

## Planning Commission

**SPECIAL MEETING DATE AND TIME:**

November 15, 2016 - 7:00 p.m.

**MEETING LOCATION:**

Council Chamber

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Chair, speakers should come forward to the microphone, and upon recognition by the Chair, state their names and addresses.

All actions by the Planning Commission are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:** Agrusa, Barstow, Capelle, Chung, Diep, McGuire, and Schoales

1. **APPROVAL OF MINUTES** Meeting of September 28, 2016  
Meeting of October 26, 2016  
Adjourned meeting of November 9, 2016

RECOMMENDED ACTION: Approve

**PUBLIC HEARING:**

2. **DEVELOPMENT AGREEMENT NO. DA16-003/TENTATIVE TRACT MAP NO. TT16-001**

A request to consider a recommendation to the City Council for a Development Agreement and Tentative Tract Map to construct a five-story, 22-unit multi-family residential condominium development including two affordable housing units, integrated parking, site improvements, and lot consolidation on approximately .54 acres of land at 7411, 7431, 7451 Artesia Boulevard and 5962 Burnham Avenue in the RM-20 (Medium Density Multi-Family Residential) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNERS: City of Buena Park as Successor Agency to the former Community Redevelopment Agency  
6650 Beach Boulevard  
Buena Park, CA 90622

Arte Home, LLC  
1554 S. Saint Andrews Place  
Los Angeles, CA 90019

APPLICANT: Fore Architects  
3550 Wilshire Boulevard  
Suite 1777  
Los Angeles, CA 90010

RECOMMENDED ACTION: Adopt Resolutions Recommending Approval to the City Council

**3. CONDITIONAL USE PERMIT NO. CU16-005**

A request to establish the sale of beer and wine for on-site consumption (Type 41 On Sale Beer & Wine - Eating Place) with minor interior building and site modifications within an existing full service restaurant (BP Grill) located at 6550 Knott Avenue within the CS (Community Shopping) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER/APPLICANT: Knott Avenue Properties LLC/Hwa Ran Yang  
6550 Knott Avenue  
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolution of Approval

**4. CONDITIONAL USE PERMIT NO. CU16-007**

A request to establish the sale of beer and wine and distilled spirits for on-site consumption in a new full-service themed restaurant located at the first story of an existing two-story building located at 8028 Beach Boulevard within the ECSP (Entertainment Corridor Specific Plan) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Jurgen Wilms  
8010 Beach Boulevard  
Buena Park, CA 90620

APPLICANT: Lara Hanneman  
2509 West Ash Avenue  
Fullerton, CA 92833

RECOMMENDED ACTION: Adopt Resolution of Approval

**5. TENTATIVE TRACT MAP NO. TT16-002/CONDITIONAL USE PERMIT NO. CU16-006**

A request to subdivide the property into five lots to allow for a five single-family home "cluster housing development" and associated site improvements located at 6189 La Palma Avenue within the RS-6 (One Family Residential) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: Ingrid Fowler  
6189 La Palma Avenue  
Buena Park, CA 90620

APPLICANT: Hal Woods  
Centerstone Communities West, Inc.  
3500-B West Lake Center Drive  
Santa Ana, CA 92704

RECOMMENDED ACTION: Adopt Resolutions of Approval

**6. CONDITIONAL USE PERMIT NO. CU16-008**

A request to amend the development plans of a previously–approved Development Agreement No. DA16-002 for a five-story hotel with 149 rooms including two (2) restaurants with outdoor dining. The hotel is proposed to be located approximately 100 feet west of the previously approved location with expanded new surface parking area to Western Avenue for a total of 220 on-site parking spaces, on 4.78 acres located at 7851 Beach Boulevard, 7860 and 7868 Western Avenue in the ECSP (Entertainment Corridor Specific Plan) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER:	BA Hotel & Resort 2031 Pioneer Avenue Fullerton, CA 92831
APPLICANT:	Sohn Architects 1071 W. 190 <sup>th</sup> Street Gardena, CA 90248
RECOMMENDED ACTION:	Adopt Resolution of Approval

**ORAL COMMUNICATIONS:**

At this time, the public may address the members of the Planning Commission on any item that is within the jurisdiction of the Planning Commission.

**AGENDA FORECAST:**

**STAFF REPORTS:**

A 6-month status report on Conditional Use Permit No. CU15-003 regarding Aldi supermarket located at 8351 La Palma Avenue in the CR (Regional Commercial) zone.

**COMMISSION REPORTS:**

**ADJOURNMENT:**

To the regularly scheduled Planning Commission meeting on Wednesday, December 14, 2016, at 7:00 p.m. in the City Council Chamber