

**CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
March 28, 2018**

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on March 28, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

ABSENT: COMMISSIONERS: Capelle and Chung

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
Craig Fox, Assistant City Attorney
Ruth Santos, Senior Administrative Assistant

CONSENT CALENDAR:

1. APPROVAL OF MINUTES March 14, 2018

RECOMMENDED ACTION: Approve

AYES: 5 COMMISSIONERS: Schoales, McGuire, Agrusa, Barstow, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Capelle and Chung

ABSTAIN: 0 COMMISSIONER:

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

The property under application is a 2,000 square foot commercial tenant space within an existing integrated shopping center located on the west side of Knott Avenue and south of Crescent Avenue. It carries a General Plan designation of COM (Commercial) and a Zoning classification of CS (Commercial Shopping). The property is 2.35 acres and is currently developed with an approximately 30,030 square foot retail center known as the Crescent Knott shopping center.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Residential Single Family	RS-6	Single Family Residential
South	Commercial	CS	Medical Office
East	Commercial	CS	Gas Station/Car Wash
West	Residential Single Family	RS-6	Single Family Residential

Staff recommends that the Planning Commission adopt a Resolution approving Extension of Non-Conforming Privilege ENP18-29774.

Previous State law preempted local authority to regulate massage establishments differently than local regulations for other professional services such as medical and chiropractic doctors. This lack of local control led to an increase in massage establishments throughout the state. Numerous cities, including Buena Park, also experienced an increase in criminal activities (primarily prostitution) at the less-regulated massage establishments.

On January 13, 2015, the City Council adopt Urgency Ordinance No. 1596 which imposed a moratorium on new massage establishments, including any permits, entitlements, or approvals to construct and/or operate new massage establishments in the city. Adoption of Urgency Ordinance No. 1596 allowed staff additional time to evaluate the Buena Park Municipal Code (BPMC) for consistency with State legislation regarding massage establishments and service providers.

On January 12, 2016, the City Council adopted Ordinance Nos. 1601 and 1602 which amended Titles 5 and 19 of the BPMC for compliance with state Assembly Bill 1147 enacted in January 2015 that authorized cities to determine and prescribe zones and zoning standards applicable to massage establishments in an effort to better protect the public health, safety and welfare of the community.

In February 2016, staff informed proprietors of all massage establishments in the city, via mail, of the newly adopted city ordinance and how the regulations would affect their business. The new regulations on existing massage establishments included operating requirements, background check by the Buena Park Police Department, and a requirement that existing massage establishments apply for a new massage establishment permit within 45 days of the effective date of Ordinance No. 1602. New massage establishment permits approved by the city would be valid for 24 months. Additional regulations included proximity requirements, as well as approval of a Conditional Use Permit for all eligible massage establishments located on properties zoned CO (Commercial Office) and CG (Commercial General) only. Massage establishments located in any other zone is prohibited.

According to city records, the applicant has operated the Blue Ocean Health Spa massage establishment on the subject property with proper licenses and permits since 2013. The 2,000 square foot massage establishment contains a foot massage area, six individual massage rooms, staff room, lobby, restrooms, and laundry/maintenance room.

The applicant has submitted an application and plans requesting Planning Commission approval to continue the existing massage establishment business located within the CS zone for a period of nine months in an effort to comply with new city code. During this nine month period, the applicant has indicated their intent to liquidate equipment in preparation of relocating the business to a property with compliant zoning and other eligibility requirements. The applicant intends to maintain the existing operating hours of 10:30 AM to 10:00 PM daily for the duration of the nine months. No interior or exterior building modifications are proposed with this request.

Section 19.552.130(C) of the Buena Park Municipal Code states that any existing massage establishment operating in a zone where such use is no longer permitted by right, or is now conditionally permitted, shall be a nonconforming use. Furthermore, the nonconforming use shall be discontinued within five years of the effective date of Ordinance Nos. 1601 and 1602. However, this section does allow existing businesses in good standing to present evidence of extenuating circumstances such as lease agreements executed prior to the adoption of new state and local laws to the Planning Commission for review and determination via Section 19.132.020 - Extension of Nonconforming Privilege.

In reviewing the applicant's request, as well as the existing lease agreement between the applicant and property owner signed in September 2013, staff has determined that the request to continue the existing massage establishment operations within the CS zone for an additional nine months is consistent with applicable Code provisions (Sections 19.132.020 and 19.552.130). According to Buena Park Police, there is no record of recent calls for emergency or police services related to the applicant's business. Additionally, the applicant has maintained a proper city business license for the last several years. Staff believes the applicant's request of an additional nine months to close the business at the existing location and relocate to an eligible site is appropriate. No negative impacts to surrounding businesses or adjacent properties are anticipated with approval of this request.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15301, Class 1 (Existing Facilities).

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on March 16, 2018, and 58 notices were mailed to property owners within a 300 ft. radius of the subject property on March 16, 2018.

AYES: 5 COMMISSIONERS: Schoales, McGuire, Agrusa, Barstow, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Capelle and Chung

ABSTAIN: 0 COMMISSIONER:

**RESOLUTION NO. 6086
EXTENSION OF NON-CONFORMING PRIVILEGE NO. ENP18-29774**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR EXTENSION OF NON-CONFORMING PRIVILEGE TO ALLOW AN EXISTING 2,000 SQ. FT. MASSAGE ESTABLISHMENT TO CONTINUE OPERATING FOR NINE MONTHS WITHIN THE CS (COMMERCIAL SHOPPING) ZONE LOCATED AT 8555 KNOTT AVENUE WITH FINDINGS IN SUPPORT

===== 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

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 property under application is located on the west side of Beach Boulevard and the south side of 9th Street. The property maintains a combined street frontage of 209 ft. and a total land area of approximately 0.27 acres. It carries a General Plan designation of Commercial within the Civic Center Focus Area; a Zoning classification of CG (Commercial General), and is currently improved with a vacant 5,074 sq. ft. one-story commercial building.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	General Mixed Use	CG	Vacant
South	Commercial	CG	Poquito Mas Restaurant
East	Commercial	CG	Ganahl Lumber
West	High Density Residential	RM -20	Multifamily Residential

Staff recommends that the Planning Commission adopt a Resolution approving Site Plan SP18-29622.

The building under application was originally constructed in 1927 and occupied by Daley's Rock Bottom Grocery Store. In the subsequent decades, it was operated by the Continental Grocery Store chain. Significant building modifications were made over the years including complete removal of the original grocery storefront and original front façade architectural elements. In the 1980s, the Teacher Supplies Store became the primary tenant of the building until closing in 2015.

In 2016, the city hired Pamela Daly, M.S.H.P. Principal Architectural Historian of Daly & Associates to prepare a Phase 1 Cultural Resources survey of the property to ascertain if the building had the potential to be determined a significant historical resource (attached). The survey analysis concluded that the building at 6561 Beach was not found to have been directly associated with an important theme or series of events in the history of Buena Park or California, and that no direct association with persons important in local, regional, or state history, and the subject building exist. Additionally, the Phase 1 survey found that the building did not have the potential to meet the levels of criteria for listing the property in the California Register of Historical Resources or the National Register of Historic Places due to the significant structure and cosmetic alterations since the 1930s.

At a November 2017 study session, the City Council reviewed and discussed the applicant's proposed exterior architectural modifications to the building. At the conclusion of the study session, the Council expressed support for the proposed architectural plans, and directed staff to proceed with the processing the required approvals.

The applicant has submitted an application and plans proposing to modify the exterior facade of the existing 5,074 sq. ft. commercial building. No specific tenant has been proposed and the building may be subdivided into multiple tenant spaces. Architecturally, the proposed exterior renovations will integrate a new contemporary design with elements of the building's past. New façade treatments will include a smooth stucco finish with decorative reveals, storefront windows, metal window awnings, an entry canopy, gooseneck light fixtures, and a heightened parapet wall with cornice treatments. Portions of the existing brick wall will be retained as an acknowledgement of the building's original store design. Once completed, the renovated exterior will be painted a contemporary color scheme.

Additionally, the parking area will be upgraded to include one handicap-accessible parking space. Zoning Code required parking for a retail use would be 25 spaces. A total 11 of parking spaces are provided. The site would be considered "legal non-conforming" and can continue to operate as an office or retail use unless a variance for required parking is obtained. Any future uses of the building will need to comply with the existing C-G zoning.

Section 19.128.040 of the Buena Park Municipal Code requires Planning Commission review and approval for exterior alterations to an existing building via the Site Plan review process. In assessing the applicant's request, staff reviewed plans and visited the site and surrounding area and is of the opinion that the building is adequate to support the proposed architectural and site modifications without negatively impacting the subject and surrounding properties. In addition to the proposed site improvements, staff is recommending a condition that the existing trash enclosure located behind the building be updated to current code standards. The proposed renovations will increase the economic viability of the site and surrounding area, in compliance with City Code.

The proposed remodel will assist in advancing the long term vision for this area along Beach Boulevard as identified in the City's General Plan. The subject site is located within the General Plan's Civic Center Focus Area which is envisioned as a local gathering place providing retail, dining, and civic uses within walking distance. The streetscape provides a seamless transition from Central Buena Park to the north and the North Entertainment Corridor to the south. Staff feels that the proposal will provide an enhanced site image at a predominant corner within the community. The proposed building renovation has been designed to successfully integrate the subject property into the surrounding commercial development pattern along Beach Boulevard.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15301, Class 1 (Existing Facilities)

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on March 16, 2018, and 12 notices were mailed to property owners within a 300 ft. radius of the subject property on March 16, 2018.

Dr. Meshram added that, as requested by Commissioner McGuire prior to this meeting, two photos were added to the presentation.

Chair Diep asked if there were any questions for staff.

Commissioner McGuire said the two photos, looking westbound on 9th Street, were taken by him at 1:30 p.m. on the day of this meeting. He pointed out that the photos were taken at mid-day, not at 5:00 p.m. when people normally return from work, yet there was no street parking available. He said he is concerned about possible insufficient parking spaces.

Commissioner McGuire asked staff to confirm that a major modification for this site would require 26 spaces.

Dr. Meshram clarified that 26 parking spaces would be required for the entire square footage of the area if the current Zoning Code standards were applied. However, the Zoning Code allows any non-conformity with regard to parking spaces to continue indefinitely, unless there is a change, expansion, or intensification of use. The proposal is for façade improvements only and ADA compliance only, and no change, expansion or intensification is being proposed. Dr. Meshram added that the two photos did not show the portion of the street adjacent to the proposed site that has three or four additional parking spaces.

Commissioner McGuire commented that the plan looks like there could easily be three tenants.

Dr. Meshram said while this is the existing condition, the intent of the applicant is to attach a single tenant for the entire space.

Chair Diep said she remembers the interior splits as not sturdy enough, merely serving as dividers instead of solid separations for various tenants.

Commissioner McGuire asked if the walls or splits will be taken down.

Dr. Meshram said yes, the divisions will be taken down.

Commissioner McGuire asked if there are measures to ensure that there will not be more than one tenant or different uses such as a restaurant or a gym.

Commissioner Schoales said that an intensification of use will also require more facilities such as restrooms.

Commissioner Schoales commented that the plans seem to show that there were doors created on the Beach Boulevard side.

Dr. Meshram said the plans that Commissioner Schoales was referring to are the existing plans. She showed the proposed plans on the screen.

Mr. Rosen reiterated, and Mr. Fox confirmed, that the proposal is for façade improvements only, with one tenant proposed; the use was retail before, which is consistent with the proposed retail use and therefore, based on the interpretation of non-conforming use, the proposal will not require additional parking. He said if there is an intensification of use, the proposal will have to be approved by Planning Commission.

Chair Diep said she supports the requirement that changes such as intensification of use or multiple tenants would have to be brought before Planning Commission. She referred to the floor plans and added that it may be difficult to replace existing windows with new doors to allow more tenants without staff noticing it because that side of the building is visible from Beach Boulevard.

Commissioner Schoales referred to aerial photographs showing the parking lot south of the building, which looks like it wraps around a City-owned building rented out to a tenant. He said he remembers seeing Ganahl Parking signs on the lot.

Mr. Rosen confirmed that the City owns the building and the parking lot; however, the building is leased to Poquito Mas, including part of the parking lot. He added that shared parking is not a possibility because the concept does not have the support of Council.

Mr. Rosen said Ganahl used to own the parking lot but the City swapped parking lots with Ganahl

Commissioner Agrusa recalled that the property across from the proposed site was conditioned to have landscaping. She asked if landscaping is required for this project, in order to have a consistent enhanced look for Beach Boulevard.

Dr. Meshram said landscaping was conditioned on the property across from the proposed site because it was a brand new development on a vacant lot.

Chair Diep pointed out that the width of the sidewalk may not make the desired landscaping possible. She explained that the proposal is for the façade only and not for building renovations.

Ms. Lee confirmed that the front of the proposed site has limited width for landscaping; however, she said that the City's Capital Improvement Project includes improvements on the Beach Boulevard median, which will include this site.

Commissioner Schoales asked staff to identify the two boxes on the images presented.

Mr. Rosen said the boxes are possibly meter pedestals.

Commissioner Schoales commented how, in this age of Smart phones, boxes such as those can still exist on sidewalks, serving as hindrance especially to pedestrians pushing trolleys.

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.

Cameron Crowner, 450 Washington Blvd., Marina del Rey, CA 90292, introduced himself as the real estate broker representing the applicant. He reiterated that what is being proposed is for a single tenant only.

There being no one else 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.

Before hearing the motion, Mr. Fox clarified that what is being considered are the proposed plans presented at tonight's meeting and any changes will have to return to Planning Commission for consideration.

Commissioner Barstow moved and Commissioner Agrusa seconded the motion to adopt the Resolution approving Site Plan No. SP18-29622 with findings of fact and conditions therein.

**RESOLUTION NO. 6087
SITE PLAN NO. SP18-29622**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF A SITE PLAN FOR THE REMODEL AN EXISTING COMMERCIAL BUILDING TO INCLUDE EXTERIOR ARCHITECTURAL MODIFICATION AND RELATED SITE IMPROVEMENTS AT 6561 BEACH BOULEVARD WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES: 5 COMMISSIONERS: Barstow, Agrusa, McGuire, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Capelle and Chung

ABSTAINED: 0 COMMISSIONER:

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

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 site is approximately 0.76 acres in size and is zoned ML – Light Industrial. General Plan designation of the property is Light Industrial. The property is developed with an office building in conjunction with a contractor's storage yard for a scaffolding business.

SURROUNDING LAND USE CHARACTERISTICS:

	General Plan	Zoning	Existing land use
North	Light Industrial	ML (Light Industrial)	Industrial building
South	Light Industrial	RS-6	Rail Road track and small railyard
East	Light Industrial	ML (Light Industrial)	Industrial building
West	Light Industrial	ML (Light Industrial)	Industrial building

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU18-29633 with the findings of fact and conditions listed herein.

The property under application is located on the northwest corner of Beach Boulevard and AT&SF Rail Road corridor. The property is encumbered with two 15 ft. easements which run parallel to each other and the property line which abuts the railway tracks. There is a right-of-way easement parallel to Beach Boulevard along the south east property line. And a triangular easement further to the west of the right-of-way easement for Pacific Telephone

and Telegraph Company. Additionally, there are existing utility poles carrying overhead wires. The site is currently developed as a contractor's storage yard with an associated office and a canopy pursuant to Conditional Use Permit No. CU-782.

The submitted application and plans propose to install six 8 ft. antennas, 18 RRU's and 3 Raycaps on a new 50 ft. tall tripod tower. Ground equipment in the form of 2 equipment cabinets, one standby generator and associated equipment will be located at the base of the tower on a new concrete slab. The tower shall be screened with Fiber Reinforced Plastic (FRP) decorative screens. The facility shall be unmanned with routine maintenance conducted every 4-6 weeks.

The submitted plans propose a 50 ft. tall tripod tower. Each arm of the triangular frame is approximately 12 ft. long. An additional 14 ft. wide and 12 ft. long area will be leased by Verizon, within which, auxiliary ground mounted equipment including a diesel DC generator will be mounted on a new 13 ft. wide and 12 ft. long concrete pad. Proposed artwork for screening the antennas consists of Bird-of-Paradise flower printed on a Fiber Reinforced Plastic (FRP) screen.

Access to the site is provided from Dodds Avenue which culminates in a cul-de-sac at this location, providing access to this site. The installation and maintenance of the structures will not require any obstruction of the flow of traffic on Beach Boulevard.

A wireless telecommunication facility is required to be 1000 ft. away from another wireless telecommunication facility and 200 ft. away from a residentially zoned property. There is no residential within 200 ft. or other wireless facility within 1000 ft. of the Verizon lease area.

Screening of wireless telecommunications facilities are required where higher levels of stealth design treatment are not proposed or required. The equipment cabinets are eight feet tall and will be adequately screen from public-right-of-way by the existing eight foot tall block wall. The antennae on top of the 50 ft. tall tower will be screened by a fiber reinforced plastic which is proposed to feature a Bird-of-Paradise flower art-work. Bird-of-Paradise is the City official flower.

Plans show a non- exclusive technician parking space which already exists on site. Per Chapter 19.1220.060.A.10.a. of the Zoning Code, the requirement of one parking space for a wireless telecommunication facility may be waived for an unmanned facility.

The site is already developed as a contractor storage yard and is used for outdoor storage of scaffolding. Existing perimeter block wall shall remain. No additional landscaping is proposed.

Section 19.512.010 of the Buena Park Municipal Code requires Planning Commission approval for the proposed wireless telecommunication facility via the Conditional Use Permit process. Verizon's proposed facility is being proposed at this location to address significant gap in service coverage to the surrounding residential and commercial areas in the vicinity of the site due to insufficient capacity within the existing network to meet service demands.

This proposal will comply with FCC regulations regarding interference with the reception or transmission of other wireless facilities within the city and surrounding community. It will also operate in compliance with all applicable Federal regulations, including safety.

In reviewing the applicant's request and plans, staff visited the property and reviewed the site and building configuration as well as layout of the surrounding properties. Based on this review, Staff feels that the design of the proposed project meets all applicable requirements of the Buena Park Zoning Ordinance.

The project is Class 3, Section 15303 (New Construction or Conversion of Small Facilities), categorically exempt from CEQA, and is also found to be within the scope of the previously certified Program EIR for the Buena Park 2035 General Plan Update (SCH #2009111026).

Notice of public hearing was posted at City Hall, the Buena Park website, the Buena Park Library, and Ehlers Community Recreation Center on March 16, 2018, and 28 notices were mailed to property owners within a 300 ft. radius of the subject property on March 16, 2018.

Dr. Meshram added that the proposal includes the revised plans distributed at tonight's meeting, which relate to the tripod's width, which is proposed to increase by 3 ft., from 12 ft. to 15 ft. on each side of the triangle.

Chair Diep asked if there were any questions for staff.

There were 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.

Lisa Desmond, Verizon Wireless SMSA LP, 2362 McGaw Avenue, Irvine, CA 92614, explained that the proposal aims to offload a couple of sites in the area. She discussed the increased data usage and densification in the area. Ms. Desmond said a survey conducted by Verizon showed that the capacity is full. Ms. Desmond also explained the choice of site, the need to cover Beach Boulevard and surrounding areas, and described the proposed newer design with tripod antennae system. She said the proposed increased width will allow for future collocation.

Chair Diep asked about the typical radius for the proposed towers for service.

Ms. Desmond said it depends on various factors such as the number of customers, topography, etc.

Mr. Fox said the typical radius is one to two miles.

Mr. Fox noted that some carriers use tower management companies. He asked if Verizon uses a tower management company.

Ms. Desmond said Verizon does not use tower management companies.

Mr. Fox said dealing directly with the carrier is preferred.

There being no one else 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 Schoales seconded the motion to adopt the Resolution approving Conditional Use Permit No. CU18-29633 with the revised plans submitted on March 28, 2018, and with findings of fact and conditions therein.

**RESOLUTION NO. 6088
CONDITIONAL USE PERMIT NO. CU18-29633**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU18-29633, TO INSTALL AND OPERATE A WIRELESS TELECOMMUNICATION FACILITY INSTALLED WITHIN A 50 FOOT HIGH TRIPOD TOWER WITH DECORATIVE SCREENING, TWO (2) EQUIPMENT CABINETS, A STANDBY GENERATOR, AND A GLOBAL POSITIONING SYSTEM TO BE MOUNTED AT GRADE AT AN EXISTING INDUSTRIAL DEVELOPMENT AT 5470 DODDS AVENUE WITHIN THE ML (LIGHT INDUSTRIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES: 5 COMMISSIONERS: Agrusa, Schoales, Barstow, McGuire, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Capelle and Chung

ABSTAINED: 0 COMMISSIONER:

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

Chair Diep advised that staff is requesting continuance to the next regularly scheduled Planning Commission meeting of April 11, 2018.

Chair Diep asked if there were any questions for staff.

There were 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 advised that the item requires a Minute Action to approve continuance to the next regularly scheduled Planning Commission meeting of April 11, 2018.

The MOTION CARRIED unanimously.

AYES: 5 COMMISSIONERS: Schoales, Agrusa, Barstow, McGuire and Diep

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Capelle and Chung

ABSTAINED: 0 COMMISSIONER:

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Woods announced that the item continued from tonight's meeting will be considered at the Planning Commission meeting of April 11, 2018.

STAFF REPORTS:

Mr. Rosen discussed the following actions taken by City Council at the meeting of March 27, 2018, that could be of interest to the Planning Commission:

1. Adoption of an interim urgency ordinance regulating accessory dwelling units;
2. Acceptance of a SCAG 2017 ATP grant in the amount of \$200,000;
3. Acceptance of an MSRC grant in the amount of \$140,000;
4. Approval of issuance of a Request for Proposal for Go Human, Go Beach event planning and execution;
5. Appropriation of \$340,000 for the Go Human, Go Beach event; and
6. Authorization by the City Manager to execute all documents related to the grant.
7. Authorization to City Manager and City Attorney to make any non-monetary modifications to the RFP.

COMMISSION REPORTS:

Commissioner Agrusa said she will be unable to attend the second meeting in April.

Commissioner Schoales said he will be unable to attend the meeting on May 23.

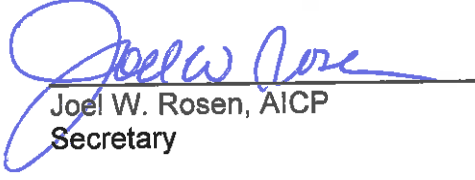
Commissioner Barstow said he will be unable to attend the last meeting in June and the first meeting in July.

ADJOURNMENT: At 7:56 p.m., Chair Diep adjourned to the Planning Commission Meeting of April 11, 2018, Wednesday, at 7:00 p.m. in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary