

## Planning Commission

**MEETING DATE AND TIME:**

August 23, 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 September 11, 2017.

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:**

Agrusa, Barstow, Capelle, Chung, McGuire, Schoales, and Diep

1. **APPROVAL OF MINUTES:** Planning Commission Meeting August 9, 2017

Recommended Action: Approve

**PUBLIC HEARING:**

**OLD BUSINESS:**

2. **ZONE CHANGE NO. Z16-002; DEVELOPMENT AGREEMENT NO. DA16-008; TENTATIVE PARCEL MAP NO. PM17-24937**

A request to consider a recommendation to the City Council for a Zone Change from CO (Commercial Office) to GMU (General Mixed-Use); Development Agreement to construct a new three-story 10,030 sq. ft. building including four residential live-work condominium units with four connecting office spaces and 13 parking spaces; Tentative Parcel Map to subdivide one parcel for condominium purposes for the residential/office development located at 5801 Homewood Avenue within the CO (Commercial Office) zone. 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 Drive, Suite 128  
El Monte, CA 91731

RECOMMENDED ACTION: Continue to a date uncertain to allow for  
preparation of revised plans

**NEW BUSINESS:**

**3. CONDITIONAL USE PERMIT NO. CU17-25721**

A request to establish the sale of beer and wine for on-site consumption with outdoor dining and live entertainment at an existing barbecue restaurant and existing coffee & tea shop at 8002 Orangethorpe Avenue, Suites A and B within the GMU (General Mixed Use) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: City Yard Housing Partners, L.P.  
17701 Cowan Avenue, Suite 200  
Irvine, CA 92614

APPLICANT: Wu Jen Enterprises, Inc.  
8191 7<sup>th</sup> Street  
Buena Park, CA 90621

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:**

**COMMISSION REPORTS:**

**ADJOURNMENT:** To the regularly scheduled Planning Commission meeting on  
Wednesday, September 13, 2017, at 7:00 p.m. in the City  
Council Chamber