

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
April 12, 2017

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on April 12, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Schoales presiding.

PRESENT: COMMISSIONERS: Agrusa, Barstow, Capelle, McGuire, and Schoales

ABSENT: COMMISSIONER: Chung, Diep

Joel W. Rosen, AICP, Director of Community Development
Jay Saltzberg, Planning Manager
Craig Fox, Assistant City Attorney
Tiffany Lin, Assistant Planner
Iris Lee, Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES

Meeting of March 22, 2017

RECOMMENDED ACTION: Approve

Commissioner Capelle moved and Commissioner McGuire seconded the motion to approve the minutes.

AYES: 5 COMMISSIONERS: Capelle, McGuire, Agrusa, Barstow, and Schoales

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONER: Chung, Diep

ABSTAIN: 0 COMMISSIONER:

2. SITE PLAN NO. SP17-009

A request to construct a new 6,895 sq. ft. two-story single-family residence with attached 789 sq. ft. garage at 8761 Somerset Street within the RS-10 (Estate Residential) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: David Chong
8761 Somerset Street
Fullerton, CA 90621

APPLICANT: Jae Uk Chung, AIA
12611 Hiddencreek Way, Suite G
Cerritos, CA 90703

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair Schoales, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Tiffany Lin, Assistant Planner.

The subject property is zoned RS-10 (Estate Residential) and is currently a vacant lot previously developed with a 4,027 sq. ft. two-story single family residence. Adjacent properties to the east, west, and south are zoned RS-10 and developed with single family homes. The property adjacent to the north is zoned OR (Recreational Open Space) and developed with the Los Coyotes Country Club.

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP17-009, with findings of facts and conditions.

The property under application is located on the north side of Somerset Street, with a street frontage of 100.88 ft. and a total land area of approximately 16,500 sq. ft.

The property was originally developed with a 4,027 sq. ft. two-story, single family residence containing five bedrooms, three bathrooms, kitchen/dining room, living room, family room, and attached 830 sq. ft. three-car garage.

On December 22, 2015, the property owner submitted a Site Plan application to demolish 119 sq. ft. of the first story and 1,593 sq. ft. of the second story of the single family residence to allow a 2,521 sq. ft. single story addition and a 1,491 sq. ft. second story addition with a covered rear patio and covered front porch at the property. Staff scheduled a Zoning Administrator hearing for January 28, 2016 for the proposed project. Prior to the hearing date, the entire existing home was demolished without required permits. The Code Enforcement Division opened a case for the illegal demolition on January 14, 2016. The property owner applied for a demolition permit on April 28, 2016 and the permit was finalized on November 10, 2016. The property has remained vacant since demolition and has been secured with a temporary chain link fence with fabric screen. The submitted application and plans propose the construction of a new 6,895 sq. ft. single family home consisting of 4,126 sq. ft. on the first floor and 2,769 sq. ft. on the second floor; 789 sq. ft. 3-car garage; 78 sq. ft. porch; 169 sq. ft. covered terrace; with 88 sq. ft. and 54 sq. ft. balconies. The first floor will include two bedrooms, 2.5 bathrooms, office, kitchen, dining room, great room, and living room. The second floor will include four bedrooms, 4.5 bathrooms, loft, and laundry room. When complete, the home will contain six bedrooms and 6 full bathrooms and 2 half bathrooms, office, kitchen, dining room, great room, living room, laundry room, and loft for a new habitable area of 6,895 sq. ft. The garage, front porch, balconies, and terrace are not included in the total habitable area. The new home will also include a new lap pool within the rear yard.

The total lot coverage with the proposed new house is 32.4%; maximum 40% building coverage is permitted by Code. There will be no rear yard coverage. The house will be set back 50.17 ft. from the north or rear property line, 25.25 ft. from the south or front property line, 5 ft. from the west property line, and 10.1 ft. from the east property line. The property is located within the RS-10 (Estate Residential) zone which allows a side yard setback of 5 ft. provided that the main building does not exceed 15 ft. in height when not along a street. Portions of the main building that exceed 15 ft. in height must be set back an additional 5 ft. for a side yard setback of 10 ft. The proposed main building does not exceed 15 ft. in height within 10 ft. of either side yard. The second story balcony located in the rear is located approximately 23.83 ft. from the east property line and the second story balcony located on the front of the building is located 27 ft. from the east property line. The terrace located on the rear of the second story is set back 16 ft. from the west property line. All of the proposed second story balconies and terrace are adequately set back from the adjacent properties and meet the Guidelines for Single-Family Residential Additions.

Architecturally, the front elevation of the home will have a gable roof design, an attached covered entry, decorative coarse stone, and tan roof trim. As proposed, the contemporary architectural design for the home will include decorative windows, including obscured bathroom windows, and doors with white trim and smooth stucco finish with decorative beige coarse stone. The new home will include an earth tone color scheme, therefore preserving the residential integrity of the existing single-family neighborhood.

Section 19.128.040 of the City of Buena Park Zoning Ordinance requires Site Plan Review of the proposed residence to ensure conformance to development standards. The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district, and is in "reasonable harmony with the architectural character of the area" and not "detrimental to the existing and intended character" of the surrounding neighborhood. This process furthers the General Plan goal to "maintain and enhance the character of single family residential neighborhoods."

