

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove City Hall – 3rd Floor Training Room
11222 Acacia Parkway, Garden Grove, CA 92840

Meeting Minutes
Thursday, October 14, 2021

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-211-2021

Applicant: Mira Mesa Lanes, LLC
Location: 12141 Valley View Street
Date: October 14, 2021

Request: To operate a new bowling alley, Valley View Lanes, LLC, with an original Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License. The new bowling alley will occupy 13,740 square feet of the former AMF Lanes tenant space. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-212-94, shall be revoked and become null and void. The site is in the Planned Unit Development No. PUD-104-73 (REV. 2018/2020) 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): None

Action: The applicant requested to continue Conditional Use Permit No. CUP-211-2021 to a date off-calendar and proposed to introduce an amenity to the bowling alley's operation that was not previously reviewed by City staff. The item will be re-noticed and re-advertised upon selection of a new hearing date. The Zoning Administrator agreed to the continuation of the item to a date off-calendar.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-212-2021

Applicant: Mathiou and Amber Zaky
Location: 12518 Valley View Street
Date: October 14, 2021

Request: To operate a new preschool/daycare, Marley's Preschool. The site is in the PUD-102-76 (Planned Unit Development) 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): Mathiou Zaky, Amber Zaky, Sandra Munson

Action: The Zoning Administrator adopted Decision No. 1807-21.

Zoning Administrator Minutes

ORAL COMMUNICATIONS – PUBLIC: None

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:10 a.m.

Judith Moore, Recording Secretary