

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
May 24, 2017

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on May 24, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Schoales presiding.

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

Joel W. Rosen, AICP, Director of Community Development  
Jay Saltzberg, Planning Manager  
Brady M. Woods, Senior Planner  
Angelica Garcia, Planning Technician  
Eunice Im, Planning Intern  
Craig Fox, Assistant City Attorney  
Iris Lee, Assistant City Engineer  
Ruth Santos, Senior Administrative Assistant

**1. APPROVAL OF MINUTES**

Meeting of April 26, 2017  
Adjourned Meeting of May 10, 2017

RECOMMENDED ACTION: Approve

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

AYES: 7 COMMISSIONERS: Diep, McGuire, Agrusa, Barstow, Capelle, Chung, and Schoales

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

**NEW BUSINESS:**

**2. SITE PLAN NO. SP17-25195**

A request for a 531 sq. ft. single story addition and a 1,358 sq. ft. second story addition to a single family residence at 8392 Calendula Drive within the RS-6 (One-Family Residential) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNERS/APPLICANTS: Chantepy Sophat and Sophal Chan  
8392 Calendula Drive  
Buena Park, CA 90620

**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 Eunice Im, Planning Intern.

The subject property is zoned RS-6 and developed with a one-story single family residence with a total habitable area of 1,186 sq. ft. Adjacent properties to the north, east, south and west are zoned RS- 6 and are developed with single family homes.

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP17-25195 with findings of fact and conditions.

The property is located on the south side of Calendula Drive with street frontage of 60 ft. and lot area of 6,000 sq. ft. The existing habitable area is 1,186 sq. ft. with a 389 sq. ft. detached garage.

The submitted application and plans propose a single story 531 sq. ft. addition to the rear of the home and new 1,358 sq. ft. second story addition. Upon completion, the home will be a 3,075 sq. ft. two-story single family residence with 5 bedrooms, 4 bathrooms, kitchen, living room, dining room, family room, laundry room, office, and detached garage.

Section 19.128.040 of the City of Buena Park Zoning Ordinance requires Planning Commission or Zoning Administrator review for the proposed expansion of a single family dwelling that exceeds the greater of 1,100 sq. ft. or 150% of existing habitable area through a Site Plan Review process. This project will increase the living area from 1,186 sq. ft. to 3,075 sq. ft. The goal of the Site Plan Review process is to ensure that the project meets the development standards of the zone and is in harmony with the architectural character of the area and surrounding neighborhood. This process furthers the General Plan goal to maintain and enhance the character of single family residential neighborhoods. Additionally, the proposal complies with the Guidelines for New Single-Family Residences and Residential Additions as adopted by the City Council to promote high-quality construction and privacy for compatibility with adjacent properties.

Staff reviewed the submittal plans, visited the site and surrounding area, and has determined that the property can accommodate the proposed addition in compliance with applicable development standards. As conditioned, the project will impose no adverse impacts on adjacent properties, and complies with all development standards for single family residences within the RS-6 zone, including lot coverage, setbacks, parking, height, and architectural compatibility. The project includes architectural improvement to the expanded home, including an enhanced arched front entry with stone veneer on the front exterior of the home and new decorative trim bands around all windows.

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

Nine (9) notices were mailed to property owners adjacent to the subject property on May 12, 2017.

Chair Schoales asked if there were any questions for staff.

There were no questions for staff.

Chair Schoales stated that this is not 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.

There being no one 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 Capelle seconded, the motion to adopt the following Resolution approving Site Plan No. SP17-25195 with findings of fact and conditions.

**RESOLUTION NO. 6049  
SITE PLAN NO. SP17-25195**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF A SITE PLAN FOR A 531 SQ. FT. FIRST STORY ADDITION AND 1,358 SQ. FT. SECOND STORY ADDITION AT 8392 CALENDULA DRIVE WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

AYES: 7 COMMISSIONERS: Barstow, Capelle, Agrusa, Chung, Diep, McGuire, and Schoales

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**PUBLIC HEARING:**

**3. CONDITIONAL USE PERMIT NO. CU13-009M1**

A request to modify Conditional Use Permit CU13-009 to allow the installation of a three-dimensional 5 ft. 10 in. tall fiberglass dinosaur ground sign at the existing gasoline station at 7760 Crescent Avenue within the CG (Commercial General) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Jahanpanah Jahangiri  
7760 Crescent Avenue  
Buena Park, CA 90620

APPLICANT: George Adams  
1700 W. Anaheim Street  
Long Beach, CA 90813

**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 Angelica Garcia, Planning Technician.

The subject property is zoned CG (Commercial General) and is developed with a Sinclair Smog and Service station with a convenience mart. The property to the north is zoned AR (Amusement Resort) and is developed with Knott's Berry Farm. The property to the east and south is zoned CG and is developed with the Colony Inn. The property to the west, across Grand Avenue, is zoned RM-20 (Medium Density Multifamily Residential) and developed with an apartment complex.

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU13-009M1 with findings of fact and conditions.

The property under application is located on the southeast corner of Crescent and Grand Avenue, with street frontages of 148.5 ft. along Crescent Avenue and 161.34 ft. along Grand Avenue, with a total area of 23,959 sq. ft. The property is developed with a Sinclair automobile service station, including a convenience market, smog check facility, and fueling canopies, originally approved by Planning Commission in 1966 via Site Plan No. SP-393.

On June 26, 2013, the Planning Commission approved Conditional Use Permit No. CU13-009 to expand the existing service station convenience market and to establish the sale or beer and wine for off-site consumption with associated architectural and site improvements. The approval limited the signs permitted to one (1) monument sign for gasoline pricing and one (1) wall sign and logo for each building frontage facing a street. The applicant is requesting modification of the condition to allow for one (1) ground sign consisting of a 5 ft. 10 in. tall three-dimensional fiberglass dinosaur.

The submitted application and plans propose a 5 ft. 10 in. tall three-dimensional fiberglass dinosaur ground sign to be located adjacent to Crescent Avenue in the north landscape setback of the property. The design of the proposed fiberglass dinosaur figure is intended to reflect the branding logo of the Sinclair corporate image.

The previously approved Conditional Use Permit limits the sign allowance to one (1) monument sign to include gasoline pricing signs and one (1) wall sign and logo for each building frontage facing a street. The applicant is requesting modification of the condition to allow for one (1) ground sign in order to permit the proposed 5 ft. 10 in. tall fiberglass dinosaur to be located within the north landscape setback.

No site or building modifications are proposed. Site entrance and exit will continue to be provided via Crescent Avenue and Grand Avenue with circulation and parking to remain the same.

Section 19.522.050 of the Zoning Code automatically allows automobile service stations to have one (1) ground sign for each service station property; however, the previously approved Conditional Use Permit limited the signs to one (1) monument sign for pricing and one (1) wall sign per building frontage. Therefore, modification of the existing Conditional Use Permit

CU13-009 is required to allow installation of the proposed 5 ft. 10 in. tall three-dimensional fiberglass dinosaur ground sign.

In reviewing the request, staff reviewed the proposed plans, visited the property, and is of the opinion that the property and sign location are appropriate for the proposed fiberglass dinosaur ground sign. As described in the attached project narrative, Sinclair is commemorating the 100 year anniversary of Sinclair Oil Corporation with an updated logo image which incorporates their historic dinosaur icon as a part of their brand. Similar fiberglass dinosaur ground signs have recently been installed in other cities such as Long Beach, Indio, Thermal, and San Pedro.

As proposed, the dinosaur sign will be located in the existing landscaped setback adjacent to Crescent Avenue. Additional landscaping surrounding the proposed new sign will also be provided to enhance the dinosaur design and the setback area. The fiberglass dinosaur will be painted green consistent with the corporate branding image. As proposed, the sign will complement the design of the existing facility and associated existing signs and the overall character of the area.

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

Notice of public hearing was posted at City Hall, the Buena Park website, the Buena Park Library, and Ehlers Community Recreation Center on May 12, 2017, and 22 notices were mailed to property owners within a 300 ft. radius of the subject property on May 12, 2017.

Chair Schoales asked if there were any questions for staff.

There were no questions for staff.

Chair Schoales stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Jahangari Jahanpanah, property owner, 7760 Crescent Avenue, Buena Park, CA 90620, spoke about the history of the dinosaur icon which is linked to the 100<sup>th</sup> year anniversary of the Sinclair company. He said that for the past 40 years, he has owned the gas station which has continued to provide good service to the community and the City. Mr. Jahanpanah said the proposed location of the dinosaur will make it visible to the customers at Knott's Berry Farm, thus adding to the business potential for the gas station.

Commissioner Diep complimented the applicant on the design of the proposed dinosaur ground sign. She said it will enhance the site appearance and attract the attention of pedestrians and tourists, especially children. She asked if the material and installation will be sturdy in case children climb on it.

Mr. Jahanpanah said the proposed dinosaur ground sign will be formed with strong fiberglass and will be located in the existing landscaped setback adjacent to Crescent Avenue. He said there will also be additional landscaping.

Commissioner Agrusa praised the applicant on the design of the dinosaur and asked about maintenance and repair should vandalism occur.

George Adams, applicant, 1700 W. Anaheim Street, Long Beach, CA 90813, said that necessary maintenance and repair will be provided by the sign contractor. He also said that the proposed dinosaur sign will include durable material with a glossy anti-graffiti finish and accent lighting.

Commissioner Chung asked about the operating hours of the gas station.

Mr. Jahanpanah said the operating hours of the gas station are from 6:00 a.m. to 10:00 p.m., with a later closing time of 11:00 p.m. in the summertime when Knott's Berry Farm closes late.

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

Commissioner Capelle moved, and Commissioner Diep seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU13-009M1 with findings of fact and conditions therein.

**RESOLUTION NO. 6050  
CONDITIONAL USE PERMIT NO. CU13-009M1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU13-009M1 TO ADD A NEW 5 FT. 10 IN. TALL THREE-DIMENSIONAL FIBERGLASS GLASS DINOSAUR SIGN AT AN EXISTING GASOLINE SERVICE STATION AT 7760 CRESCENT AVENUE WITHIN THE CG (COMMERCIAL GENERAL) ZONE**

AYES:	7	COMMISSIONERS:	Capelle, Diep, Agrusa, Barstow, Chung, McGuire, and Schoales
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Saltzberg announced that Planning Commission will consider at its next meeting a request to expand an existing single-family home at Fox Hills Drive.

**STAFF REPORTS:**

Mr. Rosen informed the Planning Commissioners that he was presented with his tenth-year anniversary pin at the City Council meeting of May 23, 2017.

Mr. Rosen announced the resignation of Angelica Garcia, Planning Technician, who has accepted a new job in the City of Vacaville.

**COMMISSION REPORTS:**

Commissioner Barstow said he will be unable to attend the Planning Commission meeting on June 14, 2017.

**ADJOURNMENT:** At 7:30 p.m., Chair Schoales adjourned to the Planning Commission meeting of June 14, 2017, Wednesday, at 7:00 p.m. in the City Council Chamber.

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James Schoales  
Chair

ATTEST:

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Joel W. Rosen, AICP  
Secretary