

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
May 22, 2019

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on May 22, 2019, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Vice Chair Barstow presiding.

PRESENT: COMMISSIONERS: Capelle, Desai, Diep, and McGuire

ABSENT: COMMISSIONERS: Barstow, Chung, Schoales

Joel W. Rosen, AICP, Director of Community Development  
Brady M. Woods, Planning Manager  
Swati Meshram, PhD, AICP, LEED AP, Senior Planner  
Ruth Santos, Senior Administrative Assistant

**CONSENT CALENDAR (Items 1-2)**

**1. APPROVAL OF MINUTES May 8, 2019**

**RECOMMENDED ACTION:** Approve

AYES: 4 COMMISSIONERS: Capelle, Diep, Desai, and McGuire

NOES: 0 COMMISSIONER:

ABSENT: 3 COMMISSIONERS: Barstow, Chung, Schoales

ABSTAIN: 0 COMMISSIONER:

**NEW BUSINESS:**

**2. COVENANTS, CONDITIONS, & RESTRICTIONS NO. CCR-19-1**

A request to review Covenants, Conditions, and Restrictions for a previously-approved 54-unit condominium development (Indigo Walk) located at 8281 Page Street within the GMU (General Mixed-Use) zone.

APPLICANT/ PROPERTY OWNER: The Olson Company  
3010 Old Ranch Parkway # 100  
Seal Beach, CA 90740

RECOMMENDED ACTION: Approve

Staff recommends that the Planning Commission adopt a Minute Action approving Covenants, Conditions, and Restrictions No. CCR19-1.

The property under application is located on the north side of Page Street, west of Thomas Street and north of the 91 Freeway. The property maintains a street frontage of 236 ft. and a total land area of approximately 2.33 acres.

On June 26, 2018, the City Council approved Ordinances and Resolutions for General Plan Amendment GP18-30015, Zone Change Z18-30017, Development Agreement DA18-30018, Tentative Tract Map TT18-30019, and Mitigated Negative Declaration MND18-30020 to allow the development of 54 residential townhouse units with associated parking and site improvements.

Conditions of Approval for Development Agreement DA18-30018 require the applicant to submit Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the Planning Commission. The proposed CC&R's documents have been reviewed by staff and the City Attorney, and found to be consistent with the Conditions of Approval for DA18-30018.

No public hearing notice is required for this application.

AYES:	4	COMMISSIONERS:	Capelle, Diep, Desai, and McGuire
NOES:	0	COMMISSIONER:	
ABSENT:	3	COMMISSIONERS:	Barstow, Chung, Schoales
ABSTAIN:	0	COMMISSIONER:	

=====END OF CONSENT CALENDAR=====

**PUBLIC HEARING:**

**NEW BUSINESS:**

**3. CONDITIONAL USE PERMIT NO. CU-19-5**

A request to modify previously approved Conditional Use Permit No. CU-614, to allow outdoor storage of boats and recreational vehicles with associated parking area and site improvements for a new vehicle storage business (RCMC RV & Boat Storage), located at 8221 Orangethorpe Avenue within the Commercial Manufacturing (CM) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

APPLICANT:	RCMC RV, INC. P.O. Box 27279 Anaheim, CA 92809
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PROPERTY OWNER:	Orangethorpe Investment Group, LLC 1495 E. Warner Avenue Santa Ana, CA 92705
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RECOMMENDED ACTION:	Adopt Resolution of Approval
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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 located on the north side of Orangethorpe Avenue, east of Indiana Avenue, and maintains a street frontage of approximately 226 ft. The total site area is 3.7 acres. The property is fully developed with two multi-tenant office and industrial buildings totaling 30,130 sq. ft. and associated parking areas.

**SURROUNDING LAND USE CHARACTERISTICS:**

	<b>General Plan</b>	<b>Zoning</b>	<b>Existing land use</b>
<b>North</b>	Light Industrial	ML (Light Industrial)	Rail line
<b>South</b>	General Mixed Use	GMU (General Mixed Use)	Single Family Residential
<b>East</b>	Office Manufacturing	CM	Self storage facility
<b>West</b>	Low Density Residential	RS-6 (One Family Residential)	Single Family Residential

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU19-5.

On November 9, 1977, the Planning Commission adopted Resolution No. 2988, approving Conditional Use Permit No. CU-614 for the development of a multi-tenant business-industrial center on the subject property. The development plans included three buildings totaling 57,000 sq. ft. in size, and a supply of 220 parking spaces where 215 were required by code at the time.

On February 8, 1978, the Planning Commission adopted Resolution No. 3015, approving Conditional Use Permit No. CU-614 Mod #1 which modified the original development plans to increase the size of the northern-most building and decrease the size of the middle building. Additionally, CU-614 Mod #1 allowed an associated reduction in required parking from 245 to 226 spaces, as well as allowing two ground signs to be built on the property where only one sign was permitted by code at the time.

Research indicates that sometime after 1994, the northern-most building was demolished to accommodate the widening of Interstate 5. The building was subsequently replaced with an improved surface parking lot.

The submitted application and plans propose to utilize a 45,162 sq. ft. outdoor area for storage of recreational vehicles (RV) and boats. The outdoor storage area will be striped to allow for approximately 58 RVs and boats to be stored. None of the existing buildings will be used to support this business and no indoor storage of RVs and boats is proposed. According to the applicant, the storage business will be managed remotely and no employees will be present on-site. Customers will be required to access the property through an automated gate using a key code entry system. Customers will be assigned a space based on vehicle size. There will be no open parking of vehicles. The property will be monitored by cameras recording 24 hours/7 days a week. On-site repair of vehicles will be prohibited. The proposed hours of operation for the outdoor storage will be 7:00 AM to 7:00 PM daily. The automated gate will be locked via digital timeclock during hours of non-

operation. The applicant currently operates five similar establishments in the cities of Brea, La Habra, and Fullerton.

