

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
October 11, 2017

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on October 11, 2017, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

ABSENT: COMMISSIONER: Capelle

Joel W. Rosen, AICP, Director of Community Development
Brady M. Woods, Acting Planning Manager
Swati Meshram, Ph.D., AICP, LEED AP, Associate Planner
Braulio M. Moreno, Assistant Planner
Iris Lee, Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. **APPROVAL OF MINUTES** Meeting of September 13, 2017
Study Session of September 13, 2017

RECOMMENDED ACTION: Approve

AYES: 6 COMMISSIONERS: Barstow, Agrusa, Chung, McGuire, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Capelle

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

NEW 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 and 12 parking spaces; 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

In reply to Chair Diep, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Swati Meshram, Associate Planner.

The 0.15 acre site is located on Homewood Avenue, zoned CO (Commercial Office), and developed with a legal non-conforming single family residence with associated improvements. The properties to the north are zoned CO and are developed with legal non-conforming single-family homes. The properties to the east, across Homewood Avenue, are zoned RS-6 (One-Family Residential) and are developed with single-family homes. The property to the west, along Beach Boulevard, is zoned GMU (General Mixed-Use) and is under construction for a 5-story mixed-use development including senior apartments, medical offices, and commercial. The property to the south is zoned GMU and is developed as a surface parking lot serving the 5-story mixed-use development to the west.

Staff recommends that the Planning Commission adopt the attached Resolutions recommending approval of Zone Change No. Z16-002, Development Agreement No. DA16-008, and Tentative Parcel Map No. PM17-24937 to the City Council.

The site is located on the west side of Homewood Avenue, between Franklin Street and Holt Street, with an approximately 50 ft. street frontage on Homewood Avenue and a lot area of 6,750 sq. ft.

In December 2010, the City Council approved the comprehensive 2035 General Plan update to reflect the current conditions of the City and establish the vision for future growth. The 2035 General Plan identifies 10 key focus areas within the City with the most potential for growth and change. The subject site is located in the Central Buena Park Focus Area. Historically defined as the heart of the City, the Central Buena Park Focus Area is envisioned as a complementary mix of retail, high-density residential, and office. A primary design characteristic for this focus area includes street-oriented buildings with ground level retail and dining and residential units above. Although the focus area encourages higher density mixed-use development, future redevelopment within this area must also be compatible with the adjacent single-family residential neighborhood.

At a June 23, 2015 study session, the City Council considered an initial conceptual proposal (#1) for a four story, 48 ft. tall building containing five residential condominium units and five

office spaces with private restrooms, separate access, and 12 on-site parking spaces. The City Council expressed the following concerns regarding the proposal:

- Excessive height and massing along Homewood Avenue
- Public safety issues related to simultaneous residential and office uses with common access
- Lack of recreational open space, storage, and inadequate parking

The applicant revised the project in response to City Council comments and presented a revised proposal (#2) to the City Council at the July 28, 2015 study session. The revised plans included a four story, 30 to 48 ft. tall building containing five residential condominium units and five office spaces with separate restrooms and access, and 13 on-site parking spaces. The City Council expressed the following concerns regarding the second proposal:

- Excessive height and massing along Homewood Avenue
- Lack of sufficient on-site parking for offices
- Office spaces should be only for condominium owners

On October 13, 2015, the City Council held a study session to review the applicant's revised (#3) proposal. The proposal included a three story, 33-35 ft tall mixed-use residential condominium/office development with four residential ownership units and four ground floor office spaces with separate restrooms and access. Following discussion, a majority of the City Council generally supported the conceptual proposal as presented.

On September 14, 2016, the Planning Commission held a study session to discuss the proposed project. Three separate project designs were presented to the Planning Commission which included different configurations for the ground floor parking and office spaces. All three proposals included the required amount of parking, same number of residential units, and similar office and habitable areas. In reviewing the proposals, Planning Commissioners cited concerns related to proposed triple tandem parking, insufficient separation of roof-top open spaces, and alley access, but otherwise supported the project and directed Staff to continue to work with the applicant. The preferred parking option among the Commissioners was to provide 2-car garages with parking in the driveway for each unit.

