

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
February 14, 2018

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on February 14, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

Joel W. Rosen, AICP, Director of Community Development
Brady M. Woods, Planning Manager
Swati Meshram, PhD, AICP, LEED AP, Associate Planner
Iris Lee, Assistant City Engineer
Isra Shah, Interim City Attorney
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES Meeting of January 24, 2018

RECOMMENDED ACTION: Approve

Commissioner Barstow moved and Commissioner Agrusa seconded the motion to approve the minutes, with Commissioner Barstow's recommendation that page 6198 of the minutes include his query about whether the City has information on the ownership of the vehicles stored at 6801 Western. Mr. Palmer recalled that Code Enforcement verified license information on the vehicles and has ownership information on the vehicles.

AYES: 7 COMMISSIONERS: Barstow, Agrusa, Capelle, Chung, McGuire, Schoales, and Diep
NOES: 0 COMMISSIONER:
ABSENT: 0 COMMISSIONER:
ABSTAIN: 0 COMMISSIONER:

2. REVIEW AND APPROVAL OF THE RESOLUTION AND DECISION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, AFFIRMING THE DETERMINATION OF PUBLIC NUISANCE AND ORDER TO ABATE WITH RESPECT TO PROPERTY LOCATED AT 6801 WESTERN AVENUE, BUENA PARK, CALIFORNIA

RECOMMENDED ACTION: Approve Decision and Adopt Resolution of Approval

The motion carried unanimously.

RESOLUTION NO. 6080

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK AFFIRMING THE DETERMINATION OF PUBLIC NUISANCE AND ORDER TO ABATE WITH RESPECT TO PROPERTY AT 6801 WESTERN AVENUE, BUENA PARK, CALIFORNIA

AYES: 7 COMMISSIONERS: Barstow, Agrusa, Capelle, Chung, McGuire, Schoales, and Diep
 NOES: 0 COMMISSIONER:
 ABSENT: 0 COMMISSIONER:
 ABSTAIN: 0 COMMISSIONER:

3. SITE PLAN NO. SP18-28827

A request to expand an existing 1,098 sq. ft. one-story single family residence to include a 963.5 sq. ft. one-story addition at 8032 San Marino Drive within the RS-6 (One Family Residence) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Class 1 Section 15301 (Existing Facilities).

PROPERTY OWNER: Edwin Cabaluna
 8032 San Marino Drive
 Buena Park, CA 90620

APPLICANT: Marcelino Gallego
 6291 San Richard Way
 Buena Park, CA 90620

RECOMMENDED ACTION: Adopt Resolution of Approval

The subject property under application is located on the southeastern side of San Marino Drive, with 54.93 ft. of street frontage and a total lot area of 6,222 sq. ft. The existing single family residence has three bedrooms and two bathrooms. The current residential floor area is 1,098.5 sq. ft. A 384 sq. ft. attached 2-car garage is provided. The subject property is zoned RS-6 (Single Family Residential), and carries a General Plan designation of Low Density Residential.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6	Single family home
South	Low Density Residential	RS-6	Single family home
East	Low Density Residential	RS-6	Single family home
West	Low Density Residential	RS-6	Single family home

Staff recommends that the Planning Commission adopt the attached Resolution approving Site Plan No. SP18-28827, with findings of fact and conditions.

The submitted application and plans propose the construction of a single story 963.5 sq. ft. residential area expansion. The residential expansion will include a new master bedroom, new master bathroom, new bedroom, new bathroom, and family room in the rear of the house. Upon completion, the one-story single family residence will contain 2,062 sq. ft. with five bedrooms, four bathrooms, living room, dining room, family room, laundry room, and kitchen. The attached garage of 384 sq. ft. will remain the same.

Section 19.128.040 of the City of Buena Park Zoning Ordinance requires Planning Commission or Zoning Administrator review to approve the proposed expansion of a single family dwelling that exceeds the 1,100 sq. ft. or 150% of existing habitable area through a Site Plan Review process. The applicant's request will increase residential floor area from 1,098 sq. ft. to 2,062 sq. ft.; therefore, the proposed project requires a Site Plan Review based on both criteria. The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district, and to also establish that the project is in harmony with the existing architectural character of the area and not harmful to the existing and intended character of the surrounding neighborhood. This process furthers the General Plan goal to maintain and enhance the character of single family residential neighborhoods.

