

## Planning Commission

**MEETING DATE AND TIME:**

December 13, 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 January 5, 2018.*

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:** Agrusa, Barstow, Capelle, Chung, McGuire, Schoales, and Diep

**CONSENT CALENDAR (Items 1-2)**

1. **APPROVAL OF MINUTES:** Planning Commission Meeting November 8, 2017  
Adjourned Meeting of November 22, 2017

RECOMMENDED ACTION: Approve

2. **EXTENSION OF APPROVAL EXT17-28020**

A request for a three-year extension of approval for previously approved Parcel Map No. PM14-002 to subdivide an existing one-parcel commercial property into a two-parcel commercial property at 8850-8880 Valley View Street within the CS (Community Shopping) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15315, Class 15 (Minor Land Division).

PROPERTY OWNERS: ABS CA-O LLC c/o Albertson's LLC  
250 East Park Center Boulevard  
Boise, Idaho 83726

FRA Buena Park LP  
c/o Lambert Development LLC  
5 Hanover Square, 14th Floor  
New York, New York 10004

APPLICANT: Joseph C. Truxaw and Associates, Inc.  
265 S. Anita Drive, Suite 111  
Orange, CA 92868

RECOMMENDED ACTION: Adopt Resolution of Approval

----- END OF CONSENT CALENDAR -----

**PUBLIC HEARING:**

**NEW BUSINESS:**

**3. CONDITIONAL USE PERMIT NO. CU17-25732**

A request to upgrade beer and wine Type 41 ABC license to Type 47 license for the sale of beer, wine, and spirits for on-site consumption at an existing restaurant (Miss Shabu) located at 5450 Beach Boulevard, Suites 102, 104, and 106 within the CS (Community Shopping) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Ocean Plaza LLC  
440 S. Vermont Avenue, Suite 301  
Los Angeles, CA 90020

APPLICANT: Miss Shabu, LLC  
Min Young Chai  
5450 Beach Boulevard, Suites 102, 104, 106  
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, January 10, 2018 at 7:00 p.m. in the City Council Chamber