

Planning Commission

MEETING DATE AND TIME:

October 11, 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 October 26, 2017.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL:

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

1. **APPROVAL OF MINUTES:** Planning Commission Meeting September 13, 2017
Study Session Meeting September 13, 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 11,116 sq. ft. building with three residential condominium units, 12 on-site parking spaces, and related site improvements; Tentative Parcel Map to subdivide one parcel for condominium purposes for the residential development located at 5801 Homewood Avenue. 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: Adopt Resolutions recommending City Council Approval

PUBLIC HEARING:

NEW BUSINESS:

3. ZONE CHANGE NO. Z17-26737 / DEVELOPMENT AGREEMENT NO. DA17-26734

A request to consider a recommendation to the City Council for a Zone Change from CG (Commercial General) to GMU (General Mixed Use) and Development Agreement for the construction of a 2-story mixed-use development with two live/work units above 3,708 square feet of office space, 18 on-site parking spaces, and related site improvements located at 6172 Beach Boulevard. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: 6100 Beach LLC
6301 Beach Boulevard
Buena Park, CA 90621

APPLICANT: Source Architecture, Inc.
16605 Norwalk Boulevard
Cerritos, CA 90703

RECOMMENDED ACTION: Adopt Resolutions recommending City Council 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, October 25, 2017, at 7:00 p.m. in the City Council Chamber