

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, February 23, 2023

CALL TO ORDER: 9:06 a.m.

CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-232-2023

Applicant: Toby Nguyen
Location: 8762 Garden Grove Boulevard #102
Date: February 23, 2023

Request: Conditional Use Permit approval to operate a new 3,748 square foot preschool/daycare, Dragonfly Academy, for 54 children, aged 2 to 5 years old, along with a 2,025 square foot outdoor playground. Upon approval of the subject request, the Conditional Use permit previously governing the tenant space, CUP-047-2015, which allowed an after-school program, shall be revoked and become null and void. The site is in the GGMU-2 (Garden Grove Boulevard Mixed Use 2) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Phong Chau.

Staff noted the sound attenuation features for the outdoor playground area would include staggered playtime in 30-minute increments, six times per day, with a maximum capacity of 18 children at any time. Total playtime per day would be three hours between the hours of 10:00 a.m. and 4:30 p.m. The applicant also distributed letters to the six residential units that abut the playground to the east. One resident did not object to the project, the others were not home, nor did they express concerns. A copy of the letter was distributed to the Zoning Administrator.

Action: The Zoning Administrator adopted Decision No. 1835-23 with amendments to the conditions of approval as follows.

Add two conditions:

61. In an effort to minimize noise from the outdoor playground, the Applicant shall install rubber flooring tiles, artificial turf, or other design features and/or flooring materials that provide adequate sound

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attenuation. The materials shall be maintained and kept free of any tears, holes, and in a fadeless condition.

62. The Applicant shall install sound curtains/panels along the full length of the block wall located on the east side of the playground that provide adequate sound attenuation. The outdoor sound curtains/panels shall be maintained and kept free of any tears, holes, and in a fadeless condition.

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-233-2023

Applicant: Smartlink (c/o AT&T Mobility)
Location: 12432 9th Street
Date: February 23, 2023

Request: Conditional Use Permit approval to allow the construction and operation of a 60'-0" tall, unmanned, wireless telecommunication facility disguised as a eucalyptus tree (mono-eucalyptus), along with a 375 square foot (25 feet x 15 feet) equipment enclosure, to be located on a site currently improved with a church, St. Olaf Church. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(c) – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Action: Public Hearing Held. Speaker(s): Jermaine Taylor, Kaye Monachelli, Alissa Munoz, Jose Dias, Melissa Lopez, Charles Lee. Three letters of opposition were received from Kaye Monachelli, Linda Maher, and Roy and Pat Amelang. The letters and speakers cited concerns with the cell tower's proximity to the church, school, and residential backyards, along with concerns with the existing cell tower including maintenance, noise pollution from workers at night, the generator, and the tower itself (buzzing causing lack of sleep). General concerns included general safety, and health risk safety in regard to the effects of 5G RF radiation exposure causing mental health issues in adults and children; the tower possibly falling in an earthquake; the lowering of property values; that two existing facilities are already in the vicinity; and more research, studies, and tests are needed in regard to 5G technology.

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Action: In light of the concerns, the Zoning Administrator remanded CUP-233-2023 to the Planning Commission hearing body, to a date uncertain, in order to allow the applicant to conduct and present further studies on past and current cell tower technology for the benefit of the residents. The Planning Commission meeting would be duly noticed.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:52 a.m.

Judith Moore, Recording Secretary