On June 28, 2017, the Planning Commission opened and continued the noticed public hearing on the application as the project address was listed incorrectly in the legal notice. The item was continued to July 12, 2017 to provide a revised public hearing notice including an updated project description and corrected project address. On July 12, 2017, the Planning Commission reconvened the public hearing on the proposal. At the hearing, the parking plan as presented did not include recent revision to comply with accessible parking requirements. Staff noted that the Planning Commissioners were previously provided with the revised parking plan demonstrating compliant accessible parking; however, the agenda report posted on the city website did not include the revised parking plan. The Planning Commission continued the item to July 26, 2017 to allow posting of the revised parking plan on the city website. In addition, at the July 12, 2017 Planning Commission hearing, Staff provided a memorandum to the Planning Commission recommending that Planning Condition No. 19.j under Exhibit C of the proposed Development Agreement be modified to allow the live/work units to have small business identification signs and limited customer traffic.

On July 26, 2017, the Planning Commission reconvened the public hearing. The Staff presented the plans for the proposed 3-story 30 to 35 foot tall building including four residential live-work condominium units with four connecting office spaces and 13 on-site parking spaces. According to the plan, ground floor provided four independent live-work office spaces including laundry and restroom facilities, and the two upper floors provided four condominiums with associated open spaces on the roof. Entrance for two of the four units was provided from Homewood Avenue, and from the alley in the rear for the remaining two units. Once in the building, shared stairways provided access between the floors. Live-work offices were to be used only by the residents of the building and not rented or leased separately. Elevations featured contemporary urban architecture featuring various projections, heights, colors, textures, multiple materials and finishes. The Planning Commission expressed concerns over "high density" projects developed on small lots that utilize tandem parking to satisfy on-site parking requirements. The Commission also suggested that the project may be more viable if the project was limited to residential only. Staff recommended that the agenda item be continued and offered to work with the applicant to revise the drawings to eliminate tandem parking. The public hearing was continued to the August 9, 2017 Planning Commission hearing.

On August 9, 2017, the Planning Commission continued the public hearing to August 23, 2017.

On August 23, 2017, the Planning Commission continued the public hearing to a date uncertain to allow for preparation of revised plans.

On September 13, 2017, the Planning Commission held a study session to discuss the revised project. Staff presented the latest proposal to construct a new 3-story 11,116 sq. ft. building with three residential-only condominium units and 12 on-site parking spaces. The Commission was supportive of this revised proposal, and directed Staff to proceed with scheduling the project for public hearing.

The submitted application and plans propose construction of a new 3-story 11,116 sq. ft. building with three residential condominium units, 12 on-site parking spaces, and related site improvements.

According to the plan, the total living area of each unit ranges from 3,182 sq. ft. to 3,456 sq. ft. with approximately 410 sq. ft. to 545 sq. ft. of private open space in the form of balconies and private roof decks. The ground floor provides three, two-car garages with internal access to their respective units. Each unit also has exterior access through private 5 ft. wide walkways connected to the public right-of-way. Vehicular access to Unit 1 is from Homewood Avenue, and Units 2 and 3 are accessed from the alley in the rear. Each unit has two-car driveway parking in addition to the garage parking, resulting in 12 total parking spaces for the development. Common landscape area is provided in the front of the property adjacent to the driveway, complementing the adjacent single family residential development. Individual trash containers, storage, and amenities like washer, dryer, and bathrooms for each unit are provided at this level. Each unit also has an internal stairway to access upper floors.

On the second floor, kitchen, living and dining areas for Units 1 and 2, and three bedrooms for Unit 2 are provided. Three bedrooms for Unit 1 are provided on the third floor. The living, kitchen, dining and three bedrooms for Unit 3 are provided on the third floor as well. Second and third floor living areas fronting Homewood Avenue as well as the alley in the rear will have private balconies with decorative wrought iron railings, building trim, and accent details.

Each unit features 312 sq. ft. to 378 sq. ft. of rooftop decks which will include an outdoor seating area with an overhead wood trellis cover for each unit. Each outdoor seating area will include counters with under counter refrigerators, barbecue grills, and double sinks. Additional storage is provided for each unit at this level.

The building has been designed with contemporary urban architecture featuring a variety of forms and textures. All four elevations will feature varying projections and building heights enhanced with multiple colors and materials, including smooth stucco finishes, wrought iron railing, metal and wood trim accents, trellis elements, metal outriggers, and stuccoed window surrounds. The building frontages along Homewood Avenue and the alley to the west incorporate decorative metal elements and a variety of forms and finishes while considering the more sensitive adjacent residential uses through the placement of the 2-car garages on the front elevations. A decorative-glass, sectional garage door to complement the façade will also be included. The east and west elevations fronting Homewood Street and the alley, respectively, will include decorative lighting.

In conjunction with the development proposal, the applicant is requesting consideration of a Zone Change to allow the development to move forward. The current zoning for the site is CO (Commercial Office). The proposed Zone Change would change the zoning of the site to GMU (General Mixed-Use) which is consistent with the Buena Park General Plan land use designation for the site. In addition, the applicant is requesting consideration of a Tentative Parcel Map to subdivide the parcel for condominium purposes.

California Government Code Section 65865 et. seq. allows the City to enter into Development Agreements, which are contractual agreement between the City and property owners regarding development rights and performance standards. They allow the City and property owner to achieve certain comfort levels so that current and future projects can go forward in a reasonably orderly fashion without creating potentially chaotic or conflicting land uses and improvements. The Development Agreement process requires the Planning Commission to make a recommendation to the City Council prior to Council action. The Buena Park Zoning Ordinance requires a regulatory plan or Development Agreement to be established and/or executed to allow for development within the General Mixed-Use zone. The Development Agreement procedure was chosen because it is felt that it allows the property owners and the City a mechanism to attain respective goals while providing assurance, in contractual form, that property redevelopment will evolve with suitable provisions to alleviate detrimental effects. Since the existing site maintains a Zoning classification of CO (Commercial Office), a Zone Change is required to develop a residential project on the site.

In reviewing the application, Staff visited the site and surrounding area as well as reviewed the submitted plans. Based on this review, Staff is of the opinion that the proposal will allow the site to appropriately transition with design and scale complementary to newer mixed-use development along Beach Boulevard, while remaining compatible with the existing character of the adjacent residential neighborhood fronting Homewood Avenue, as envisioned within the General Plan. The subject site is located within the Central Buena Park Focus Area as designated in the General Plan. The Central Buena Park Focus Area is envisioned as a complementary mix of commercial, higher density residential, and offices providing residents the opportunity to shop, work, and live in the historical heart of Buena Park. The key design features and building form characteristics include mixed-use ground level office with residential units above. The overall intended character for this focus area includes "Street Oriented Buildings" with outdoor gathering spaces and adjacent parking.

Based on the scope of the project, architectural design, and massing of the development, Staff feels that the proposed project fulfills the expectations identified for this area within the General Plan. Staff is of the opinion that the proposed development has been designed to complement the existing single-family residential neighborhood to the east. The proposed residential land use of the property will assist the City in meeting the housing goals of the City's General Plan. As proposed, the project is consistent with the preferred design characteristics of the Central Buena Park Focus Area in order to ensure compatibility between future mixed-use development along Beach Boulevard and Homewood Avenue and the adjacent single family residential neighborhood.

The site and architectural design of the proposed development provides an appropriate development, including form, density, setbacks, height, massing, open space, parking, amenities, and vehicular and pedestrian access, as conditioned, to ensure compatibility with the adjacent residential neighborhood. The project incorporates enhanced design, including diverse textures and materials which give the development a unique and appealing quality. Additionally, the developer has provided a quality architectural design with amenities consistent with other newer development within the Orange County region. The private useable open space areas will provide appropriate recreation opportunities for the residents of this development based on the amenities provided.

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.

Notice of public hearing was posted at City Hall, on the Buena Park website, the Buena Park Library, and Ehlers Community Recreation Center on September 29, 2017, and 35 notices were mailed to property owners within a 300 ft. radius of the subject property on September 29, 2017.

Chair Diep asked if there were any questions for staff.

There being no questions for staff, Chair Diep stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

There being no one wishing to speak on the matter, Chair Diep closed the public hearing and advised that the item requires a Resolution for approval or denial with findings.

Commissioner Agrusa moved, and Commissioner Barstow seconded, the motion to adopt the Resolutions recommending City Council approval of Zone Change No. Z16-002; Development Agreement No. D16-008; Tentative Parcel Map No. PM17-24937.

**RESOLUTION NO. 6058
ZONE CHANGE NO. Z16-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE NO. Z16-002 FROM CO (COMMERCIAL OFFICE) TO GMU (GENERAL MIXED-USE) PERTAINING TO PROPERTY LOCATED AT 5801 HOMEWOOD STREET WITHIN THE CITY OF BUENA PARK

**RESOLUTION NO. 6059
DEVELOPMENT AGREEMENT NO. DA16-008**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE DEVELOPMENT AGREEMENT NO. DA16-008 TO DEMOLISH AN EXISTING NONCONFORMING RESIDENTIAL STRUCTURE AND CONSTRUCT A NEW 3-STORY 11,116 SQ. FT. BUILDING INCLUDING 3 RESIDENTIAL CONDOMINIUM UNITS, 12 ON-SITE PARKING SPACES, AND RELATED SITE IMPROVEMENTS AT 5801 HOMEWOOD AVENUE IN THE GMU (GENERAL MIXED-USE) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

**RESOLUTION NO. 6060
PARCEL MAP NO. PM17-24937**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL APPROVE A PARCEL MAP FOR CONDOMINIUM PURPOSES TO SUBDIVIDE ONE PARCEL OF LAND WITH AN EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED TO ALLOW FOR A RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 5801 HOMEWOOD AVENUE WITHIN THE CITY OF BUENA PARK WITH ASSOCIATED FINDINGS

AYES:	5	COMMISSIONERS:	Agrusa, Barstow, Chung, McGuire, and Diep
NOES:	1	COMMISSIONER:	Schoales
ABSENT:	1	COMMISSIONER:	Capelle
ABSTAINED:	0	COMMISSIONER:	

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

RECOMMENDED ACTION: Adopt Resolutions recommending City Council Approval

In reply to Chair Diep, Ms. Santos stated that staff had received no written communication on the item.

The staff report was presented by Brady M. Woods, Acting Planning Manager

The property under application is located on the east side of Beach Boulevard and west of Homewood Avenue. The property maintains a combined street frontage of 100 ft. and a total land area of approximately 0.28 acres. The subject property is zoned CG and is currently undeveloped. The properties to the north and south are zoned CG and developed with commercial establishments. The properties to the east are zoned CG and developed with legal non-conforming single family residences. The property to the west is zoned ACSP (Auto Center Specific Plan) and is developed with a car dealership (Ken Grody Ford).

Staff recommends that the Planning Commission adopt the attached Resolutions recommending the City Council adopt Ordinances approving Zone Change No. Z17-26737 and Development Agreement No. DA17-26734.

The property under application is located on the east side of Beach Boulevard and west of the Beach/Homewood public alley. Research indicates that the property has been vacant and unimproved since the city's incorporation in 1953.

On September 11, 2017, staff held a community meeting to discuss the residential/office mixed use proposal under application. Staff mailed meeting notices to property owners within a 300 ft. radius of the project. Staff and the project architect presented an informal project overview with preliminary site plan, elevations, and aerial photo presentation. Five members of the community attended the meeting and asked questions related excess parking spilling onto adjacent lots and increased traffic in the adjacent public alley

The submitted application and plans propose construction of a 31-foot tall live/work mixed-use development. According to the plan, the ground floor has been configured to provide four (4) office tenant spaces totaling 3,708 sq. ft. The second level will consist of two residential units totaling 2,056 sq. ft., with an internal connection to two office tenant spaces on the ground floor. Each residential unit contains one bedroom, one bathroom, kitchen, living room, and balconies. The residential units are intended to be occupied by the tenants of the office spaces directly below. No external access to the residential unit is proposed. Entrances into the office tenant spaces will be provided from Beach Boulevard, as well as from the parking area to the rear of the building accessible from the Beach/Homewood public alley. The design of the building has been configured with adequate integration and separation between residential and non-residential uses.

In addition to merging the separate parcels, the applicant is required to dedicate 2.5 ft. along the east property line to the City for the future widening of the Beach/Homewood public alley. The current width of the Beach/Homewood Alley is 15 ft.; however, 20 ft. is required. To comply with City right-of-way requirements, similar dedications will be required for all properties abutting the substandard Beach/Homewood public alley when redevelopment of those parcels is proposed.

In conjunction with the development proposal, the applicant is requesting consideration of a Zone Change to allow for the development to move forward. The current zoning for the site is CG (Commercial General). The proposed Zone Change to GMU (General Mixed-Use) would allow for consistency with the site's current General Plan land use designation of Central Buena Park Mixed Use.

The submitted plans show the building will have a zero front and side setbacks, consistent with the prevailing setbacks of the adjacent development along Beach Boulevard. The building will also maintain an 86.5 ft. rear setback from the existing single family residences to the east. Additionally, vehicle parking along the east property line will maintain a landscaped setback of 4 ft.

