

AGENDA

Planning Commission

MEETING DATE AND TIME:

November 8, 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 November 28, 2017.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL:

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

1. APPROVAL OF MINUTES:

Planning Commission Meeting October 11, 2017
P.C. Adjourned Meeting of October 25, 2017

Recommended Action:

Approve

PUBLIC HEARING:

OLD BUSINESS:

2. 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) for the construction of a two-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 6100 and 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:

Paul Kim
Source Architecture, Inc.
16605 Norwalk Boulevard
Cerritos, CA 90703

RECOMMENDED ACTION:

Adopt Resolutions recommending City Council Approval

NEW BUSINESS:

3. **SITE PLAN NO. SP17-27236**

A request to remodel an existing 4,463 sq. ft. commercial/residential building to construct a new 2,250 sq. ft. commercial office building with ten (10) on-site parking spaces and related site improvements located at 6306 Beach Boulevard in the CG (Commercial General) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: Pacific C Group, LLC
24050 Madison Street, Suite 204
Torrance, CA 90505

APPLICANT: Simon Gwon
Fore Architects
110 E 19th Street, Suite C700-D
Los Angeles, CA 90079

RECOMMENDED ACTION: Adopt Resolution of Approval

4. **CONDITIONAL USE PERMIT MODIFICATION NO. MCU17-27630**

A request to modify previously approved Conditional Use Permit No. CU-884 to remodel and reuse a former 41,373 sq. ft. Ralph's Supermarket to a new 21,013 sq. ft. Aldi Grocery Store with sale of beer and wine for off-site consumption, located at 6080 Ball Road in the CS (Commercial Shopping) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Burns Family Trust
2101 E. 4th Street, Suite 250-B
Santa Ana, CA 92705

APPLICANT: Matthew Baca
12661 Aldi Place
Moreno Valley, CA 92555

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, November 22, at 7:00 p.m. in the City Council Chamber