Staff reviewed the submittal plans, visited the site and surrounding area and is of the opinion that the site will appropriately accommodate the new home. The new residence will be consistent with the character of the existing single family neighborhood and will impose no adverse impacts on adjacent properties. Two-story homes are prevalent in the neighborhood and the new home will enhance the existing neighborhood pattern. Based on the location, design, and configuration of the proposed new residence, there are no anticipated negative impacts to the adjacent properties.

The proposed new home complies with all development standards for residences within the RS-10 (Estate Residential) zone, including lot coverage, setbacks, height, and architectural compatibility. Additionally, the proposal complies with the Guidelines for New Single-Family Residences and Residential Additions adopted by City Council for the purpose of promoting high-quality construction compatible with adjacent properties. When completed, the materials, color scheme, and building massing of the new home will blend with the overall

architectural character of the surrounding area, therefore preserving the residential integrity of the existing single-family neighborhood.

The project is Class 1, Section 15301, categorically exempt from CEQA.

Five public notices of this Planning Commission meeting were mailed to property owners adjacent to the subject property on March 23, 2017.

Chair Schoales asked if there were any questions for staff.

Chair Schoales and Commissioner McGuire discussed the proposed second story balcony and terrace at the rear of the new house with regard to setback requirements and neighbor privacy.

Chair Schoales stated that this is not a public hearing; however, if there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Janet Kang, 8741 Somerset St., Buena Park, CA 90621, expressed concern about the side setback of the proposed two-story home adjacent to her single story house to the west. Based on the lower profile of her single-story house in comparison to the proposed two-story house, she felt that the new home would be too close to her house.

Ms. Lin confirmed that the proposed single family residence complies with all applicable setback and height requirements in compliance with Code. In addition, the plan has been designed with minimal windows on the west elevation to address the privacy concern of neighbors.

There being no one else wishing to speak on the matter, Chair Schoales advised that the item requires a Resolution for approval or denial with findings.

Commissioner Barstow moved, and Commissioner Agrusa seconded, the motion to adopt the following Resolution approving Site Plan No. SP17-009 with findings of fact and conditions.

**RESOLUTION NO. 6043
SITE PLAN NO. SP17-009**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT A NEW 6,895 SQ. FT. 2-STORY SINGLE FAMILY RESIDENCE AND ATTACHED 789 SQ. FT. GARAGE AT 8761 SOMERSET STREET WITHIN THE RS-10 (ESTATE RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

YES:	5	COMMISSIONERS:	Barstow, Agrusa, Capelle, McGuire, and Schoales
NOES:	0	COMMISSIONER:	
ABSENT:	2	COMMISSIONERS:	Chung, Diep
ABSTAIN:	0	COMMISSIONER:	

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Saltzberg said Planning Commission, at its next regularly scheduled meeting, will consider a request to establish the sale of beer and wine for off-site consumption at an existing restaurant/market and a request for extension of operating hours.

STAFF REPORTS:

Mr. Rosen reported that City Council discussed, at the April 11 Study Session, current zoning regulations for storage sheds, tool sheds, playhouses, and similar small, unoccupied accessory buildings as well as enforcement of those structures.

COMMISSION REPORTS:

Commissioner Barstow reported on the Parker Collection lunch that he attended on April 12. He said he was impressed with how fast the units sold.

Chair Schoales recalled that the barbecue restaurant and the small cafe at Clark Commons were part of the original approval, which also included a training center. He asked about the training center and if there is sufficient parking for the clientele.

Mr. Rosen said that the portion of the building adjacent to the restaurant is a training center where nutrition classes will be conducted by ROP students training to be nutritionists, as part of their curriculum requirements. He added that there is sufficient parking for customers.

ADJOURNMENT: At 7:20 p.m., Chair Schoales adjourned to the Study Session.

James Schoales
Chair

ATTEST:

Joel W. Rosen, AICP
Secretary

**CITY OF BUENA PARK
PLANNING COMMISSION**

**STUDY SESSION MINUTES
APRIL 12, 2017**

The Planning Commission of the City of Buena Park convened in a Study Session at 7:30 p.m. on April 12, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Schoales presiding.

PRESENT: 5 COMMISSIONERS: Agrusa, Barstow, Capelle, McGuire,
and Schoales

ABSENT: 2 COMMISSIONERS: Chung, Diep

ALSO PRESENT:

Joel W. Rosen, AICP, Director of Community Development
Jay Saltzberg, Planning Manager
Craig Fox, Assistant City Attorney
Amy Greyson, Deputy City Attorney
Tiffany Lin, Assistant Planner
Ruth Santos, Senior Administrative Assistant

Chair Schoales called the Study Session to order at 7:30 p.m.

STUDY SESSION:

LOCAL REGULATION OF ACCESSIBILITY STANDARDS IN MULTI-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

As requested by the Planning Commission, Craig Fox, Assistant City Attorney, and Amy Greyson, Deputy City Attorney, discussed whether the City may require increased accessibility for new multi-story, multi-family development projects which would exceed State and Federal accessibility requirements.

At the conclusion of the presentation, the Planning Commissioners recommended (5–0 Chung and Diep absent) that the City Council conduct a study session to consider potential options for enhancing accessibility in new multi-story multi-family residential development projects.

ORAL COMMUNICATIONS:

None

ADJOURNED:

At 8:35 p.m., Chair Schoales adjourned the Study Session to the regularly scheduled Planning Commission Meeting at 7:00 p.m. on April 26, 2017, in the City Council Chambers.

James Schoales
Chair

ATTEST:

Joel W. Rosen, AICP
Secretary

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