Vehicular access to the outdoor storage area will be from Orangethorpe Avenue via an approx. 440 ft. long drive aisle. According to the parking analysis provided by the applicant, the existing multitenant office and industrial complex requires a total of 125 parking spaces. This includes 91 parking spaces for the existing multi-tenant office and industrial businesses, as well as 34 parking spaces for the existing non-conforming church. The site will retain 146 parking spaces for these uses, not inclusive of the applicant's gated RV and boat storage area.

Section 19.512.010 of the Buena Park Zoning Code requires Planning Commission review and approval for outdoor storage of RVs and boats via the Conditional Use Permit process. Staff has reviewed the submitted application, visited the site, and believes that the site is adequate to support the proposed project. City code requires that outdoor storage of RVs and boats shall not be located in any required parking area, loading area or access way, in any front yard, or in any area required to be landscaped. The outdoor area will be used for the storage of RVs and boats, and will be appropriately screened from the public view.

Staff believes that the adjacent uses and surrounding businesses will not be negatively affected by the proposed RV and boat storage business. Upon review of the applicant's parking analysis, staff feels the existing parking supply of 146 spaces for the existing church and businesses within the industrial center are adequate to service the existing development. The existing 8 ft. tall block wall and 10 ft. wide landscape area along the west property line will to serve as a buffer between the industrial and abutting single family residential zone. To further compatibility with the residential uses, staff is recommending conditions of approval to minimize nuisances including prohibiting the on-site repair of RVs and boats, restricting customer access to business hours only, prohibiting overnight camping, adherence to City noise standards, and performing regular site maintenance.

Additionally, staff contacted the Cities of Fullerton and La Habra to inquire about the applicant's existing businesses in those locales. Both cities indicated that the applicant's outdoor RV and boat storage establishments are located in existing heavy industrial areas, and that the business operations have not deleteriously impacted the surrounding areas.

Finally, approval of the application will not impair circulation and use of the property, and will not be in conflict with the objectives of the City's General Plan and intent of the Zoning Ordinance.

The project is Class 1, Section 15301 (Existing Facilities), categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park website, the Buena Park Library, and Ehlers Event Center on May 10, 2019, and 40 notices were mailed to property owners within a 300 ft. radius of the subject property on May 10, 2019.

Chair McGuire asked if there were any questions for staff.

Commissioner Diep asked if the 24/7 cameras in the proposed business will be directed towards the subject property only and not interfere with the privacy of the adjacent neighbors. She also asked if the business owners have had problems with vehicles not parked properly and if customers are provided with the business owners' contact information.

Commissioner Capelle asked if the gate key code system is programmed to work within certain hours only.

Chair McGuire asked if the Police and Fire departments have 24/7 access to the proposed business through a keycode box.

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.

Rob Camire, applicant, RCMC RV & Boat Storage, P.O. Box 27279, Anaheim, CA, said he and his wife Marie are excited to open their business in the City. He said their expanding business, which started ten years ago in Brea, was established to answer to the needs of RV owners whose residential properties are not large enough to accommodate RV parking.

In response to Commissioner Diep, Mr. Camire said the cameras on site are focused on the subject property only and will not interfere with the privacy of surrounding neighbors. He said there have been a few instances when vehicles were not parked properly, but complaints were readily relayed to them and immediately attended to. Mr. Camire said his wife who practically runs their business knows their customers on a personal basis because of their common interest in camping. He added that their customers have their contact information and are able to connect with his wife by phone, even on Sundays.

Addressing Commissioner Capelle's question, Mr. Camire said the key access box to their gate is programmed to work during specific business hours only.

In response to Chair McGuire, Mr. Camire said there will be a Knox box affixed to the gate that provides 24/7 access to Police and Fire.

There being no one else wishing to speak on the matter, Chair McGuire closed the public hearing and advised that the item requires a Resolution for approval or denial with findings.

Commissioner Capelle moved, and Commissioner Diep seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU-19-5 with findings of fact and conditions therein.

**RESOLUTION NO. 6150  
CONDITIONAL USE PERMIT NO. CU19-5**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU19-5, MODIFYING PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. CU-614, TO ALLOW OUTDOOR STORAGE OF RECREATIONAL VEHICLES AND BOATS AT AN EXISTING INDUSTRIAL PROPERTY LOCATED AT 8221 ORANGETHORPE AVENUE WITHIN THE CM (COMMERCIAL MANUFACTURING) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

AYES: 4 COMMISSIONERS: Capelle, Diep, Desai, and McGuire  
NOES: 0 COMMISSIONER:  
ABSENT: 3 COMMISSIONERS: Barstow, Chung, Schoales  
ABSTAIN: 0 COMMISSIONER:

**ORAL COMMUNICATIONS:**

None

**AGENDA FORECAST:**

Mr. Woods announced that Planning Commission will consider at its next meeting on June 12, 2019 a request to establish a new skin care and massage therapy business located at 8600 Beach Blvd.

**STAFF REPORTS:**

None

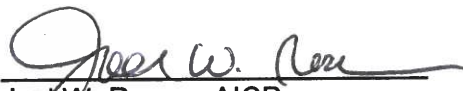
**COMMISSION REPORTS:**

None

**ADJOURNMENT:** At 7:18 p.m., Chair McGuire adjourned to the regularly scheduled Planning Commission meeting on Wednesday, June 12, 2019, at 7:00 p.m. in the City Council Chamber.

  
Richard McGuire  
Chair

ATTEST:

  
Joel W. Rosen, AICP  
Secretary