The expanded residence will maintain lot coverage of 39.31%; 40% is permitted RS-6 zone. The plans demonstrate that proposed house expansion will comply with the required setbacks. The setbacks include a 26 ft. front yard setback and 5 ft. side setbacks along the north and south side of the house. The proposed addition to the rear of the residence encroaches into the 25 ft. rear-yard area with coverage of 29.9%; 30% is permitted.

The applicant intends to keep his existing legally nonconforming 2-car garage of 384 sq. ft. Under Section 19.336.050, two garage spaces are required for single family dwellings within the RS-6 zone. However, when any new home is constructed with five bedrooms or includes at least 3,000 sq. ft. of living space, three garage spaces are required. Remodels or additions that remove a minimum of 80% of the existing home are also defined as "new" construction. Although five bedrooms are provided, the proposed addition is not considered a "new home" or includes at least 3,000 sq. ft. of living space; therefore, the proposed home expansion does not require three garage spaces. Under Section 19.316.060, a minimum gross floor area of 440 sq. ft. is required for single family garages for in the RS-6 zone. However, the existing legal nonconforming 384 sq. ft 2-car garage provides the minimum required two parking spaces. Staff is of the opinion that in conjunction with the existing 48 ft. long driveway, the existing garage is adequate for the proposed use.

Staff reviewed the submittal plans, visited the site and surrounding, and is of the opinion that the property can accommodate the proposed addition in compliance with applicable development standards. As proposed, the addition will expand the existing residence with consistent architectural design including materials and color. The expanded single family residence will impose no adverse impacts on adjacent properties, and comply with all development standards for single family residences within the RS-6 zone, including lot coverage, setbacks, parking, and architectural compatibility. Additionally, the request complies with the Guidelines for Single-Family Residential Additions adopted by City Council for the purpose of promoting high-quality additions compatible with adjacent properties.

The project is Class 1, Section 15301 (Existing Facilities), categorically exempt from CEQA.

Six (6) notices were mailed to property owners adjacent to the subject property on February 2, 2018.

The motion carried unanimously.

**RESOLUTION NO. 6081
SITE PLAN NO. SP18-28827**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO EXPAND AN EXISTING 1,098.5 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE TO INCLUDE A 963.5 SQ. FT. ONE-STORY ADDITION AT 8032 SAN MARINO DRIVE WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES:	7	COMMISSIONERS:	Barstow, Agrusa, Capelle, Chung, McGuire, Schoales, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAIN:	0	COMMISSIONER:	

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

PUBLIC HEARING:

OLD BUSINESS:

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

A request to renovate and expand existing three-story 50-room hotel to 59 rooms, 61 total parking spaces including two mechanical parking lift structures and related site improvement 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: Continue to a date uncertain

There being no one else wishing to speak on the item, Chair advised that the item requires a Minute Action to approve continuance to a date uncertain.

Commissioner McGuire moved and Commissioner Capelle seconded the motion to continue the item to a date uncertain.

The motion carried unanimously.

AYES:	7	COMMISSIONERS:	McGuire, Capelle, Agrusa, Barstow, Chung, Schoales, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAIN:	0	COMMISSIONER:	

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Woods announced the following requests to be considered at the next Planning Commission meeting: a Conditional Use Permit (CUP) for expansion of the Ken Grody Ford dealership on Beach Boulevard; a CUP to convert a convenience store to a liquor store at FM Liquor; and expansion of an existing religious facility (Holy City Church) on Orangethorpe Avenue.

STAFF REPORTS:

Mr. Rosen reported that City Council discussed the OnBeach project at a Study Session on February 13, 2018. He said OnBeach received approval on large graphic signs/banners and is requesting to change to digital signs. Mr. Rosen said the request will go to the Planning Commission in a few months as a CUP, to modify their previously approved Development Agreement plans.

