



**RESUME'  
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.

ROLL CALL: ACTING CHAIR BEARD, ACTING VICE CHAIR KIRKHAM  
COMMISSIONERS BONIKOWSKI, BUI, CABRAL, ELLSWORTH, TRAN  
All present.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Vice Chair Kirkham.

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: March 5, 2009  
Acknowledged for receipt and file by six ayes with Commissioner Bonikowski  
abstaining.
- 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.

**ACTION:** The applicant was not present. One person spoke in favor of the request and no one spoke in opposition to the request. Resolution No. 5679 was approved by seven ayes. No further action unless appealed by April 9, 2009.

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.

**ACTION:** Other than the applicant's representative, one person spoke with concerns, and the same person who submitted a letter of opposition, also spoke in opposition to the request. Resolution No. 5678 was approved by seven ayes. No further action unless appealed by April 9, 2009.

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.

ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution Nos. 5676 (A) and 5677 (CUP) were approved by seven ayes. No further action unless appealed by April 9, 2009. City Council action is required on the Negative Declaration and Amendment No. A-148-09, the recommended date is April 28, 2009.

D. MATTERS FROM COMMISSIONERS:

D.1. ELECTION OF CHAIR:

A motion to elect Commissioner Beard as Chair was approved by seven ayes.

D.2. ELECTION OF VICE CHAIR:

A motion to elect Commissioner Kirkham as Vice Chair was approved by seven ayes.