

Planning Commission

MEETING DATE AND TIME:

September 26, 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 October 11, 2018.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL: Barstow, Capelle, Chung, Desai, Diep, Schoales, and McGuire

- 1. APPROVAL OF MINUTES:** PC Meeting September 12, 2018
RECOMMENDED ACTION: Approve

NEW BUSINESS:

- 2. MODIFICATION OF A SITE PLAN NO. MSP18-32751**

A request to modify previously approved Site Plan No. SP-1256 allowing for exterior architecture and signage modifications to an existing restaurant with drive-through, as well as 24-hours of operation in conjunction with a new Starbucks Coffee restaurant with drive-through located at 7611 Beach Boulevard within the ECSP (Entertainment Corridor Specific Plan) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301 Class 1 (Existing Facilities).

PROPERTY OWNER: Buena Park Beach LLC
4455 E. Camelback Road, Unit E180
Phoenix, AZ 85018

APPLICANT: WD Partners
19100 Von Karman, Suite 600
Irvine, CA 92612

RECOMMENDED ACTION: Adopt Resolution of Approval

PUBLIC HEARING:

OLD 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.
18862 Beach Boulevard, Suite 103
Huntington Beach, CA 92648

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

RECOMMENDED ACTION: Adopt Resolution of Approval

4. 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: Adopt Resolution of Approval

NEW BUSINESS:

5. CONDITIONAL USE PERMIT NO. CU18-31780

A request to allow the sale of beer and wine for on-site consumption at a proposed restaurant (Ramen Udon Tempura) located at 5252 Beach Boulevard 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.
18862 Beach Boulevard, Suite 103
Huntington Beach, CA 92648

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

RECOMMENDED ACTION: Adopt Resolution of Approval

6. TEXT AMENDMENT NO. C18-33045

A request to consider a recommendation to the City Council to amend Title 19 (Zoning Ordinance) of the Buena Park Municipal Code revising regulations relating to establishment of circular driveways within single family residential zones, including adoption of related development standards. The project is categorically exempt from CEQA pursuant to Section 15301 of the California Code of Regulations.

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

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, October 10 2018, at 7:00 p.m. in the City Council Chamber

PCAG 092618