COMMISSION REPORTS:

Commissioner Barstow reported that he and Commissioner Chung attended the State of the City and noted that Planning Commission was involved in almost all the projects highlighted by City Council during the presentation.

ADJOURNMENT: At 7:05 p.m., Chair Diep adjourned to the Planning Commission Study Session.



Deborah Diep
Chair

ATTEST:

Joel W. Rosen, AICP
Secretary

**CITY OF BUENA PARK
PLANNING COMMISSION**

**STUDY SESSION MINUTES
FEBRUARY 14, 2018**

The Planning Commission of the City of Buena Park convened in a Study Session at 7:05 p.m. on February 14, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

PRESENT: 7 COMMISSIONERS: Agrusa, Barstow, Capelle, Chung,
McGuire, Schoales, and Diep

ALSO PRESENT:

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

Chair Diep called the Study Session to order at 7:05 p.m.

STUDY SESSION:

- 1. DEVELOPMENT AGREEMENT NO. DA 16-007/ CUP MODIFICATION NO. MCU 18-28834. PARKING LIFT STRUCTURES AND GUEST ROOM/ SUITE LAYOUT STUDY FOR EXPANSION OF EXISTING 50 ROOM HOTEL AND RELATED SITE IMPROVEMENTS IN 7921 ORANGETHORPE AVENUE**

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

The subject of the Study Session item is a proposed Development Agreement No. DA16-007 and Modification to Conditional Use MCU18-28834 for expansion of an existing hotel located at 7921 Orangethorpe Avenue. The Planning Commission reviewed the proposed expansion as a Public Hearing at their January 24th, 2018 meeting and expressed concerns regarding mechanical parking lifts, lobby amenities, and suite design.

Dr. Meshram introduced the applicant and their team who presented detailed information regarding the parking lifts, and design modifications to the lobby and suite design in response to previous Commission concerns.

Steve Mandic, Park Plus California, manufacturer of the mechanical parking lifts, described their company and products. He said they have been in business since 1969, providing mechanical parking, semi and full automatic parking throughout the United States. The company has been in California for six years now, mainly in Southern California and Los Angeles. Mr. Mandic said what is being proposed for this project is Park Plus' new model, which is popular in dense areas like San Francisco and New

York. He said there is one such model in Venice, California, on a public lot adjacent to many residential neighborhoods. He said the public lot is utilized 24 hours a day, seven days a week. Mr. Mandic said this type of mechanical parking is popular and is beginning to be in demand in Southern California because of its efficient operation, enabling cars to be moved quickly and providing more security against theft. He also said that this type of parking uses 70% less space compared to conventional parking lots. Mr. Mandic said the proposed model, Unit DP003, is manufactured locally, with some parts imported from Italy and others, such as the framework, from China. He said assembly is done in the US. The mechanical lift, Mr. Mandic said, is able to lift sports cars and SUVs as well. Mr. Mandic said they have recently completed projects close to Hollywood, in a small hotel across from the Hollywood Bowl, and another one under construction at a hotel in Long Beach.

Mr. Mandic addressed the noise concern by saying that the sound generated by the pump, as it lifts a car, is from 61 to 70 decibels, which can be lowered down to 50 by using sound acoustic material. He said the sound lasts for about 12 to 14 seconds only, and there is no sound when a car is lowered. Mr. Mandic said there are commercial establishments including restaurants, such as one in Newport Beach, that have been successfully utilizing mechanical lifts for several years now.

Commissioner McGuire asked how many pumps will be required.

Mr. Mandic said two pumps of ten horse power each will be required.

Commissioner Barstow said the City is known to have a high water table so he raised his concern about construction triggering a lot of waste water.

Mr. Mandic said they will go down 2.5 feet deep, with minimal disturbance in the parking lot.

Commissioner McGuire asked the possibility of installing a mechanical lift that can move the car above without moving the car below.

Mr. Mandic said that model was popular 15 years ago, they used to make them but abandoned them for a new more successful, faster, and reliable model such as what is being proposed.

Commissioner Agrusa asked if there is an audio of the proposed mechanical lift, with the sound that it generates.

