

**CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 9, 2017**

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on August 9, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

Joel W. Rosen, AICP, Director of Community Development
Jay Saltzberg, Planning Manager
Brady M. Woods, Senior Planner
Iris Lee, Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES Meeting of July 26, 2017

RECOMMENDED ACTION: Approve

Commissioner Agrusa abstained from voting on this item due to her absence at the meeting of July 26, 2017.

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

AYES: 6 **COMMISSIONERS:** Barstow, Capelle, Chung, McGuire, Schoales, and Diep

NOES: 0 **COMMISSIONER:**

ABSENT: 0 **COMMISSIONER:**

ABSTAIN: 1 **COMMISSIONER:** Agrusa

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 the next regularly scheduled Planning Commission meeting of August 23, 2017, to consider revised development plans.

Chair Diep asked if there were any questions for staff and if there is anyone wishing to speak on the matter.

There being no questions for staff and no one wishing to speak on the matter, Chair Diep advised that this item requires a Minute Action to continue to the Planning Commission meeting of August 23, 2017.

Commissioner Capelle moved, and Commissioner McGuire seconded, the motion to continue to the regular Planning Commission meeting of August 23, 2017.

The MOTION CARRIED unanimously.

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Saltzberg said a request for beer and wine for on-site consumption with outdoor dining and live entertainment at 8002 Orangethorpe Avenue, Suites A and B, will be considered at the next Planning Commission meeting.

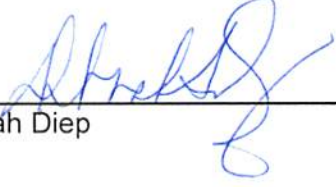
STAFF REPORTS:

None

COMMISSION REPORTS:

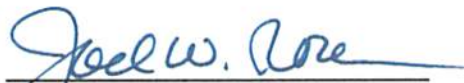
Commissioner Barstow said he will be unable to attend the next Planning Commission meeting.

ADJOURNMENT: At 7:05 p.m., Chair Diep adjourned to the Planning Commission Study Session.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary

**CITY OF BUENA PARK
PLANNING COMMISSION**

**STUDY SESSION MINUTES
AUGUST 9, 2019**

The Planning Commission of the City of Buena Park convened in a Study Session at 7:05 p.m. on August 9, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

ALSO PRESENT:

Joel W. Rosen, AICP, Director of Community Development
Jay Saltzberg, Planning Manager
Brady M. Woods, Senior Planner
Iris Lee, Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

Chair Diep called the Study Session to order at 7:05 p.m.

STUDY SESSION:

VIP HOMES PROJECT - 5801 HOMEWOOD

Staff presented the revised development plans which, as directed by Planning Commission, eliminate all tandem parking and the offices which formerly connected to the units. The revised plans also include an elevator providing access to all floors including the rooftop deck.

Chair Diep and Commissioners Agrusa, Barstow, Capelle, and McGuire complimented the architect on the revised plans. Commissioner Capelle said the new design, including elevator access to the rooftop deck, will add to the marketability of the project. Chair Diep and Commissioner Capelle said they hope the new exterior elevation will be as attractive as the original design.

Staff said the general aesthetics will remain the same.

Commissioner Schoales expressed concern that approval of this project may set a precedent which is inconsistent with the General Plan vision for the area, especially because the property is adjacent to a single-family neighborhood. He said the units might turn into rentals, deteriorate, and lower the standard of living in the area, as in the Jackson-Fillmore neighborhood.

Staff said the proposed project has sufficient parking and an attractive design, including the roof deck on the fourth floor, and is consistent with the General Plan. Staff clarified

that the building is proposed to be five feet taller than the maximum height for single-family homes.

Chair Diep and Commissioners Barstow and Capelle said the lack of workforce housing will most likely lead to additional projects such as this, which are more attractive than deteriorating single-family homes occupied mostly by multiple adults and causing parking problems on residential streets.

Myung Chung, applicant, 9040 Flair Drive, Suite 128, El Monte, CA 91731, said plans for the proposed project have been in the process of revision for about one and a half years to comply with direction from Planning Commission and staff. He said his fellow architects said the city of Los Angeles has introduced new zoning codes to address the need for workforce housing and encourage use of public transportation and small cars.

Commissioners Schoales and Capelle recommended a future Planning Commission study session on establishment of development standards for similar projects.

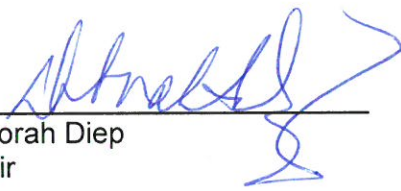
Planning Commission gave direction to staff to schedule this item for Planning Commission consideration of a recommendation to City Council for the project.

ORAL COMMUNICATIONS:

None

ADJOURNED:

At 7:40 p.m., Chair Diep adjourned to the Planning Commission Meeting at 7:00 p.m. on August 23, 2017, in the City Council Chambers.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary