

AGENDA

Planning Commission

MEETING DATE AND TIME:

May 23, 2018 - 7:00 p.m.
Council Chamber

MEETING LOCATION:

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 June 8, 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 April 25, 2018
Adjourned Meeting May 9, 2018

RECOMMENDED ACTION: Approve

2. **EXTENSION OF NONCONFORMING PRIVILEGE NO. ENP18- 30720**

A request to grant a 12-month extension of non-conforming privilege allowing an existing massage establishment (VIP Massage) to continue operating within 500 feet of an existing religious facility, located at 7041 Western Avenue, Unit B, 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: Hyon Joon Park
2583 W. Lake Van Ness Circle
Fresno, CA 93711-7023

APPLICANT: VIP Massage
Trinh Truong
7041 Western Avenue
Buena Park, CA 90620

RECOMMENDED ACTION: Adopt Resolution of Approval

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

PUBLIC HEARING:

NEW BUSINESS:

3. GENERAL PLAN AMENDMENT NO. GP18-30015 / ZONE CHANGE NO. Z18-30017 / DEVELOPMENT AGREEMENT NO. DA18-30018 / TENTATIVE TRACT MAP NO. TT18-30019 / MITIGATED NEGATIVE DECLARATION NO. MND18-30020

A request to consider a recommendation to the City Council to amend the General Plan designation from OM (Office Manufacturing) to GMU (General Mixed Use), Zone Change from CM (Commercial Manufacturing) to GMU (General Mixed Use) zone, a Development Agreement, and a Tentative Tract Map to allow the development of 54 residential townhouse units with related parking and site improvements at 8281 Page Street. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: First Church of Nazarene of Buena Park
28281 Page Street
Buena Park, CA 90621

APPLICANT: Olson Company
3010 Old Ranch Parkway
Seal Beach, CA 90740-2751

RECOMMENDED ACTION: Adopt Resolutions recommending City Council 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, June 13, 2018 at 7:00 p.m. in the City Council Chamber