

ZONING ADMINISTRATOR MEETING MINUTES

Garden Grove City Hall
11222 Acacia Parkway
Third Floor Training Room

May 11, 2006, 9:00 a.m.

Those present: Susan Emery, Zoning Administrator
Paul Wernquist, Planner
Dave Barlag, Division Fire Chief
Teresa Pomeroy, Recording Secretary

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

PUBLIC HEARING ITEMS

LOT LINE ADJUSTMENT NO. LLA-1-06

APPLICANT: Al Rosario

LOCATION: 13121 Galway Street

REQUEST: To relocate the existing property lines from a north south to an east west orientation for the purpose of facilitating the construction of a single family home. The property is zoned R-1 (Single Family Residential).

Staff report was reviewed and recommended approval.

The Zoning Administrator noted receipt of a letter of opposition from Mr. Edward Saienni who expressed concern that the lot line adjustment would have a negative impact on his privacy and the value of his property. The Zoning Administrator noted that Mr. Saienni's objections are due to the proposed second home; however, the property will meet all of the code requirements for lot size.

The Zoning Administrator opened the public hearing, and asked the applicant, whether he has read and agrees with the conditions of approval.

Mr. Milt Lockett, the applicant and architect for the project, stated that he has read and agrees with the conditions; and he stated that he plans to live in the proposed second home.

The Zoning Administrator directed staff to send a courtesy letter to Mr. Saienni to explain how the project meets the municipal code requirements.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Lot Line Adjustment No. LLA-1-06 pursuant to the facts and reasons contained in Decision No. 1494.

CONDITIONAL USE PERMIT NO. CUP-184-06

APPLICANT: T-Mobile

LOCATION: 7272 Chapman Avenue

REQUEST: To construct a 55 foot tall cellular antenna structure to be disguised as a pine tree. The site is zoned Planned Unit Development No. PUD-105-71.

Staff report was reviewed recommending approval.

The Zoning Administrator questioned staff on whether there were any property maintenance issues for this site, and if there was a condition to ensure future property maintenance.

Staff stated that there are no property issues, and that the conditions can be amended to specify the maintenance requirements in order to address future maintenance concerns.

The Zoning Administrator opened the public hearing.

The Zoning Administrator asked Mr. John Austin, representing T-Mobile, whether he had any further questions and if he has read and agrees with the conditions of approval. Mr. Austin stated that he read and agrees with the conditions of approval.

Division Chief, Dave Barlag asked whether the conditions address fire codes that govern issues related to hazardous materials. Staff noted that the conditions do address all state regulations for building, mechanical, electrical, and fire codes.

With no further comments or questions, the Zoning Administrator closed the public hearing, and approved Conditional Use Permit No. CUP-184-06 pursuant to the facts and reasons contained in Decision No. 1495.

COMMENTS BY THE PUBLIC

None.

The meeting was adjourned at 9:10 a.m.

Teresa Pomeroy
Recording Secretary