

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
October 24, 2018

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on October 24, 2018, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair McGuire presiding.

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

Joel W. Rosen, AICP, Director of Community Development  
Brady M. Woods, Planning Manager  
Swati Meshram, Ph D, AICP, LEED AP, Associate Planner  
Amir Modarressi, Interim Assistant City Engineer  
John W. Lam, Assistant City Attorney  
Ruth Santos, Senior Administrative Assistant

1. **APPROVAL OF MINUTES** September 26, 2018  
October 10, 2018 Adjourned Meeting

RECOMMENDED ACTION: Approve

The MOTION CARRIED unanimously.

AYES: 7 COMMISSIONERS: Barstow, Diep, Capelle, Chung, Desai,  
Schoales, and McGuire

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

**PUBLIC HEARING:**

**OLD BUSINESS:**

2. **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:** Adopt Resolution of Approval

In reply to Chair McGuire, Ms. Santos stated that staff had received no written communication on the item.

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

The property under application is 0.29 acres (12,761 square feet) in size and developed with a 1,102 sq. ft. one story single-family home. The property carries a General Plan designation of Low Density Residential, and is currently zoned RS-6 (One-Family Residential).

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>North</b>	Planned Development	Planned Development	Single Family Residential and OCFA Fire Station No. 63
<b>South</b>	Low Density Residential	RS-6	Single Family Residential
<b>East</b>	Low Density Residential	RS-6	Single Family Residential
<b>West</b>	City of Cypress	City of Cypress	Cypress College

Staff recommends the Planning Commission adopt the proposed resolutions approving Site Plan No. SP18-33568, Variance No. V18-32970, and Parcel Map No. PM18-32972 with the findings of fact listed therein.

The property under application is improved with a one-story single family home, and located on the east side of Holder Street between University Way and Via Arroyo Drive. The property maintains street frontage of 80 ft. and area of 12,761 sq. ft.

The submitted Site Plan, Variance, and Tentative Parcel Map propose construction of a two-story single-family home as well as subdividing the site into two parcels, with a 20 ft. wide private driveway to access the new rear lot. Upon subdividing the property, the proposed new lot will be 6,720 sq. ft. while the remaining lot will be 6,080 sq. ft. The new single-family home will be 2,344 sq. ft. and will include a living room, kitchen, dining room pantry, laundry room, loft area, four bedrooms, and four and half bathrooms, with an attached two-car garage. The applicant is requesting a Variance from Section 19.308.050 to allow the proposed new lot to be developed without public street frontage for the proposed new single family home.

The new single-family home will maintain a stucco exterior finish, stone veneer wainscoting, pronounced window and door trim, second floor balcony off the master bedroom, tile roof, varied rooflines and a tan earth-tone color scheme. A 404 sq. ft. covered porch will wrap around the west and north elevation of the home. And approximately 658 sq. ft. attached garage with multi-panel door is also proposed. The existing 6 ft. tall perimeter walls along the north, south, and east property lines will remain to buffer from the existing adjacent single family residential development.

Planning Commission consideration is required based on the design and configuration of the proposed single family residential subdivision with a requested variance via the Site Plan, Variance and Parcel Map processes. In staff's opinion, the ample property size and configuration constitute sufficient physical characteristics providing eligibility for the requested variance, including 160 ft. lot depth, 80 ft. lot width, and area of approximately 1/3 acre.

The request for variance from Section 19.308.050 of the Zoning Code to allow lack of street frontage for the newly created lot is appropriate due to the configuration of the original parcel with depth and width of the lot compensating for lack of direct street frontage for the proposed parcel. The subdivided site will exceed required standards for overall lot size. The proposed parcel will be located along a private drive that will provide sufficient access, based on the site design and the service of only one unit to compensate for the lack of public street frontage. Upon subdividing the property, the lot fronting Holder Street will maintain 60 ft. of street frontage where a minimum of 40 ft. is required.

In reviewing the Site Plan request, staff believes that the proposed site and building design and configuration, including lot coverage, architecture, scale, and layout of proposed single-family home is appropriate for the subject property. Aside from the requested variance, the proposed development meets or exceeds zoning code requirements for design, height, and lot coverage. The new single-family home will maintain RS-6 compliant setbacks including 20 ft. from the new front lot line; 25 ft. from the rear property line; and 5 ft. and 15 ft. setbacks from the side property lines. Off-street parking will also be compliant with a two-car garage and an elongated driveway suitable for additional parking spaces. Staff feels the home and lot pattern have been appropriately designed to conform to the low-density single-family residential character of the neighborhood and to maintain compatibility with the adjacent low-density single-family homes. Based on the site and building features, as incorporated into the development and as conditioned, staff feels that the proposed project will be consistent with the character of the existing single-family neighborhood and will impose no adverse impacts on adjacent properties.

Regarding the proposed Tentative Parcel Map, staff believes that since the new parcel will exceed the 6,000 sq. ft. minimum lot size requirement, the subdivision will be consistent with neighborhood development, including adequate access via private 20 ft. wide driveway. The proposed subdivision is consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act. The site reconfiguration will allow appropriate development consistent with the neighborhood development density and pattern, consistent with City goals.

To ensure compatibility with adjacent properties, staff has included conditions that require submittal of color and building material samples prior to issuance of permits, the retention of decorative concrete block walls along all rear and side yard property lines of the development, and landscaping of all front and side yards visible from public view.

The project is Class 32, Section 15332 (In-fill Development), categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on October 12, 2018 and 25 notices were mailed to property owners within a 300 ft. radius of the subject property on October 12, 2018.

Chair McGuire asked if there were any questions for staff.

Commissioner Desai asked how the two parcels will be separated.

Mr. Woods said the two parcels will be separated by a 6 ft. tall block wall, as conditioned.

Commissioner Schoales asked if there will be sharing of utilities between the residences.

Mr. Woods said there will be no sharing of utilities.

Commissioner Barstow asked if the proposed 6 ft. block wall is high enough to stop headlights and eliminate noise.

Mr. Rosen said that 7 ft. is the maximum height permissible in a single-family neighborhood but a 6 ft.-high block wall is typical in a single-family neighborhood.

Commissioner Diep noted that the driveway is wide enough for two cars to park side by side. She asked how many cars can parallel park along the fence.

Mr. Wood said about four to five cars can parallel park along the fence.

Commissioner Diep concluded that with four parallel parking spaces along the fence, there will be a total of six parking spaces.

Chair McGuire said he noted that lot 1 has a driveway. He asked if a shared driveway is proposed.

Mr. Woods said there will be no shared driveway.

Chair McGuire 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.

Mr. Rosen said the applicant was not present and he might arrive later.

Robert Hipp, 9172 Holder Street, Buena Park, CA 90620, said his property is on the south side of the proposed project and he has lived in the City since 1990. Mr. Hipp said that although he understands the uniqueness of the area, he is concerned that the proposal might eliminate one of his two on-street parking spaces. He said 9162 Holder has space for one because of the fire hydrant while 9152 Holder, to the north, has two spaces, all totaling five spaces. However, Mr. Hipp said, the proposal would reduce the parking spaces, leaving him with one space only. He said his second concern is lack of privacy due to cars driving back and forth through the back lot where his bedrooms are. He said his bedroom window will face a tall structure, which is not what he and his neighbors in his single-family neighborhood envisioned when they purchased their homes. He also said he is concerned that each of the rooms will have its own bathroom, possibly leading to rentals and Air BnBs.

Chair McGuire noted that the garage faces south and the grading plan in the agenda packet shows a shared driveway, which is not consistent with the plan on the PowerPoint presentation.

At Mr. Rosen's request, Chair McGuire recessed the meeting at 7:18 p.m. and announced that the meeting would be reconvened in five minutes.

The meeting was reconvened at 7:20 p.m.

Mr. Woods recommended continuance to the next regularly scheduled meeting to allow the applicant to explain the discrepancy between the submitted site plan and grading plans and respond to questions and concerns from the Commissioners and the public.

There being no one else wishing to speak on the matter, Chair McGuire advised that the item requires a Motion to continue to the next meeting.

Commissioner Barstow moved, and Commissioner Desai seconded, the motion to continue this item to the next regularly scheduled Planning Commission meeting.

The Motion carried unanimously.

AYES: 7 COMMISSIONERS: Barstow, Desai, Capelle, Chung, Diep, Schoales and McGuire

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Woods announced that other than the continued item from this meeting, the following are scheduled for the next Planning Commission meeting:

1. A request for 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;
2. 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 in compliance with previously approved Development Agreement and a Conditional Use Permit application to modify previously approved Development Agreement to allow the relocation and construction of 4,022 sq. ft. of administrative office space and related parking at the Los Coyotes Country Club located at 8888 Los Coyotes Drive. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).
3. A request to establish a new sanctuary church and related site work at an existing church located at 5600 Crescent Avenue.

4. A request to modify previously approved Conditional Use Permit to demolish existing McDonald's Restaurant and construct a new one located at 5900 Beach Boulevard
5. A request to demolish existing garage and construct a new 1,746 sq. ft., 18 ft. high garage located at 7612 Haldor.
6. Staff update pertaining to a six foot high chain link fence located at 6761 Stanton Avenue (SP18-31890)

**STAFF REPORTS:**

Mr. Rosen informed the Commission of Council approval, on October 23, 2018, of the Text Amendment regarding circular driveways, and the Development Agreement on Arte Homes.

Mr. Woods announced the promotion of Dr. Meshram to Senior Planner.

**COMMISSION REPORTS:**

Mr. Desai announced that he will be unable to attend the November 14, 2018 Planning Commission meeting because he will be out of the country.

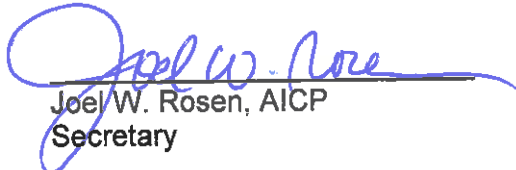
**ADJOURNMENT:** At 7:25 p.m., Chair McGuire adjourned to the regularly scheduled Planning Commission meeting on Wednesday, November 14, 2018, at 7:00 p.m. in the City Council Chamber



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Richard McGuire  
Chair

ATTEST:



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Joel W. Rosen, AICP  
Secretary