



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

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MARCH 19, 2009

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: ACTING CHAIR BEARD, ACTING VICE CHAIR KIRKHAM \*  
COMMISSIONERS BONOKOWSKI, BUI, CABRAL, ELLSWORTH,  
TRAN

\* Chair and Vice Chair to be temporary until Planning Commission  
elects positions accordingly.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: March 5, 2009
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-436-08 TIME EXTENSION  
VARIANCE NO. V-169-08  
STREET VACATION NO. SV-117-08

APPLICANT: LMC MANAGEMENT GROUP, LLC  
LOCATION: A TRIANGLE-SHAPED PROPERTY ON NORTH SIDE  
OF STANFORD AVENUE BETWEEN BROOKHURST  
STREET AND BROOKHURST WAY AT 12711 AND  
12731 BROOKHURST STREET

REQUEST: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-436-08, Variance No. V-169-08, and Street Vacation No. SV-117-08 for the construction of an approximately 3,900 square foot multi-tenant building that includes a drive-through coffee shop with associated site improvements on a vacant lot, along with a Variance request for reduced setbacks along a street. In addition, the project approval included a request for the Planning Commission to make the determination that the Vacation of the easterly portion of the Brookhurst Way right-of-way is consistent with the City's adopted General Plan. The site is in the C-1 (Neighborhood Commercial) zone.

STAFF RECOMMENDATION: Approval of Time Extension.

C.2. SITE PLAN NO. SP-449-09  
TENTATIVE PARCEL MAP NO. PM-2005-172

APPLICANT: ANACAL ENGINEERING  
LOCATION: NORTHWEST CORNER OF CATHERINE AVENUE AND GILBERT STREET AT 9461 CATHERINE AVENUE

REQUEST: Tentative Parcel Map and Site Plan approval to subdivide an existing 20,088 square foot lot into two parcels, modify an existing home to accommodate the subject subdivision, and construct a new single-family home on the new lot. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-449-09 and Tentative Parcel Map No. PM-2005-172, subject to the recommended Conditions of Approval.

C.3. NEGATIVE DECLARATION  
AMENDMENT NO. A-148-09  
CONDITIONAL USE PERMIT NO. CUP-263-09

APPLICANT: NIGHTINGALE INTERNATIONAL CALIFORNIA, LLC  
LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND LEWIS STREET AT 12447 LEWIS STREET, SUITE NOS. 201 AND 203, AND 12437 LEWIS STREET, SUITE NO. 102

REQUEST: To amend Planned Unit Development No. PUD-102-80 to allow a trade school with Conditional Use Permit approval, in conjunction with a request for Conditional Use Permit approval to operate a new trade school, Nightingale International California, for the purposes of nursing and related medical field support training. The sites are at 12447 Lewis Street, Suite Nos. 201 and 203, and 12437 Lewis Street, Suite 102, in the Planned Unit Development No. PUD-102-80 zone.

STAFF RECOMMENDATION: Recommend adoption of the Negative Declaration and Amendment No. A-148-09 to City Council, and approval of Conditional Use Permit No. CUP-263-09, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

D.1. ELECTION OF CHAIR

D.2. ELECTION OF VICE CHAIR

E. MATTERS FROM STAFF

F. ADJOURNMENT