Mr. Mandic said the video/audio will be provided to Dr. Meshram to share with the Planning Commissioners.

Mr. Rosen pointed out Mr. Mandic can also provide them with the addresses of establishments that utilize mechanical lifts such as the one in Hollywood which is adjacent to a residential neighborhood. He and Mr. Woods said there is another one in Playa Vista and that staff plans to take a noise meter out there to verify the noise decibel.

Mr. Mandic said they are currently installing the same model in Newport Beach across from Hoag Hospital in about two weeks. He reiterated that mitigation measures will be added to minimize the sound, as needed, to an acceptable level.

Commissioner Schoales compared the parking situation in New York where it costs \$40 to \$50 a day to park, to the City and nearby areas where there is a competitive market for millions of tourists. He said people might not choose to stay in a hotel with mechanical parking when they can park their cars in parking structures such as the one in Disneyland in Anaheim.

Mr. Mandic said that their studies show that the proposed model is not a deterrent to attracting tourists.

Mr. Rosen reminded the Commission that the business decision of the property owner is based on the economy of the business model, and not the purview of the Commission, except if the proposed project has negative impacts on residents.

Commissioner Schoales said that his concern is not on the business decision but that the hotel is underparked, that there is a police problem, and he does not want to make a bad situation worse by approving this project. He said he is concerned about what the future holds for the hotel if the proposed project is not successful.

Mr. Rosen clarified that the hotel is not under-parked, the current hotel was permitted a reduction of one space, and there is currently no police problem on the hotel.

Commissioner McGuire asked about the operation of the two pumps and noise mitigation measures.

Mr. Mandic said they will wrap the pumps to reduce noise.

Commissioner McGuire asked if the applicant has considered using the Edison vault to hide the pumps.

Mr. Mandic said yes, the Edison vault is utilized at 6600 Sunset in Hollywood. He said they can hide or reposition the pumps to mitigate noise.

Rick Hunnel, applicant representative, Tustin, said the parking was redesigned so there are 70 spaces, with 70 rooms, 66 single rooms, and four suites. Regarding the concern about the second doors at the last meeting, Mr. Hunnel said those doors are exit-only doors for emergency purposes. He said a small full kitchen and a public restroom were added in the lobby.

Dr. Meshram said a new lift cluster was added.

Commissioner Schoales asked if the windows comply with the fire code.

Mr. Rosen said there is no fire code requirement for windows and the second door as exit-only door is as recommended by the Fire Department.

Commissioner Schoales said that traditionally, in a suite, you walk into a parlor then the doorway leads to a room.

Mr. Rosen said the exit-only second door is as recommended by the Fire Department.

Mr. Hunnell said there are two suites on the left, with four individual rooms, while the original suite on the third floor will remain as is.

Commissioner McGuire noted that the suite on the third floor does not have an extra door.

Chair Diep said, and Mr. Hunnell confirmed, that the existing suite on the third floor will not be reconfigured.

Commissioners McGuire and Schoales asked why the Fire Department did not require a second exit-only door on the third floor suite. Commissioner Schoales said the Fairfield Inn was remodeled and did not require an exit-only second door.

Mr. Hunnell said the suite on the third floor is pre-existing and the other exit-only second doors on the other floors were as recommended by the Fire Department.

Commissioner Agrusa recalled that at the last meeting, she asked if the lifts can be moved to another location away from the adjacent residents and she was told that doing so would cause a fire hazard. She noted that additional lifts were added on another location and asked if that would be a fire hazard.

Mr. Hunnell said when new lifts were added, dimensions were considered to ensure that Fire trucks and equipment will fit in an emergency.

Mr. Rosen reminded the Commission that staff will be open to additional questions, comments, and concerns. The proposed project will be rescheduled for a future public hearing to allow time to conduct more research and gather information.

Commissioner Capelle said that it would be interesting to know of any other establishments, adjacent to residential neighborhoods, that utilize the proposed mechanical lift, and if there are noise concerns from local residents. She said the other concerns are the possibility of visitors choosing other hotels with conventional parking, the second doors making it possible to misuse the suites as single rooms, and the possible negative impact on parking, which is currently already tight, and asked if it is possible to eliminate the second door which has been recommended by the Fire Department.

