

## Planning Commission

**MEETING DATE AND TIME:**

March 28, 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 April 12, 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:** PC Meeting March 14, 2018

RECOMMENDED ACTION: Approve

2. **EXTENSION OF NONCONFORMING PRIVILEGE NO. ENP18-29774**

A request for a nine-month extension of nonconforming privilege to allow an existing massage establishment (Blue Ocean Health Spa) to continue operating at 8555 Knott Avenue within the CS (Commercial Shopping) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Kimo Investment Corporation  
641 Kingford Street  
Monterey Park, CA 91754

APPLICANT: Blue Ocean Health Spa  
Rongguo He  
9358 Meridian Lane  
Garden Grove, CA 92841

RECOMMENDED ACTION: Adopt Resolution of Approval

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

**PUBLIC HEARING:**

**NEW BUSINESS:**

**3. SITE PLAN NO. SP18-29622**

A request for exterior architectural modifications and related site improvements to an existing commercial retail building located at 6561 Beach Boulevard 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: K & L Investment LLC  
5500 Bolsa Avenue, Suite 203  
Huntington Beach, CA 92649

APPLICANT: Alison Fung  
3400 Peck Road  
El Monte, CA 91731

RECOMMENDED ACTION: Adopt Resolution of Approval

**4. CONDITIONAL USE PERMIT NO. CU18-29633**

A request for the installation & operation of a wireless telecommunication facility installed within a new 50-foot high tripod tower with decorative screening, two equipment cabinets, a standby generator, and a Global Positioning System (GPS) to be mounted at grade on an approximately 0.76 acre site located at 5470 Dodds Avenue within the ML (Light Industrial) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction or Conversion of Small Facilities).

PROPERTY OWNER: Ken Luttrell Trust  
92 Plaza de las Flores  
San Juan Capistrano, CA 92675

PROJECT PROPONENT: Verizon Wireless SMSA LP  
2362 McGaw Avenue  
Irvine, CA 92614

RECOMMENDED ACTION: Adopt Resolution of Approval

**5. ZONE CHANGE NO. Z17-25820 / DEVELOPMENT AGREEMENT NO. DA17-25819**

A request to consider a recommendation to the City Council for a Zone Change from CG (Commercial General) and ML (Light Industrial) to GMU (General Mixed-Use) and a Development Agreement for the construction of a 34-unit multifamily residential apartment development with 1,418 square feet of neighborhood-serving commercial, related parking and site improvements at 6555 Beach Boulevard. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER/PROPONENT:           The Source Tower & Residences LLC  
3100 East Imperial Highway  
Lynwood, CA 90262

RECOMMENDED ACTION:                   Continue to the next regularly scheduled Planning  
Commission meeting of April 11, 2018

**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, April 11, 2018 at 7:00 p.m. in the City Council Chamber