

## Planning Commission

**MEETING DATE AND TIME:**

March 14, 2018 - 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 March 29, 2018.*

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:**

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

**1. APPROVAL OF MINUTES:**

PC Meeting February 14, 2018  
PC Study Session Minutes February 14, 2018  
Adjourned Meeting February 28, 2018

RECOMMENDED ACTION:

Approve

**PUBLIC HEARING:**

**NEW BUSINESS:**

**2. DEVELOPMENT AGREEMENT NO. DA16-007 / CUP MODIFICATION NO. MCU18-28834**

A request to consider a recommendation to the City Council for a Development Agreement and Modification of a Conditional Use Permit to renovate and expand an existing three-story 50-room hotel to 70 rooms, 70 total parking spaces including three mechanical parking lift clusters and related site improvements at 7921 Orangethorpe Avenue within the CG (Commercial General) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER:

Majestic Aum, LLC  
7921 Orangethorpe Avenue  
Buena Park, CA 90621

APPLICANT:

Archeion Nevada  
Rick Hunnel / Ruben Burrola  
17671 Irvine Boulevard, Suite 218  
Tustin, CA 92780

RECOMMENDED ACTION:

Adopt Resolutions recommending City Council approval

**3. CONDITIONAL USE PERMIT NO. CU16-002**

A request to modify and replace a previously approved Conditional Use Permit No. CU-1287 for a convenience/liquor store including sale of alcoholic beverages. The new proposed CUP will allow, among other conditions, the display and storage areas for alcoholic beverages to exceed the previously approved twenty-five (25) percent maximum floor area; reduce current hours of operation from 6:00 am to 1:00 am to 6:00 am to 12:00 am; and allow partial coverage of store front windows at 7490 La Palma Avenue, Suite A 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: Tony Hsu  
1212 Paseo Nos Gavilanes  
San Dimas, CA 91777

APPLICANT: Sameer Deeb  
12247 Blackstone Drive  
Rancho Cucamonga, CA 91739

RECOMMENDED ACTION: Adopt Resolution of Approval

**4. MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU18-28859**

A request to remove and replace existing showroom at an auto dealership; extend the service drive with a second floor office, and refresh exterior façade per Ford Design Guidelines at 6211 Beach Boulevard within the ACSP (Auto Center Specific Plan) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Stephanie Jones Grody  
6211 Beach Boulevard  
Buena Park, CA 90621

APPLICANT: YSM Design  
c/o Karl Poland  
305 N. Coast Highway, Suite L  
Laguna Beach, CA 92651

RECOMMENDED ACTION: Adopt Resolution of Approval

**5. MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU18-29249**

A request to renovate an existing church to include a 4, 779 sq. ft. expansion with a second story building, and related site improvements on an approximately 1.15 acre site located at 7037 Orangethorpe Avenue in the CM (Commercial Manufacturing) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: The Shim Family Foundation  
841 Clarion Drive  
Fullerton, CA 92835

APPLICANT: Daniel Lee  
9630 Alondra Boulevard  
Bellflower, CA 90706

RECOMMENDED ACTION: Adopt Resolution of Approval

**6. CONDITIONAL USE PERMIT NO. CU18-29520**

A request to establish the sale of beer, wine, and distilled spirits for on-site consumption as part of the concessions under Type 47 ABC License at the existing movie theater located at 8290 La Palma Avenue in the CR (Commercial Regional) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: NEWKOA, LLC  
3240 Wilshire Boulevard, Suite 570  
Los Angeles, CA 90010

APPLICANT: Metroplex Theatres, LLC  
(George Krikorian)  
2275 West 190<sup>th</sup> Street, Suite 201  
Torrance, CA 90504

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, March 28, 2018 at 7:00 p.m. in the City Council Chamber