Commissioner Schoales said the final concern is that a tourist area with insufficient parking may no longer attract customers. He noted that the swimming pool is being eliminated to make space for more rooms. He said that vacationing families usually look for amenities such as a swimming pool.

Chair Diep said that after hearing the concerns raised, the proposed project is a business decision made by the applicant considering that some are attracted to new technology and the use of valets. She thanked the applicant for making the changes

requested keeping in mind the parking concerns regarding the design of the suites. Commissioner Diep said she is in favor of the egress only doors but is open to other Commissioners preferring other means of egress.

Commissioner Agrusa reiterated the need for soundproof housing for the pumps.

2. CONCEPTUAL ARCHITECTURAL PLANS FOR A PROPOSED 54 FT. TALL MIXED USE DEVELOPMENT WITH 34 APARTMENT UNITS AND 1,420 SQ. FT. OF COMMERCIAL AT 6555 BEACH BOULEVARD

Commissioner Chung asked if he needs to recuse himself from this item because he is the president of the annual Korean Festival which is held at the location of the proposed project.

Mr. Rosen said there is no need to recuse because this is a study session only, but he recommended that Commission Chung consult with the City Attorney before the item is discussed at a public hearing.

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

At a May 9, 2017 study session, the City Council reviewed and discussed conceptual and architectural design for a 54 ft. tall mixed-use development with 34 apartment units and 1,420 sq. ft. of commercial at 6555 Beach Blvd. At the conclusion of the study session, a majority of the Council conceptually concurred with the proposed architectural design. However, dissenting council members expressed concerns regarding the proposed building height and potential traffic/parking issues, as well as a desire for the more "historic" architectural design. Staff was directed to work with the Developer to address Council's comments and provide a subsequent review to Council of any architectural modifications before proceeding forward. At a January 9, 2018 study session, the Developer provided modified conceptual architectural plans for review consistent with Council's direction. At the conclusion of the January 9th study session, Council expressed support for the proposal and directed staff to move forward with the proposal.

Public notice of Planning Commission Study Session items is not required. However, staff mailed notice of this study session item to 88 adjacent property owners on February 8, 2018. The conceptual architectural plans have been posted on the Planning Division page of the city's website.

Upon conclusion of this study session, the Developer will be instructed to submit for multiple development and regulatory approvals including a Zone Change from CG (Commercial General) to GMU (General Mixed Use), a Development Agreement to establish final architectural and site-specific development standards, a Water Quality Management Plan to mitigate storm water runoff, and a comprehensive traffic analysis. The Zone Change and Development Agreement applications will require review and approval by the Planning Commission and City Council via separately noticed public hearings.

Mr. Woods introduced project architect David Kim of Corbel Architects.

David Kim, project architect, presented slides of the proposed project, including the existing billboard sign with a design feature that blocks the sound from railroad track. He said there will be minimal noise because of a sound barrier on both sides of the billboard, and the curved wall design feature will not reflect light. He showed the corner on Beach Boulevard with a small retail or commercial small café, which will attract people, bringing some activities and human interaction at that corner of the building, softening the massive block of the structure. He showed the look of the proposed structure from a bird's eye view, the billboard sign with two big curb sound barrier walls facing the freeway on the railroad side, and the big courtyard. He also showed parking in the carport area. He said the whole site plan has 82 parking spaces, close to the south part covered parking area for commercial and guest, showed the more detailed first floor, the blue area for commercial and the yellow area for the lobby and some other areas, the second floor large outdoor area and fitness amenity area, the small amenity rooms, and the third to fifth floors.

Commissioner Barstow said big advertising signs usually have a humming noise. He asked how loud the proposed digital sign is.

Mr. Kim said new LED signs do not have the kind of noise described by Commissioner Barstow.

Mr. Rosen said staff will verify the volume of sound but said it is probably minimal.

Commissioner McGuire asked how the 82 parking spaces are allocated.

Mr. Woods said two parking spaces are required per unit and for a mixed-use project, 2.48 spaces are required per unit.