Architecturally, the building has been designed in an Urban Contemporary style incorporating a variety of forms and materials such as smooth stucco finishes, hardwood elements, and cement board siding. The primary façade fronting Beach Boulevard will feature varying elevation planes and building heights, decorative metallic accents and cornice features, individual private decks and balconies for each unit, as well as ground level storefront windows. Wall signage for the project is proposed on the building's primary façade.

As shown on plans stamped "RECEIVED AUG 28 2017 PLNG DIV", vehicular ingress and egress access to the site is provided from the Beach/Homewood public alley. No vehicular access from Beach Boulevard is proposed. Parking facilities for the development will be provided at grade. The project will maintain 18 total parking spaces including 1 ADA-compliant space. Mixed-use developments typically require 2.5 parking spaces per unit to accommodate residential and non-residential parking demands. The project also proposes office parking at 4 spaces per 1000 sq. ft. of office.

California Government Code Section 65865 et. seq. allows the City to enter into Development Agreements, which in effect become contractual agreements between the City and property owners regarding development rights and performance standards. They allow the City and property owner to achieve certain comfort levels so that current and future

projects can go forward in a reasonably orderly fashion without creating potentially chaotic or conflicting land uses and improvements. The Development Agreement process also requires the Planning Commission to make a recommendation to the City Council prior to Council action. The Buena Park Zoning Ordinance requires a regulatory plan or Development Agreement be established and/or executed to allow for development within the General Mixed-Use zone. The Development Agreement procedure was chosen because it is felt that it allows the property owners and the City a mechanism to attain respective goals while providing assurance, in contractual form, that property redevelopment will evolve with suitable provisions to alleviate detrimental effects. Since the existing site maintains a Zoning classification of CG (Commercial General), a Zone Change is required to develop a mixed-use project on the subject site.

As detailed in the proposed Development Agreement, conditions negotiated and agreed to by the Developer and City include, but are not limited to:

- Permitted uses, density, intensity, configuration, size, and location of the structures and other improvements shall be limited to those contemplated by the Project in substantial compliance with plans stamped "RECEIVED AUG 28 2017 PLNG. DIV."
- The Developer will maintain vested rights to develop the Project on the Site in accordance with the terms and conditions of the Agreement.
- The Developer shall pay a park fee mandated by City Ordinance No. 1416 to the City prior to issuance of building permits.

In reviewing the application, staff visited the site and surrounding area as well as reviewed the submitted plans. Based on this review, staff is of the opinion that the proposal will allow the subject site to transition into a mixed-use development designed to complement newer commercial/office development along Beach Boulevard while preserving the character of the adjacent residential neighborhood as envisioned within the General Plan. The new live/work office development will be consistent with the general mix of uses within the General Plan Central Buena Park Focus Area. The Central Buena Park Focus Area along Beach Boulevard represents the historic commercial center of the city, including "street-oriented buildings" and "compatibility with surrounding neighborhoods" as specific design goals for the Focus Area.

The site and architectural design of the proposed mixed-use development provides appropriate development standards for density/intensity, massing, parking, and vehicular and pedestrian access, as conditioned. The project incorporates enhanced design, including diverse textures and materials which give the development a unique and appealing quality. Additionally, the developer has provided a quality architectural design, adequate site layout, and amenities that are consistent with other newer mixed-use development within the Orange County region.

The project is Class 32, Section 15332, categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on September 29, 2017, and 25 notices were mailed to property owners within a 300 ft. radius of the subject property on September 29, 2017.

Chair Diep asked if there were any questions for staff.

Commissioner McGuire asked about the types of businesses that will locate in the proposed project.

Mr. Woods said the businesses will be typical professional office uses.

Commissioner McGuire asked if there will be landscaping.

Mr. Woods said there will be landscaping within the parking area.

Commissioner McGuire noted that landscaping was not included in the submitted plans. He asked if landscape plans are required in this initial application.

Mr. Woods explained that submission of a formal landscape plan is a condition of the Development Agreement which will be considered by City Council as recommended by Planning Commission. He said landscape plans will be part of the plan check phase.

Commissioners McGuire and Schoales referred to a design rendering on a page of the General Plan and pointed out that the proposed mixed-use plan is not consistent with the image portrayed in the General Plan.

