower Street

Applicant: Thuan P. Le

Date: July 25, 2013

Zoning Administrator Minutes

Request: Lot Line Adjustment to eliminate an existing lot line for the purpose of consolidating two (2) lots into one in order to construct a multi-family residential triplex. The site is in the R-3 (Multiple-Family Residential) zone. This project is exempt pursuant to CEQA Section 15305 – Minor Alterations in Land Use Limitations.

Action: Public Hearing Held. Speakers: Mr. Thuan Phong Le

Action: Zoning Administrator adopted Decision No. 1677-13.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:25 a.m. to the next Regular Meeting of the Garden Grove Zoning Administrator on Thursday, August 8, 2013 at 9:00 a.m., in the City Hall Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

Judy Moore, Recording Secretary