

Planning Commission

MEETING DATE AND TIME:

November 14, 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 December 4, 2018.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL:

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

1. **APPROVAL OF MINUTES:** Planning Commission Meeting October 24, 2018

RECOMMENDED ACTION: Approve

NEW BUSINESS:

2. **EXTENSION OF TIME APPROVAL NO. EXT18-33780**

A request for a one (1) year extension of time to complete construction of the Butterfly Palladium project located at 7711 and 7733 Beach Boulevard within the ECSP (Entertainment Corridor Specific Plan) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development).

PROPERTY OWNER: Butterfly Pavillion, LLC
7700 E. Sunset Cove, Unit 126
Scottsdale, AZ 85258

PROJECT PROPONENT: Butterfly Pavillion, LLC
c/o Jay Schuette
2813 Domingo Road
Fullerton, CA 92835

RECOMMENDED ACTION: Adopt Resolution of Denial

PUBLIC HEARING:

OLD BUSINESS:

3. SITE PLAN NO. SP18-33568 / VARIANCE NO. V18-32970 / PARCEL MAP NO. PM18-32972

A request to construct a new two-story single family home with Variance from Section 19.308.050 of the Zoning Code for required minimum street frontage in conjunction with a request to subdivide one lot into two separate lots located at 9162 Holder Street within the RS-6 (One-Family Residential) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development).

PROPERTY OWNER: Cashflow Investments, LLC
126 Calderon
Irvine, CA 92618

APPLICANT: JWY Design, Inc.
12803 Schabarum Avenue
Irwindale, CA 91706

RECOMMENDED ACTION: Continue to a date uncertain

NEW BUSINESS:

4. SITE PLAN NO. SP18-30575/CONDITIONAL USE PERMIT NO. CU18-30576

A Site Plan application request to develop 80 residential condominium units, new tennis courts and associated facilities, new guardhouse and entry features, and related parking and site improvements for compliance with the previously-approved Development Agreement DA14-002 and a Conditional Use Permit application to modify previously approved Development Agreement DA14-002 to allow the relocation of existing administrative offices and construction of a new one story 4,022 sq. ft. of administrative office building and related parking at the Los Coyotes Country Club located at 8888 Los Coyotes Drive. The Site Plan application has been reviewed and found to be within the scope of the previously certified Program Environmental Impact Report EIR14-001 (SCH #2013031081). The Conditional Use Permit application is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-fill Development).

PROPERTY OWNER: McAuley LCX Corporation
8888 Los Coyotes Drive
Buena Park, CA 90621

APPLICANT: William Lyon Homes, Inc.
4695 MacArthur Court, 8th Floor
Newport Beach, CA 92660

RECOMMENDED ACTION: Adopt Resolutions of Approval

5. MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU18-32669

A request to replace existing church and classroom building with a new church and parking area improvements at 5600 Crescent Avenue in the RS-6 (One Family Residential) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development)

PROPERTY OWNER: Guidestone Church
5600 Crescent Avenue
Buena Park, CA 90620

APPLICANT: J7 Architecture, Inc.
20361 Irvine Avenue, Studio B2
Newport Beach, CA 92660

RECOMMENDED ACTION: Adopt Resolution of Approval

**6. MODIFICATION OF CONDITIONAL USE PERMIT NO. MCU18-32665 /
ADJUSTMENT NO. ADJ18-32666**

A request to modify previously-approved Conditional Use Permit No. CU-105, Conditional Use Permit No. CU-734, and Site Plan No. SP-789, to replace an existing 3,892 sq. ft. fast food restaurant with drive-through with a new 4,412 sq. ft. fast food restaurant with drive-through, reconfigure site access and existing parking areas and related site improvements and Adjustment to reduce required on-site parking by two-parking spaces located at 5900 Beach Boulevard within the CO (Office) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332 Class 32 (In-fill Development).

PROPERTY OWNER: McDonald's Corporation
Attn: Christine Cho
3800 Kilroy Airport Way, Suite 200
Long Beach, CA 90806

APPLICANT: Bickel Group Architecture
Attn: Jessica Steiner
3600 Birch Street, Suite 120
Newport Beach, CA 92660

RECOMMENDED ACTION: Adopt Resolutions of Approval

7. CONDITIONAL USE PERMIT NO. CU18-33419 / ADJUSTMENT NO. ADJ18-33420

A request to demolish existing garage and construct a new 1,746 sq. ft., 18 ft. high garage located on a lot developed with an existing single-family dwelling located at 7612 Haldor Place within the RS-6A Agricultural Overlay zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15303(e), Class 3, New construction or conversion of small facilities; Accessory structures including garages.

PROPERTY OWNERS: Donald and Karen Schaffer
7612 Haldor Place
Buena Park, CA 90620

APPLICANTS: Donald Schaffer and Jonathan Matson
13271 South Street
Cerritos, CA 90703

RECOMMENDED ACTION: Adopt Resolutions 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:

- Staff update pertaining to six foot high chain link fence located at 6761 Stanton Avenue (Site Plan No. SP18-31890)

COMMISSION REPORTS:

ADJOURNMENT: To the regularly scheduled Planning Commission meeting on Wednesday, November 28, 2018 at 7:00 p.m. in the City Council Chamber