



# AGENDA

## Planning Commission

**MEETING DATE AND TIME:**

July 25, 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 August 9, 2018.*

**CALL TO ORDER / FLAG SALUTE:**

**ROLL CALL:**

Barstow, Capelle, Chung, Desai, Diep, Schoales, and McGuire

1. **APPROVAL OF MINUTES:** PC Meeting July 11, 2018  
**RECOMMENDED ACTION:** Approve

**NEW BUSINESS:**

2. **SITE PLAN NO. SP18-31249**

A request to construct a new five-unit, two-story apartment complex with 1,735 square feet open space, associated parking spaces, and site improvements at 5741 Burnham Avenue in the RM-20 (Medium Density Residential) zone. The project is categorically exempt from California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development).

**PROPERTY OWNER:** Choo Burnham LLC  
6659 Berry Avenue  
Buena Park, CA 90621

**APPLICANT:** Sang H. Lee  
1306 Lukens Court  
Fullerton, CA 92833

**RECOMMENDED ACTION:** Adopt Resolution of Approval

**PUBLIC HEARING:****NEW BUSINESS:****3. SITE PLAN NO. SP18-31908**

A request to remodel and demolish a portion of an existing 4,463 sq. ft. commercial/residential building. The remodel will include constructing 2,250 sq. ft. commercial office tenant improvements, façade improvements, and demolishing 2,213 sq. ft. of the existing building to allow for ten (10) on-site parking spaces and related site improvements at 6302-6306 Beach Boulevard in the CG (Commercial General) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-fill Development).

PROPERTY OWNER: Pacific C Group, LLC  
24050 Madison Street, Suite 204  
Torrance, CA 90505

APPLICANT: Fore Architects  
110 E. 19<sup>th</sup> Street, Suite C700-D  
Los Angeles, CA 90079

RECOMMENDED ACTION: Adopt Resolution of Approval

**4. CONDITIONAL USE PERMIT NO. CU18- 31122**

A request to allow an industrial laundry cleaning establishment to occupy an existing 4,000 sq. ft. industrial building located within 330 feet of a residential zone at 8551 Whitaker Street in the ML (Light Industrial) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Hue Tran  
8551 Whitaker Street  
Buena Park, CA 90621

APPLICANT: Geunwoo Yun  
10940 Odell Avenue  
Sunland, CA 91040

RECOMMENDED ACTION: Adopt Resolution of 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, August 8, 2018 at 7:00 p.m. in the City Council Chamber