

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
June 14, 2017

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on June 14, 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

Jay Saltzberg, Planning Manager  
Brady M. Woods, Senior Planner  
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 May 24, 2017

RECOMMENDED ACTION: Approve

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

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

**NEW BUSINESS:**

**2. SITE PLAN NO. SP17-25475**

A request to expand an existing 1,565 sq. ft. one-story single family residence to include a 142 sq. ft. one-story addition, 2,210 sq. ft. two-story addition, and 242 sq. ft. one-car garage to provide a total of three garage spaces at 5442 Fox Hills Avenue within the RS-6 (One-Family Residential) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Antonio Montalvo  
P.O. Box 328  
La Mirada, CA 90637

APPLICANT: Celina Martinez  
Draftech Design Company  
8050 E. Florence Avenue, Suite 206  
Downey, CA 90240

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-8 (Suburban Residential) and developed with a 1,565 sq. ft. one-story, single family residence with an attached two-car garage. Properties to the north, south, west, and east are zoned RS-8 (One-Family Residential) and developed with single family homes.

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP17-25475 with findings of fact and conditions.

The property under application is located on the east side of Fox Hills Avenue, between Lockhaven Drive and Oakmont Place, with a street frontage of 101 ft. and a total land area of approximately 11,673 sq. ft. The property is developed with a 1,565 sq. ft. one-story, single family residence including three bedrooms, two bathrooms, kitchen/dining room, living room, and an attached 430.5 sq. ft. two-car garage connected to the home with an existing 242 sq. ft. breezeway.

The submitted application and plans propose to expand the single story home to include a 142 sq. ft. one-story addition, 2,210 sq. ft. two-story addition, 94 sq. ft. front and rear porches and conversion of the existing breezeway into a 242 sq. ft. one-car garage. The first floor expansion will extend the existing kitchen and dining room. The new second floor will include two bedrooms, master suite, three bathrooms, family room, laundry room, and a computer room. The existing 242 sq. ft. breezeway will be converted into a one-car garage to provide a total of three garage parking spaces. The new floor plan will include six bedrooms, five bathrooms, kitchen/dining room, living room, family room, laundry room, computer room, covered patio, and an attached three-car garage for a new habitable area of 3,917 sq. ft. The garage and porches are not included in the total habitable area.

The total lot coverage, including the proposed addition and attached garage is 22%; maximum 40% lot coverage is permitted by Code. There is no rear yard coverage. As expanded, the house will be located 43 ft. from the east property line, 33 ft. 7 in. from the west property line, 5 ft. from the south property line, and 7 ft. 10 in. from the north property line.

Architecturally, the front elevation of the expanded home will include a varied gable roof design, stucco finish, decorative arched multi-pane windows, and stone veneer panels. The front entry features stone veneer panels and decorative columns as well as a decorative front entry door. The expanded home will maintain a design complementing the front elevation, including roof design and material, painted smooth stucco finish, and painted roof trim. When completed, the home will have a smooth stucco finish with concrete tile roofing,

with associated design features preserving the architectural integrity of the existing single-family residential neighborhood.

Section 19.128.040 of the City of Buena Park Zoning Ordinance requires Planning Commission review and approval of additions to a single-family home which exceed 50% of the existing habitable floor area via the Site Plan Review process. On February 24, 2015, City Council approved Text Amendment No. C14-002, adding Section 19.128.040A1.f.(iii) to the Zoning Code, changing the Site Plan Review process to require prior legal noticing to adjacent and nearby property owners for large additions and new homes, and adoption of "Guidelines for Single Family Residential Additions". The goal of the Site Plan Review process is not only to ensure that the project meets all development standards of the zoning district, but to also ensure that the project 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 submitted plans, visited the site and surrounding area, and is of the opinion that the site can accommodate the proposed addition to the house and new one-car garage. As proposed, the expansion will be consistent with the architectural character of the existing single family neighborhood and will impose no adverse impacts on adjacent properties

The proposed additions comply with all development standards for residences within the RS-8 (Suburban Residential) zone including lot coverage, setbacks, parking, 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 while ensuring compatibility with adjacent properties.

When completed, the materials, color scheme, and design of the renovated home will blend with the overall architectural character and color palette of the surrounding area, therefore preserving the architectural integrity of the existing single-family residential neighborhood.

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

Nine public hearing notices of this Planning Commission meeting were mailed to adjacent property owners on June 1, 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.

Celina Martinez, applicant, Drafttech Design Company, 8050 E. Florence Avenue, Suite 206, Downey, CA 90240, said she was ready to answer any questions from Planning Commission.

There were no questions from the Planning Commission.

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 Capelle moved, and Commissioner Agrusa seconded, the motion to adopt the following Resolution approving Site Plan No. SP17-25475 with findings of fact and conditions.

**RESOLUTION NO. 6052  
SITE PLAN NO. SP17-25475**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO EXPAND AN EXISTING 1,565 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE TO INCLUDE A 142 SQ. FT. SINGLE STORY ADDITION, 2,210 SQ. FT. TWO-STORY ADDITION, AND CONVERSION OF THE EXISTING BREEZEWAY INTO A 242 SQ. FT. ONE-CAR GARAGE AT 5442 FOX HILLS AVENUE WITHIN THE RS-8 (SUBURBAN RESIDENTIAL) ZONE**

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Saltzberg announced that a proposed four-unit live-work condominium project on Homewood will be considered at the next Planning Commission meeting.

Mr. Woods said a request for extension of a Variance approval, for a front yard setback at a new office complex at 6102 Beach Boulevard, is also scheduled at the next Planning Commission meeting.

**STAFF REPORTS:**

Mr. Saltzberg invited the Planning Commissioners to the joint Orange County American Planners Association and Urban Land Institute conference, "Retail Reality Check," on June 21, from 7:30 a.m. to 10:30 a.m., in Irvine, to discuss the future of retail development. . He said Mr. Woods will attend the conference.

Mr. Saltzberg said those interested may let Ms. Santos know so she can register for them.

**COMMISSION REPORTS:**

In response to Commissioner McGuire, Mr. Saltzberg gave an update on The Source.

**ADJOURNMENT:** At 7:15 p.m., Chair Schoales adjourned to the Planning Commission meeting of June 28, 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

DRAFT