

Planning Commission

MEETING DATE AND TIME:

September 12, 2018 - 7:00 p.m.

MEETING LOCATION:

COUNCIL CHAMBER
6650 BEACH BOULEVARD
BUENA PARK, CALIFORNIA

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 September 27, 2018.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL:

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

1. **APPROVAL OF MINUTES:** PC Meeting August 22, 2018
- RECOMMENDED ACTION: Approve

PUBLIC HEARING:

OLD BUSINESS:

2. **MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU18-31309**

A request to demolish three existing structures and add a 13,842 sq. ft. one-story building to an existing 4,511 sq. ft. structure with mezzanine for the servicing/repairing of vehicles; construct a new 1,330 sq. ft. car wash; and related site improvements including reconfiguration of the parking lot, additional exterior lighting, a new trash enclosure, and relocation of the existing driveway leading to Burnham Avenue in the ML (Light Industrial) zone. . The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Class 32, Section 15332 (In-Fill Development).

PROPERTY OWNER: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

APPLICANT: AutoNation
200 SW 1st Avenue, 14th Floor
Fort Lauderdale, FL 33301

RECOMMENDED ACTION: Adopt Resolution of Approval

NEW BUSINESS:

3. CONDITIONAL USE PERMIT NO. CU18-32462

A request to establish a billiards parlor (relocating from 5252 Beach Boulevard) at 5254 Beach Boulevard within an existing multi-tenant commercial development in the Community Shopping (CS) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities)

PROPERTY OWNER: P.A. Poon and Son, Inc.
18882 Beach Boulevard, Suite 103
Huntington Beach, CA 92648

APPLICANT: W. Marketing
5252 Beach Boulevard
Buena Park, CA 90621

RECOMMENDED ACTION: Approve Request for Continuance

4. CONDITIONAL USE PERMIT NO. CU18-32268

A request to allow the sale of beer and wine for on-site consumption at an existing restaurant (Kopan Ramen) located at 8890 Valley View Street, Suite A in the Community Shopping (CS) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

PROPERTY OWNER: Charlotte M. Paur Trust
150 Gran Via
Palm Desert, CA 92260

APPLICANT: TSH Management, Inc.
4405 Fruitland Avenue
Vernon, CA 90058

RECOMMENDED ACTION: Adopt Resolution of Approval

5. CONDITIONAL USE PERMIT NO. CU18-30337

A request to construct a 26,025 square-foot, 3-story Contractor's Yard with warehouse and office building located on vacant lots at 8402 and 8422 Commonwealth Avenue in the Light Industrial (ML) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development).

PROPERTY OWNER: Exbon Developments, Inc.
13831 Newhope Street
Garden Grove, CA 92843

APPLICANT: Fore Architects, Inc.
110 E. 9th Street, Suite C700-D
Los Angeles, CA 90079

RECOMMENDED ACTION: Approve Request for Continuance

6. **DEVELOPMENT AGREEMENT NO. DA18-31862**

A request to consider a recommendation to the City Council for the construction of a 3-story, 21-unit residential apartment complex, to include two affordable housing units, associated parking, site improvements, and lot consolidation on a 0.54-acre site located at 7411, 7431, 7451 Artesia Boulevard and 5962 Burnham Avenue in the RM-20 (Medium-Density Multifamily Residential) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development).

PROPERTY OWNERS: City of Buena Park as Successor Agency to the former
Community Redevelopment Agency
6650 Beach Boulevard
Buena Park, CA 90622

Arte Home, LLC
1554 S. Saint Andrews Place
Los Angeles, CA 90019

APPLICANT: Fore Architects
100 E. 9th Street, Suite C700-D
Los Angeles, CA 90079

RECOMMENDED ACTION: Adopt Resolution 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, September 26, 2018 at 7:00 p.m. in the City Council Chamber