Commissioner McGuire noted that the submitted plans in this application do not show the front elevation of the building and deeper landscape setbacks on the sidewalk along Beach Boulevard.

Commissioner Schoales said the proposal is not what is envisioned in the General Plan, such as pedestrian-friendly landscape walkways and commercial buildings with outdoor dining along Beach Boulevard. Commissioner Schoales explained that although he likes the design of the 5801 Homewood project, he voted against recommending it to City Council for approval because the project might set a precedent for future developments along Homewood Avenue. He said an overall consistent plan for the entire stretch of Beach Boulevard would be more favorable than piecemeal developments.

Chair Diep asked if it was the applicant who decided to have a mixed-use development or if staff recommended the mixed-use project to the applicant.

Mr. Woods said that staff explained to the applicant that the underlying land use is mixed-use after which the applicant proposed a vertical mixed-use development to comply with land use designation.

Mr. Rosen clarified that when the General Plan was adopted in 2010, the City's Redevelopment Agency was in existence. After the agency was abolished in 2011, it was no longer possible to attain the envisioned improvements through the acquisition of properties. Mr. Rosen said that because most of the structures are 20 to 30 years old and have deteriorated, the most that staff can do is to fulfill the original concept as the applications come in. He also described the Beach Boulevard rehabilitation program, recently approved by City Council, which focuses on remodeling of the building's facades and reinforcing the existing zero setbacks.

Mr. Rosen explained that the artist's rendering on the page in the General Plan, referred to by Commissioner Schoales, is schematic and portrays the northern segment of Beach

Boulevard and not the Central Buena Park district where the proposed project is located and which has a zero setback.

Commissioner McGuire described the design as "flat" and suggested landscaping to "soften" the effect. He said trees are decorative as well as protective, providing shade and buffer along the boulevard.

Chair Diep asked if the width of the sidewalk can accommodate the suggested landscaping and if planters and smaller trees can be added for a more pleasant and welcoming effect.

Mr. Rosen explained, and Ms. Lee confirmed, that certain segments of Beach Boulevard are under the jurisdiction of Caltrans or the power utility company, which are determining factors on the feasibility of the desired landscaping.

Mr. Woods will report back to Planning Commission on the width of the sidewalk.

Ms. Lee will report on Caltrans' and or power utility company's jurisdiction on the areas where landscaping and trees are proposed.

Commissioner Agrusa complimented the architect on the design of the building and said planters may be sufficient to complement the architecture. She raised safety concerns about the proposed balcony facing Beach Boulevard.

Chair Diep stated that this is a public hearing. If there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

Paul Kim, architect/applicant, said that although he agrees that landscaping would be a softening element, the proposed building, made of glass, stucco, and hard materials, is aesthetic. Mr. Kim said the proposed site is a very small piece of land, allowing for very limited landscaping. Regarding the balcony on the second floor, Mr. Kim said he consulted with the Fire Department and the balcony meets safety standards especially in cases of emergency. As far as maintaining a safe environment, Mr. Kim said a mixed-use development with clusters of residents looking out after each other will be a safer environment than a purely commercial establishment.

There being no one else wishing to speak on the matter, Chair Diep advised that the item requires a Motion to continue the hearing to the next regularly scheduled Planning Commission meeting of October 25, 2017, to allow staff to report on the width of the sidewalk, Caltrans'/power utility company's jurisdiction over the sidewalk where landscaping is proposed, and to allow the applicant to submit a landscape plan.

Commissioner Barstow moved, and Commissioner Agrusa seconded, the motion to continue the hearing to the next regularly scheduled Planning Commission Meeting of October 25, 2017.

AYES:	6	COMMISSIONERS:	Barstow, Agrusa, Chung, McGuire, Schoales, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Capelle
ABSTAINED:	0	COMMISSIONER:	

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

None so far, other than the item continued from tonight's meeting.

STAFF REPORTS:

Mr. Rosen gave a status update on Council actions regarding Marijuana Ordinances.

Mr. Rosen introduced new Assistant Planner Braulio Moreno.

COMMISSION REPORTS:


Commissioner Barstow gave a brief report on the recent Planning Directors Association of Orange County Forum which he attended.

ADJOURNMENT: At 8:20 p.m., Chair Diep adjourned to the next regularly scheduled Planning Commission meeting on Wednesday, October 25, 2017, in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary