

**CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
April 25, 2018**

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on April 25, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Diep presiding.

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

ABSENT: COMMISSIONERS: Agrusa and McGuire

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

- 1. APPROVAL OF MINUTES** March 28, 2018
April 28, 2018, Adjourned Meeting

RECOMMENDED ACTION: Approve

Commissioners Capelle and Chung abstained from voting on this item due to their absence at the meeting.

Commissioner Barstow moved and Commissioner Schoales seconded the motion to approve the minutes of the March 28, 2018, meeting and the April 28, 2018, adjourned meeting.

AYES: 3 **COMMISSIONERS:** Barstow, Schoales, and Diep
NOES: 0 **COMMISSIONER:**
ABSENT: 2 **COMMISSIONERS:** Agrusa and McGuire
ABSTAIN: 2 **COMMISSIONER:** Capelle and Chung

PUBLIC HEARING:
NEW BUSINESS:

- 2. TEXT AMENDMENT NO. C18-30465**

A request to consider a recommendation to the City Council to approve Zoning Text Amendment No. C18-30465, regulating establishment of new accessory dwelling units and amending Title 19 (Zoning Ordinance) of the Buena Park Municipal Code.

PROJECT PROPONENT: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

RECOMMENDED ACTION: Adopt Resolution recommending City Council approval

Commissioner Chung abstained from voting on this item due to personal conflict of interest.

Mr. Fox advised Commissioner Chung that if the conflict is not financial, he may remain for this item.

Commissioner Chung was present for this item.

In reply to Chair Diep, Ms. Santos stated that staff distributed copies of a memo listing the following three corrections to the Draft Ordinance and one correction to the Staff Report:

1. Staff Report, Table A, Row 17 Approval Process for Current Zoning Code (second dwelling unit) should read "Ministerial review if standards are met" instead of "Conditional Use Permit". This correction is made to remain consistent with the previously adopted Ord. No. 1443.
2. Draft Ordinance, Section 3. 19.348.010 B. Development Standards 11. Utilities. Is further clarified by appending the following: "in compliance with Government Code 65852.2 (f)." This correction is made to further clarify City regulation and to remain in compliance with the State Law.
3. Draft Ordinance, Section 5. 19.312.010 Use Permitted Table 19.312.010 Accessory Dwelling Units shall also be permitted in PD zone. This correction is made to remain consistent with the previously adopted Ord. No. 1443.
4. Draft Ordinance, Section 6. 19.412.010 Use Permitted Table 19.412.010 Accessory Dwelling Units shall also be permitted in PD zone. This correction is made to remain consistent with the previously adopted Ord. No. 1443.

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

Staff recommends that the Planning Commission adopt the Resolution recommending that the City Council approve Text Amendment No. C18-30465.

Accessory dwelling units are currently referred to in the City's Zoning Ordinance as Second Dwelling Units but are also known as granny flats, in-law units, backyard cottages, and secondary units. State Law (Government Code Section 65852.2) has required cities to allow Accessory Dwelling Units (ADU) in single family zones with certain development standards/restrictions since 2003. Recent changes in State Law related to ADUs (Senate Bill 1069 and Assembly Bill 2299 in 2017 and Senate Bill 229 and Assembly Bill 494 in 2018) were adopted to significantly reduce barriers to the development of ADUs which are seen as lower cost to construct and may potentially increase the supply of more affordable housing.

A summary of the new State Law prepared by the State Department of Housing and Community Development is attached to the staff report.

The State Law supersedes the City's ADU ordinance until a new ordinance is adopted in compliance with new State Law provisions. The City Council approved an urgency interim ADU Ordinance No. 1641 which complies with State Law and tracks closely with the

proposed permanent ordinance under consideration. The interim urgency ordinance will expire on May 11, 2018.

The proposed ordinance will modify the Zoning Code (Title 19) to allow and regulate the establishment and maintenance of new accessory dwelling units in specified single family and multi-family residential zones, including adoption of related development standards, consistent with State Law.

State Law severely restricts local government's ability to regulate ADU development standards such as parking, size, location, and approval process. However, State Law does allow local governments to designate areas within the jurisdiction where ADUs may be permitted based on certain objective criteria such as water and sewer availability, traffic, and public safety. The proposed ADU ordinance includes criteria for designating areas where ADUs may be permitted within the City based on infrastructure availability as well as other provisions to maintain the public health, safety and welfare.

The proposed Zoning Text Amendment will update the City's ADU standards in compliance with the State Law. Table A in the staff report provides a summary of proposed changes and comparisons to current Zoning Code and State Law Requirements:

The project is statutorily exempt from CEQA pursuant to Section 15282(h) The adoption of an ordinance regarding second units in a single family or multi-family residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code and set forth in Section 21080.17 of the Public Resources Code, of the California Code of Regulations.

Notice of this public hearing was published in the Buena Park Independent on April 13, 2018.

Chair Diep asked if there were any questions for staff.

Commissioner Barstow asked if the date "May 8, 2018," referred to in Attachment 2, Recitals, No. 6, refers to a future Public Hearing.

Mr. Fox confirmed that May 8, 2018, is a future Public Hearing date referred to in the proposed Ordinance that will be considered by City Council on that date.

Commissioner Barstow referred to a phrase on page 5 of the attachment and asked if the proposal will lead to unsightly tarps on side and backyards.

Mr. Fox said no, the phrase that Commissioner Barstow referred to is from the existing Code, and the new Code is underlined.

Commissioner Capelle said although she is aware that this and other future changes are all part of "a whole new world," she would like to know if the City has a list of existing unpermitted garage conversions and other unpermitted structures. She commented that a conforming structure obtained by an individual through this application process may not necessarily reflect as an additional count to the housing units. She said an additional bathroom or kitchen can lead to more rentals but not necessarily add to the housing stock. She asked how many units the City is hoping to get out of this proposal.

Mr. Rosen said the City does not have an accurate count of illegal garage conversions and illegal living quarters. He explained that the Code Enforcement Division is proactively pursuing illegal structures to bring them to compliance in order to avoid possible resulting disasters.

Mr. Rosen said it can be more costly to establish accessory dwelling units because of the reconstruction process. He said the number of units expected by the legislature may be much less.

Mr. Rosen commented that prefabricated homes with hook-up sewer and electrical lines are probably more cost effective than accessory dwelling units.

Commissioner Schoales asked about setbacks for accessory dwelling units.

Ms. Meshram said the required setbacks in current Codes will apply to accessory dwelling units.

Commissioner Schoales asked Ms. Meshram to clarify the rear yard setback requirements.

Ms. Meshram said there is 25 ft. rear yard setback requirement. Seventy percent of the rear 25 ft. must be open space while 30% can be encroached but no closer than five ft. from the rear property line.

Chair Diep asked if the City is consistently addressing second units in the City.

Ms. Meshram said there is a policy in place, created by the Orange County Fire Authority (OCFA).

Chair Diep asked if parking is required within a half mile of public transit route or stop. She said she wants to make sure that the Code is written consistently.

Ms. Meshram said the State Code says that parking has to be "within half a mile of public transit". She added that stops and routes are half a mile of each other throughout the City.

Chair Diep asked what happens if the property owner, who has a deed restriction, ceases to be the owner of the property and a new owner comes in who does not want the accessory dwelling unit.

Ms. Meshram said the new property owner may opt to have the unit demolished and go through the current permitting processes, or have the unit remain, in which case the unit will no longer allowed to be habitable.

Mr. Rosen explained that the purpose of the restriction is to prevent the structure from becoming a duplex. He cited as an example the removal of an added kitchen facility which is indicative of a new unit.

Chair Diep reminded staff to make sure a protocol is in place when a new owner comes in and wants to get rid of the additional unit or maintain the converted unit, especially in cases of interior conversions.

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 else wishing to speak on the matter, Chair Diep closed the public hearing and advised that the item requires a Resolution recommending City Council approval.

Commissioner Capelle moved and Commissioner Schoales seconded the motion to adopt the following Resolution recommending City Council approval.

RESOLUTION NO. 6091

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. C18-30465 ALLOWING AND REGULATING ESTABLISHMENT AND MAINTENANCE OF NEW ACCESSORY DWELLING UNITS IN SPECIFIED SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL ZONES, ADOPTING RELATED DEVELOPMENT STANDARDS, AND AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE

AYES: 4 COMMISSIONERS: Capelle, Schoales, Barstow, and Diep

NOES: COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Agrusa, McGuire

ABSTAINED: 1 COMMISSIONER: Chung

3. 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: Adopt Resolutions recommending City Council approval

Commissioner Chung said he wishes to abstain from voting on this item due to financial conflict of interest.

Commissioner Chung left the meeting.

In reply to Chair Diep, Ms. Santos stated that staff distributed copies of a letter addressed to Mr. Woods and Mr. David Kim, project architect, from Pierce Law Office on behalf of their client, Swift Produce, Inc., expressing concern that the project might limit Swift Produce, Inc.'s use of easement across and over the alleyway

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

The property under application is located on the west side of Beach Boulevard and the north side of 9th Street. The property maintains a combined street frontage of 247 ft. and a total land area of approximately 1.07 acres. It carries a General Plan designation of General Mixed Use, Zoning classifications of CG (Commercial General) and ML (Light Industrial), and is currently improved with a newly erected billboard sign. The property was most recently developed with a 2-story residential/retail mixed-use development that was demolished in February 2015 after falling into extreme disrepair.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Light Industrial	ML	Railroad
South	Commercial	CG	Vacant Commercial
East	Commercial	CG	Ganahl Lumber
West	General Mixed Use	ML	Abbott Enterprises

Staff recommends that the Planning Commission adopt the attached Resolutions recommending the City Council adopt Ordinances approving Zone Change No. Z17-25820 and Development Agreement No. DA17-25819.

At the December 10, 2013 City Council study session, Council provided direction to proceed with drafting a Development Agreement with the applicant, to include terms and conditions, based on a preliminary concept for a 95 ft. tall freeway-oriented digital billboard for off-site advertising and the potential development of a mixed-use project at 6555 Beach Boulevard. On January 13, 2015, the City Council adopted Ordinance No. 1614 approving a Development Agreement DA16-004 which included, in addition to a billboard sign, a requirement that the applicant submit an application for a Development Agreement for a mixed-use project at 6555 Beach Boulevard pursuant to Section 9(d) of Development Agreement DA16-004.

On May 9, 2017, staff and the project architect presented the residential/retail mixed use proposal during a City Council study session. The City Council discussed the project's proposed modern architectural design, building height, and potential traffic related issues. At the conclusion of discussion, a majority of the City Council expressed support for the project.

On May 30, 2017, staff held a community meeting to discuss the residential/retail mixed use proposal. Staff mailed meeting notices to residents and property owners within a 700 ft. radius of the project. One member of the community attended the meeting and asked questions related to the project's completion. Staff and the project architect presented an informal project overview with preliminary site plan, elevations, and aerial photo presentation.

On February 14, 2018, staff and the project architect presented the residential/retail mixed use proposal during a study session of the Planning Commission. The Commission discussed on-site parking and the impacts of the existing billboard sign.

The submitted application and plans propose construction of a 5-level multifamily apartment and retail mixed-use development. According to the plans, the ground floor has been configured to provide retail tenant space totaling 1,418 sq. ft., a 684 sq. ft. lobby for access to the apartments, and a 464 sq. ft. mechanical room. Levels two through five will consist of residential apartment units including eight 535 sq. ft. studio units, nineteen 684 sq. ft. one-bedroom units, and seven 932 sq. ft. two-bedroom units. Pedestrian entrances into the building will be provided from Beach Boulevard and from within the parking area. A lobby elevator and stairways will provide access between the first and fifth floors. The design of the building has been configured with adequate integration and separation between residential and non-residential uses.

The development will include a 2,411 sq. ft. outdoor amenity deck on the second level featuring seating areas, patio furniture, a barbeque area and outdoor kitchen. Fitness and community rooms are also included on the second level. A 525 sq. ft. open roof deck is provided on the fifth floor.

In conjunction with the development proposal, the applicant is requesting consideration of a Zone Change to allow for the development to move forward. The current zoning for the site is CG (Commercial General) and ML (Light Manufacturing). The proposed Zone Change would change the zoning of the site to GMU (General Mixed-Use) which is consistent with the current General Plan land use designation of General Mixed Use on the site.

The applicant is proposing to set the building back a minimum 20 ft. along both street frontages where City code requires a minimum of 15 ft. Additionally, the building will be setback 30 ft. from the existing office building to the west. The building will be developed with an "urban edge" parkway along Beach Boulevard and 9th Street featuring a 10 ft. wide area for sidewalk for pedestrian circulation and parkway street trees. The new 10ft. wide urban edge will require a 3 ft. dedication of private property as conditioned in the Development Agreement. Because a portion of the parkway along Beach Blvd is controlled by Caltrans final design of the sidewalk/parkway area is subject to their approval.

The building has been designed with contemporary urban architecture incorporating eclectic features and a variety of forms and textures. The elevations will feature varying planes and building heights enhanced with materials such as stucco exterior finishes and polished porcelain tile. Other enhancements include projecting and recessed windows, and balconies with metal and frosted glass. The exterior storefront for the ground level retail tenant space will include aluminum window storefront systems. Once complete, the building will be painted a contemporary color scheme.

Vehicular ingress and egress to the site will be provided from 9th Street via a 20ft wide private drive. No vehicular access from Beach Boulevard is proposed. The project will maintain 82 total on-site parking spaces including four (4) ADA-compliant spaces, ten (10) compact spaces, and nine (9) tandem spaces. Four electric vehicle charge stations will also be provided. Parking facilities for the development will be provided at grade on the first level, as well as and along the north property line underneath carports.

The proposed on-site supply of 82 parking spaces will exceed the code-required minimum of 79 parking spaces. The follow table illustrates the amount of parking spaces required for multifamily and commercial developments per Sections 19.436.050 and 19.536.040 of the City Code:

Use	Proposed Unit Count / Retail Area	Parking Ratio Per Code	Total Spaces
Studio Unit	8	2 spaces/unit	16
1-Bedroom Unit	19	2 spaces/unit	38
2-Bedroom Unit	7	2.5 spaces/unit	17.5
Commercial	1,418 sq. ft.	5 spaces/1,000 sq. ft.	7
TOTAL			79

California Government Code Section 65865 et. seq. allows the City to enter into Development Agreements, which in effect become contractual agreements between the City and property owners regarding development rights and performance standards. They allow the City and property owner to achieve certain comfort levels so that current and future projects can go forward in a reasonably orderly fashion without creating potentially chaotic or conflicting land uses and improvements. The Development Agreement process also requires the Planning Commission to make a recommendation to the City Council prior to Council action. The Buena Park Zoning Ordinance requires a regulatory plan or Development Agreement be established and/or executed to allow for development within the General Mixed-Use zone. The Development Agreement procedure was chosen because it is felt that it allows the property owners and the City a mechanism to attain respective goals while providing assurance, in contractual form, that property redevelopment will evolve with suitable provisions to alleviate detrimental effects. Since the subject property maintains Zoning classifications of CG (Commercial General) and ML (Light Industrial), a Zone Change is required to develop a mixed-use project on the site.

As detailed in the proposed Development Agreement, conditions negotiated and agreed to by the Developer and City include, but are not limited to:

- Permitted uses, density, intensity, configuration, size, and location of the structures and other improvements shall be limited to those contemplated by the Project in substantial compliance with plans stamped "RECEIVED JUL 14 2017 PLNG. DIV."
- The Developer will maintain vested rights to develop the Project on the Site in accordance with the terms and conditions of the Agreement.
- The Developer shall pay a park fee mandated by City Ordinance No. 1416 to the City prior to issuance of building permits.
- A proposed Community Benefit Fee of \$1,000.00 per unit paid to the City to be used for any general government purpose.

In reviewing the application, Staff visited the site and surrounding area as well as reviewed the submitted plans. Based on this review, Staff is of the opinion that the proposal will allow the subject site to transition into a mixed-use development designed to complement newer commercial development along Beach Boulevard while remaining consistent with the adjacent residential uses as envisioned within the General Plan. The General Mixed Use designation allows a maximum residential density of 32 units/acre and a maximum non-

residential intensity of 1.0 Floor Area Ratio. The applicant is proposing a residential density of 32 units/acre (or 34 units) and a non-residential intensity of 0.03 Floor Area Ratio (or 1,418 sq. ft.), which are compliant with development standards cited in the 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. Commercial services and light industrial uses are transitioning to higher-density mixed-use development around the Civic Center creating a pedestrian-friendly gathering place. The key design and form characteristics include mixed-use ground level retail with residential units above. The design features for this focus area include "Small-Scale Commercial Retail and Mixed-Use". Based on the scope of the project, architectural design, and massing of the development, Staff feels that the proposed project fulfills the expectations identified for this area within the General Plan.

The site and architectural design of the proposed mixed-use development provides appropriate development standards for density, setbacks, massing, open space, parking, and vehicular and pedestrian access, as conditioned. The project incorporates enhanced design, including diverse textures and materials which give the development a unique and appealing quality. Additionally, the developer has provided a quality architectural design, adequate site layout, and amenities that are consistent with other newer mixed-use development within the Orange County region.

Staff has reviewed the proposed landscaping, as well as private and common useable open space for the development and feels that the proposed development provides ample open space area. The project provides approximately 4,721 sq. ft. of outdoor open space area in addition to the other interior residential amenities.

Additionally, the city's traffic consultant Iteris has reviewed and accepted the applicant's Traffic Impact Analysis report prepared by KOA Corporation confirming the existing circulation system can accommodate the proposed project. The conclusions and findings of the report reveal that the added project traffic would result in no significant impacts on the intersections of Beach Boulevard and 9th Street, the Interstate 5 ramps, and Auto Center Drive during AM and PM peak hours.

Finally, in order to insure the highest quality of development, Staff has included conditions related to landscaping, architectural enhancements, and common usable open space amenities.

The proposed project has been reviewed and found to be within the scope of the previously certified Program EIR for the Buena Park 2035 General Plan Update (SCH #2009111026) and the previously certified Program EIR adequately describes for the purposes of CEQA the proposed project as required by Section 15168 of CEQA Guidelines.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on April 13, 2018, and 88 notices were mailed to property owners within a 700 ft. radius of the subject property on April 13, 2018.

Chair Diep asked if there were any questions for staff.

Commissioner Schoales asked if the concern raised by Swift Produce, Inc. has been addressed.

Mr. Woods said the applicant met with the property owner and relayed that access will not be restricted. He said the applicant is present at this meeting to explain further.

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.

David Kim, project architect, Corbel Architects, Inc., said most of the design features and parking plans have been discussed extensively during previous study sessions, the project is suitable for the property, and will be a significant icon of the City. He asked Planning Commission to please support the project which, he said, will be one of the best in the City.

Katie Wanamaker, Vice President, The Source, said she spoke with the owner of the adjacent property (Abbott Enterprises) and gave the owner assurances that access for tenants of Abbott Enterprises will not be restricted.

Commissioner Schoales asked what type of fence will be installed along the railroad tracks. He said he is concerned about graffiti on the railroad side of the wall, especially from Beach to Western.

Mr. Kim said a 6 ft. block fence will be installed with some foliage/climbing vines that will be planted on the other side of the wall, not facing the railroad track. He said the vines will eventually cover both sides of the wall in two to three years. Mr. Kim said foliage-covered walls, which deter graffiti, are a common sight along the freeways.

Commissioner Schoales asked if each unit has its own laundry facility.

Mr. Kim said yes, each unit will have its own washer and dryer.

Commissioner Barstow commented that he is pleased that half of the parking spaces will be within the building.

Chair Diep said she likes the evergreen hue of the palo verde trees.

There being no one else wishing to speak on the matter, Chair Diep closed the public hearing and advised that the item requires Resolutions recommending City Council approval.

Commissioner Barstow moved and Commissioner Capelle seconded the motion to adopt the following Resolutions recommending City Council approval.

**RESOLUTION NO. 6092
ZONE CHANGE NO. Z17-25820**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE NO. Z17-25820 FROM CG (COMMERCIAL GENERAL) AND ML (LIGHT INDUSTRIAL) TO GMU

(GENERAL MIXED-USE) PERTAINING TO PROPERTY LOCATED AT 6555 BEACH BOULEVARD WITHIN THE CITY OF BUENA PARK

**RESOLUTION NO. 6093
DEVELOPMENT AGREEMENT NO. DA17-25819**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE DEVELOPMENT AGREEMENT NO. DA17-25819 TO CONSTRUCT A 34-UNIT MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT, 1,418 SQUARE FEET OF NEIGHBORHOOD-SERVING COMMERCIAL, AND RELATED PARKING AND SITE IMPROVEMENTS LOCATED AT 6555 BEACH BOULEVARD (APN: 276-213-32, 37, 39) WITHIN THE GMU (GENERAL MIXED USE) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

AYES: 4 COMMISSIONERS: Barstow, Capelle, Schoales, and Diep

NOES: COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Agrusa, McGuire

ABSTAINED: 1 COMMISSIONER: Chung

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Woods said that as of this date, there are no items scheduled for the May 9, 2018, Planning Commission meeting because the two items previously scheduled on that date were rescheduled to the May 23rd meeting.

STAFF REPORTS:

Mr. Rosen reported on the recent groundbreaking ceremony for Stanford Hotel. He said invitations were sent out to the Planning Commissioners, and Commissioner Barstow was able to attend.

Mr. Rosen discussed the April 24th City Council Study Session item regarding the utilization of private vacant properties for limited public use as small parks.

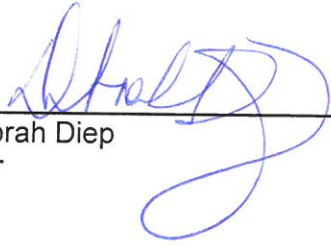
Mr. Woods asked for the consensus of the Planning Commissioners on eliminating 24" x 36" plans in the agenda packets. Commissioners would still receive 11" by 17" plans to reduce the amount of paper and help towards the planned transition to digital agenda packets. The Commissioners present at this meeting agreed to eliminate use of the large-

format plans. Mr. Woods said the May 23rd agenda packet may still have the large format plans which were already submitted but subsequent agenda packets will have 11" x 17" plans, in addition to retaining the Commission's current availability to access plans online.

COMMISSION REPORTS:

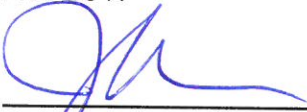
Commissioner Barstow said that at the groundbreaking ceremony for Stanford Hotel, it was mentioned that the Buena Park site is the hotel's first North American venture.

ADJOURNMENT: At 7:55 p.m., Chair Diep adjourned to the Planning Commission Meeting of May 9, 2018, Wednesday, at 7:00 p.m. in the City Council Chamber.



Deborah Diep
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary