

Planning Commission

MEETING DATE AND TIME:

June 28, 2017 - 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.

Appeal period ends on July 17, 2017.

CALL TO ORDER / FLAG SALUTE:

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

CONSENT CALENDAR (Items 1-2):

1. **APPROVAL OF MINUTES** Planning Commission Meeting June 14, 2017
Recommended Action: Approve

2. **EXTENSION OF APPROVAL EXT17-25753**

A request for a one-year extension of time for Variance No. V16-001 as previously approved by the Planning Commission for reduced front setback in conjunction with constructing a 4,679 sq. ft. medical office complex at 6102-6112 Beach Boulevard within the CG (General Commercial) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER/APPLICANT: Lukas Patuwo
16302 Avenida San Miguel
La Mirada, CA 90638

RECOMMENDED ACTION: Adopt Resolution of Approval

----- END OF CONSENT CALENDAR -----

NEW BUSINESS:

3. SITE PLAN NO. SP17-25618

A request for a new 510 sq. ft single story addition to the front of the existing residence and the addition of a new 689 sq. ft. second story at 7324 Santa Elena Drive within the RS-6 (One Family Residential) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Nicole Guillen
7324 Santa Elena Drive
Buena Park, CA 90620-3121

APPLICANT: William Chung
17615 Pioneer Boulevard
Artesia, CA 90701

RECOMMENDED ACTION: Adopt Resolution of Approval

PUBLIC HEARING:

NEW BUSINESS:

4. SITE PLAN NO. SP821 MOD17-25490 / VARIANCE V-958MOD17-25490

A request for modification to Site Plan SP-821 (SP-821MOD17-25490) and Variance 958 (V-958MOD17-25490) to allow kitchen amenities to include a microwave, mini-refrigerator, and coffee-maker in each hotel unit at 7828 Orangethorpe Avenue within the ECSP (Entertainment Corridor Specific Plan) zone. The project is not subject to CEQA, per Section 15061(b)(3)

PROPERTY OWNER: Fairfield Inn and Suites by Marriott
7828 Orangethorpe Avenue
Buena Park, CA 90621

APPLICANT: Evelyn Whalen
7828 Orangethorpe Avenue
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolutions of Approval

5. DEVELOPMENT AGREEMENT NO. DA16-008

A request to consider a recommendation to the City Council to construct a three-story mixed-use development to include approximately 1,600 sq. ft. of office space and 700 square feet of utility/storage space, as well as four residential units totaling approximately 6,730 sq. ft., and other associated parking lot and site improvements on the approximately .15 acre site located at 5108 Homewood Avenue in the CO (Commercial Office) zone with a General Plan land use designation of General Mixed-Use. The proposed project has been reviewed and found to be within the scope of the previously certified Program EIR for the Buena Park 2035 General Plan Update (SCH #2009111026) and the previously certified Program EIR adequately describes for the purposes of CEQA the proposed project as required by Section 15168 of CEQA Guidelines.

PROPERTY OWNER: VIP Gold LLC
Violet Chen, Manager
P.O. Box 2428
Fullerton, CA 92837

APPLICANT: Myung Chung
9040 Flair Dive, Suite 128
El Monte, CA 91731

RECOMMENDED ACTION: Continue to the next regularly scheduled Planning Commission meeting of July 12, 2017, to provide a revised public hearing notice including an updated project description and corrected project address

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:

COMMISSION REPORTS:

ADJOURNMENT: To the regularly scheduled Planning Commission meeting on Wednesday, July 12, 2017, at 7:00 p.m. in the City Council Chamber