Commissioner McGuire asked if the requirement of 2.5 spaces per unit includes commercial parking.

Mr. Woods affirmed that the 2.5 spaces per unit includes parking for the commercial use.

Commissioner Capelle asked if there are two parking spaces for a studio unit or if there is one only.

Mr. Woods said there are two, however that the parking ratio for mixed-use includes the required accommodation for both residential and non-residential uses.

Commissioner Capelle commented that what is likely left over for commercial loading are one per studio and two per unit.

Chair Diep said that based on her calculations, the total of 82 parking spaces allots two per bedroom including two spaces for each of the eight studio apartments.

Mr. Woods clarified that the parking ratio for general mixed-use is used to accommodate non-residential uses that would have high parking ratios if counted singularly.

Commissioner McGuire asked if the 82 parking spaces assigned to the units is for residents only and not for commercial use. He asked if residential occupants can park in spaces for commercial use.

Mr. Woods said that occupants of residential units cannot use the commercial parking area.

Commissioner Capelle noted that for studio apartments, there are two parking spaces allocated according to the Zoning code. She noted that on the proposed plan, there is zero to one per bedroom, based on the mixed-use ratio, which brings the number down to accommodate the non-residential development parking in that use.

Commissioner McGuire said that based on the number of spaces on the plan, there are less than two spaces available for residents. He then asked how that would work for the guests.

Mr. Woods clarified that there are at least two spaces per unit, and that guests can park in the spaces designed for commercial use.

Commissioner McGuire counted, and Mr. Woods confirmed, that there are 17 spaces designated for guests and commercial use.

Chair Diep asked who owns the property on the immediate west of the proposed project.

Mr. Woods said the property on the immediate west of the proposed project is owned by Abbott Enterprises.

Mr. Rosen described the property as office building with light industrial use.

Chair Diep asked how many parking spots on the property are usually available during the day.

Mr. Rosen said the area is usually not overparked.

Chair Diep asked if the parking area is usually empty at night.

Mr. Woods said it is possible for the parking area to be empty at night.

Commissioner McGuire said he is concerned that the required 2.5 parking spaces may not be sufficient.

Mr. Woods said that the City has approved mixed-use projects with parking ratios of 2.5 spaces per unit in the past.

Mr. Rosen said staff can provide more details, if necessary, about parking for general mixed-use projects.

Commissioner McGuire asked if there is room to add more parking spaces.

Mr. Woods said there is an area under easement that is controlled by the property owner on the south. The developer has attempted to talk to the owner of the property about the possibility of utilizing that area for parking of the proposed development.

Chair Diep counted, and Mr. Woods confirmed, a total of 18 tandem spaces.

Chair Diep noticed a vacant area on the northwestern side of the property.

Mr. Woods said the property on the northwestern side is owned by the applicant. Mr. Rosen said there is an easement across that property that controls that area and parking for the project is not possible there at this time. He added that there are delivery trucks that enter the business on that side.

Chair Diep asked if there are parking spaces on that area.

Commissioner Schoales noted that based on the plans, parking is all fenced and secure.

Mr. Woods said the developer is currently negotiating with the property owner to the south of the proposed project regarding parking within the easement area.

Commissioner Schoales said trucks drive across that area, from the railroad track to the building.

Mr. Rosen noted a joint access to the lot.

Mr. Woods said trucks can access the area off of 9th Street to the north of the easement, at the back of light industrial. He said the developer's intent is to gate this area for security of proposed project's residents. He said the developer will work out access for trucks.

Commissioner Schoales said it is not good for anyone to get into the railroad and into the parking lot.

Commissioner Capelle noted, and the architect confirmed, that the intended market for the proposed project is higher-end clientele composed of singles or couples and not families.

Chair Diep said the brightness of huge LED signs vary depending on outside light and she suggested curtains on courtyard windows facing the sign, to block out possible glare.

Mr. Kim said the floor plans have not been drawn yet but the bedrooms face out, away from the billboard sign.

Chair Diep said she does not particularly favor apartments with windows to one side only, and suggested putting some interior windows in order to let natural light in.

Mr. Kim described the apartment building as having a middle hallway apartment with a kitchen on the left side of the bedroom, with the window on the other side and no window on the hallway side. He said windows facing the corridor are not allowed due to

possible danger in case of fire. He said he will make sure the units will have as much natural light as possible. Mr. Kim said the elevated windows are quite large and are of sufficient height.

Commissioner McGuire asked how to control how many people live in each apartment.

Mr. Rosen said the number of people allowed in each unit may be regulated through the lease agreement.

Commissioner McGuire noted that a common problem in condominium units is insufficient parking.

Commissioner Capelle said that while the applicant of the proposed project is in negotiation with the nearby business for more parking spaces, she has to compliment the architect on the design of the proposed project which, she thinks, is reminiscent of the Santa Monica and Ocean Boulevard buildings in Long Beach.

Commissioner Agrusa noted the lack of a swimming pool.

Mr. Kim said there is no swimming pool but there is an outdoor barbecue area.

Commissioner Chung noted, and Chair Diep agreed, that the architect has been very creative in designing the proposed project from a very small piece of land.

Chair Diep recessed the meeting at 8:20 p.m. and announced that the meeting would be reconvened at 8:25 p.m.

The meeting was reconvened at 8:25 p.m., with Commissioner Agrusa absent due to an appointment.

3. CONCEPTUAL ARCHITECTURAL PLANS FOR A PROPOSED 187 FT. TALL MIXED-USE DEVELOPMENT WITH 250 RESIDENTIAL CONDOMINIUM UNITS AND 11,900 SQ. FT. OF COMMERCIAL WITHIN THE BEACH ORANGETHORPE MIXED-USE SPECIFIC PLAN AT 6900 BEACH BOULEVARD (THE SOURCE)

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

At an August 22, 2017 study session, the City Council reviewed and discussed a conceptual proposal and architectural design for Phase 2 of The Source development, to include a 187 ft. tall mixed-use building with 250 residential condominium units, 11,900 sq. ft. of commercial. The development will also include an associated 5 level 690-space parking structure. At the conclusion of the study session, Council expressed general support for the proposal however; staff was directed to work with the Developer to modify the exterior architecture for a less "chaotic" appearance. At a January 9, 2018 study session, the Developer presented modified conceptual architectural plans consistent with Council's direction from the August 22, 2017 study session. At the conclusion of the January 9th study session, Council expressed support for the proposal and directed staff to move forward with the proposal.

Public notice of a Planning Commission Study Session item is not required. However, staff mailed notice of this study session item to 43 adjacent property owners on February 8, 2018. The conceptual architectural plans have been posted on the Planning Division page of the city's website.

Upon conclusion of this study session, the Developer will be instructed to submit for multiple development and regulatory approvals including a Water Quality Management Plan and a comprehensive traffic analysis. Architectural and site design review may be approved by the Community Development Director via the Interdepartmental Review process as described in the Specific Plan. Additionally, Subdivision Map review and approval by the Planning Commission via a noticed public hearing will be required. Council has the discretion to request review of these development applications after staff and Planning Commission review and determination.

Hyung Joon Sim, M&D, represented architect, Morphosis. He described the design of the proposed project, including the parking structure that connects to the existing Source structure, with penthouse units on the roof level, two swimming pools, and a private patio deck. He also described outdoor amenities such as the open space one-acre deck. He showed plans for the proposed building, as viewed from different angles. He said there are about 690 parking spaces, or 2.5 parking spaces per unit. He also showed plans to minimize traffic impact design, including inbound and outbound traffic utilizing the existing Source entry, with residential parking mostly connected going in and out from the existing parking and does not impact street level parking. He presented a close-up of the ground floor parking with retail commercial entry on Melrose, residential entry on the right-hand side, connected with existing Source parking.

Commissioner Capelle noted that the agenda describes the proposed project as condominium units and asked about the likelihood of ownership units turning into rented apartments such as those in Anaheim. She asked if the project is required to come back to Planning Commission before the units become rentals. Commissioner Capelle talked about the pride of ownership, and said self-maintenance is not always present with rentals.

Mr. Rosen said there is no requirement limiting the project to ownership units only. He said a property management company will ensure that the proposed project is well-maintained. He pointed out that what is being proposed is a very expensive and uniquely designed project similar to existing ones in Buena Park and within Orange County that are well-maintained. He said the intent of the applicant is to subdivide the property and sell them as condominium units.

Commissioner Barstow said the next phase will be a comprehensive traffic analysis. He said he foresees a big problem on Melrose Avenue. He said 250 units plus commercial would pose a traffic problem such as how to get out on Beach Boulevard going southbound, and asked about the necessity for another traffic signal.

Mr. Woods said there will be mitigating measures such as the vehicle connection to the existing Source parking structure.

Commissioner Barstow said that is good but he thinks there will still be insufficient parking on Brenner.

Mr. Woods assured the Planning Commissioners that the purpose of this study session is to introduce the project and provide the Commissioners with the opportunity to relay their comments and concerns to staff and applicant and which staff and applicant will take note of and respond to. He informed the Commissioners that study sessions were held before City Council, and after City Council commented that the project design was "chaotic", the applicant revised the design which is being presented at this study session.

Commissioner McGuire asked if the Planning Commission had any influence regarding project design.

Mr. Woods said the designs have gone through changes because of feedback received from City Council during past study sessions. He said the prior design proposed by the applicant was varied – there were horizontal, vertical, cantilevered elements, with the façade of the building creating the illusion of movement. The new design with straight edges came about in response to City Council's comment on the original design.

Commissioner McGuire asked if the proposed design presented to the Planning Commission tonight will be what will be built there in the future.

Mr. Rosen said yes, that staff is as concerned as the Commission, and holds the applicant to strict architectural standards. Mr. Rosen said staff will make sure that what will be built will be as close as possible to the proposed design presented before Planning Commission at tonight's study session.

Mr. Rosen said Morphosis is known for their unique over-the-top, creative designs and staff is very excited about the proposed project.

Commissioner Schoales asked if there is a plan to assure the residents of Melrose and Brenner that they can park in front of their homes.

Mr. Rosen said the plan is to have more parking and traffic analysis, possibly granting permit parking in the area to allow parking only for residents. He said Brenner will be widened.

Commissioner Barstow asked how wide.

Mr. Rosen said there will be three lanes when completed,

Commissioner Barstow expressed his concerns with underground parking, possibly running into water problem, stating that a building this big has to have a much bigger foundation and asked how far down the construction has to go.

Mr. Woods said the answers will be provided by geotechnical studies.

Chair Diep said she is curious about the design, including the multiple connections to the parking structure to connect to the signal to go south on Beach Boulevard. She noted that on one of the site plans on level 3, it says pedestrian access from residential

to commercial, and asked if there will there be some sort of exclusive entry for residents only, like in hotels.

Mr. Hyung Joon Sim said entry will be for residents only.

Chair Diep said she did not see commercial use on the first floor and asked if there would be a lobby-type entry for residents.

Mr. Hyung Joon Sim pointed to the yellow box on the plans as residential entry.

Chair Diep asked about manned reception.

Mr. Hyung Joon Sim said it is a possibility.

Mr. Rosen said the fine details of the manner of entry have not been worked out yet.

Chair Diep noted the tandem parking spaces, counting at least 68 slots which. She said tandem parking is not desirable but the connection to the Source parking lot will possibly help. She said she trusts the applicant will take care of some of the concerns through CC&Rs and encourage people to actually use tandem parking, that permit parking for Melrose and Brenner residents is a great idea to prevent overflow. She asked if the proposed Hilton has its own parking.

Mr. Rosen said parking for the proposed Hilton will be within general parking, there is no dedicated parking yet, and Hilton will probably utilize valet. He said there is no conceptual underground parking.

Chair Diep asked about the timeline for the project.

Mr. Hyung Joon Sim said construction is expected to start early next year, with 2.4- year construction duration, at the minimum, for the project.

ORAL COMMUNICATIONS:

None


ADJOURNED:

At 9:00 p.m., Chair Diep adjourned to the Planning Commission Meeting at 7:00 p.m. on February 28, 2018, in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary