

ORDINANCE NO. 2746

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING AMENDMENT NO. A-148-09, AN AMENDMENT TO PLANNED UNIT
DEVELOPMENT NO. PUD-102-80 TO ALLOW A TRADE SCHOOL, SUBJECT TO THE
APPROVAL OF A CONDITIONAL USE PERMIT**

**THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES FIND AND
DETERMINES AS FOLLOWS:**

SECTION 1:

WHEREAS, the case, initiated by Nightingale International California, LLC, is requesting approval of an Amendment to Planned Unit Development No. PUD-102-80 to allow a trade school, subject to the approval of a Conditional Use Permit. The site is located on the northwest corner of Lampson Avenue and Lewis Street, at 12447 Lewis Street, Suite Nos. 201 and 203, and 12437 Lewis Street, Suite 102, Parcel Nos. 231-201-08 & 231-201-10; and

WHEREAS, the project will not have a significant adverse effect on the environment; therefore, the City of Garden Grove City Council does hereby adopt a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for land located on the northwest corner of Lampson Avenue and Lewis Street, at 12447 Lewis Street, Suite Nos. 201 and 203, and 12437 Lewis Street, Suite 102, Parcel Nos. 231-201-08 & 231-201-10. Further, the City Council finds a de minimis impact in relation to fish and game; and

WHEREAS, pursuant to Resolution No. 5676 the Planning Commission, at a duly advertised Public Hearing, recommended approval of Amendment No. A-148-08 on March 19, 2009; and

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on April 28, 2009, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

**THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS
FOLLOWS:**

SECTION 1: Amendment No. A-148-09 is hereby approved pursuant to the facts and reasons stated in Planning Commission Resolution No. 5676, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 2: PUD-102-80 establishes uses that are allowed through existing Condition "K." Amendment No. A-148-09 will add an additional use through Condition "O" as follows:

- K. In order to insure compatibility with adjoining residential developments, the types of uses permitted shall include, but not be limited to, the following:
 - 1. Commercial Retail – not to exceed 3,000 square feet (see attached plan for possible locations)
 - (a-d): Book and stationary, Office supplies and equipment, News stand, Restaurant (outside seating permitted).
 - 2. Commercial Office
 - (a-y): Architects, Attorney, Engineer, Land Surveyor, Land Planner, Accountant, Building Consultants, Drafting, Economic Consultants, Personnel Agency, Answering Service, Collection Agency, Insurance Agency, Land and Property Management, Contractors Business Office, Advertising Agency, Photographer, Interior Decorator or Artist Studio, Management, Technical or Professional Consultant, Stock Broker, Social Worker, Travel Agency, Title Insurance Company, Escrow, Typing and Addressing Office.
- O. The following uses may be permitted in PUD-102-80, subject to Conditional Use Permit approval.
 - 1. Trade School

SECTION 3: This Ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Council Members voting for and against the same in a newspaper adjudicated and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ____ day of _____.

ATTEST:

MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on April 28, 2009, with a vote as follows:

AYES: COUNCIL MEMBERS: (5) BROADWATER, DO, JONES, NGUYEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE
