

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
July 24, 2019

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:03 p.m. on July 24, 2019, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Barstow presiding.

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

ABSENT: COMMISSIONER: Schoales

Brady M. Woods, Planning Manager
Braulio M. Moreno, Assistant Planner
Mina Mikhael, P.E., Assistant City Engineer
John W. Lam, Assistant City Attorney
Ruth Santos, Senior Administrative Assistant

1. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Chair McGuire declared the offices of Chair and Vice Chair of the Planning Commission vacant and turned the meeting over to Ms. Santos for the election of new officers.

Ms. Santos opened the nominations for Chair of the Planning Commission. Chair McGuire nominated Commissioner Barstow as Chair, which was seconded by Commissioner Capelle. There being no other nominations, Ms. Santos declared the nominations closed and called for a voice vote.

Ms. Santos announced that the motion carried unanimously and Commissioner Larry Barstow is the new Chair.

Chair Barstow opened the nominations for Vice Chair. Commissioner Diep nominated Commissioner Chung as Vice Chair, which was seconded by Commissioner Capelle. There being no further nominations, Chair Barstow declared the nominations closed and called for a voice vote.

Chair Barstow announced that the motion carried unanimously and Commissioner Jae Chung is the new Vice Chair.

2. APPROVAL OF MINUTES

June 12, 2019
June 26, 2019 and July 10, 2019 Adjourned Meetings

RECOMMENDED ACTION: Approve

AYES:	6	COMMISSIONERS:	Capelle, Chung, Desai, Diep, McGuire, and Barstow
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Schoales
ABSTAIN:	0	COMMISSIONER:	

PUBLIC HEARING:
NEW BUSINESS:

3. CONDITIONAL USE PERMIT NO. CU-19-6

A request to allow the sale of beer and wine for on-site consumption at a full service restaurant (Korean Pancake House) located at 8548 Commonwealth Avenue within the Commercial General (CG) zone. The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities).

APPLICANT: Jung & Consulting, Inc.
 719 Monte Vista
 Irvine, CA 92602

PROPERTY OWNER: CMC Asset Management, Inc.
 P.O. Box 29686
 Los Angeles, CA 90029

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair Barstow, 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 southeast corner of Commonwealth Avenue and Dale Street with street frontages of 240 ft. on Commonwealth Avenue and 211 ft. on Dale Street and a total land area of approximately 1.17 acres. The site is developed with an existing multi tenant shopping center (Airport Inn) which contains a total interior floor area of 12,576 sq. ft. with associated parking and site improvements.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	City of Fullerton	City of Fullerton	Airport
South	Light Industrial	ML	Industrial
East	Commercial	CG	Multifamily Residential
West	Light Industrial	ML	Industrial Office

Staff recommends that the Planning Commission adopt the attached resolution approving Conditional Use Permit No. CU19-6.

On November 22, 1978, the Planning Commission adopted Resolution No. 3106 approving Site Plan No. SP-720 for the construction of a commercial building with associated parking on the subject property.

On November 12, 2008, the Planning Commission adopted Resolution No. 5715 approving Site Plan No. SP08-014 for parking lot improvements in conjunction with building and landscape renovations for the entire shopping center. Under SP08-014, the parking area was approved to maintain a total of 78 parking stalls where 65 parking stalls were required per Code.

On March 29, 2019, the Zoning Administrator adopted Resolution No. 6147 approving Site Plan No. 19-2 and Adjustment ADJ19-1 to legalize two existing parking spaces, allow removal of two unpermitted parking spaces, and permit a reduction of two parking spaces. Under SP19-2/ADJ19-1, the parking area was approved to maintain a total of 80 parking spaces which will adequately serve all commercial uses on the subject property.

The applicant has submitted an application, development plans, and business plan requesting approval for the sale of beer and wine for on-site consumption at a full service restaurant, Korean Pancake House. As conditioned, alcoholic beverage sales will be incidental to the sale of food. The 1,592 sq. ft. restaurant includes 26 indoor seats. There will have no outdoor dining. Employees will be required to attend the California Department of Alcoholic Beverage Control (ABC) in Responsible Beverage Service Training. Proposed hours of operation are 12:00 PM to 2:00 AM daily. The other full-service restaurant within the shopping center, Kokos Chicken & BBQ, currently operates from 11:30 AM to 2:00 AM.

Section 19.512.010 of the City Code requires the applicant to obtain Planning Commission approval to allow the sale of beer and wine for on-site consumption in conjunction with a full service restaurant via the Conditional Use Permit process. In reviewing the applicant's request, staff reviewed plans, visited the property, and is of the opinion that the facility and site are adequate to support the sale of beer and wine for on-site consumption. Staff believes that on-site sale and consumption of alcoholic beverages will be appropriate within the context of the restaurant and will not negatively impact the surrounding businesses or adjacent properties. As described by the applicant, Korean pancakes are traditionally served with alcoholic beverages.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the restaurant use. To reaffirm the incidental use, staff is recommending a condition that requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. Staff has also determined that the 80 on-site shared parking spaces are sufficient to meet the Zoning Code parking requirements for all commercial uses within the shopping center.

The Buena Park Police Department has reviewed the applicant's proposal and stated no objections to the request.

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

Chair Barstow asked if there were any questions for staff. There were no questions for staff.

Chair Barstow 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.

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

Commissioner Capelle moved, and Commissioner Chung seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU-19-6 with findings of fact and conditions therein.

**RESOLUTION NO. 6156
CONDITIONAL USE PERMIT NO. CU19-6**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU19-6 TO ALLOW THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION AT A FULL SERVICE RESTAURANT LOCATED AT 8548 COMMONWEALTH AVENUE, WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES: 6 COMMISSIONERS: Capelle, Chung, Desai, Diep, McGuire, and Barstow

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 0 COMMISSIONER:

4. CONDITIONAL USE PERMIT NO. CU-19-9/ADU19-5

A request to demolish an existing single family home and construct a new 3,415 sq. ft., two-story single family home with six bedrooms, a second story balcony, and a three-car garage. The project will also include a new 600 sq. ft detached one-story accessory dwelling unit with one bedroom and a one-car garage located at 5561 Kingman Avenue 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).

**APPLICANT: Abdel J. Alomar
2973 Harbor Boulevard # 458
Costa Mesa, CA 92626**

**PROPERTY OWNER: Joseph Saadi
1500 E, Katella Avenue # 2
Orange, CA 92867**

RECOMMENDED ACTION: Adopt Resolution of Approval

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

The staff report was presented by Braulio M. Moreno, Assistant Planner.

The property under application is located on the west side of Kingman Avenue, between Tulare Street and Pacific Avenue. The property maintains a street frontage of 50 feet and a total land area of approximately 0.22 acres (9,469 square feet). It carries a General Plan designation of Low Density Residential, a Zoning classification of RS-6 (Single Family Residential), and is currently developed with a 917 sq. ft. single family house, a detached 2 car garage, and related residential site improvements.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6	Single Family Residential
South	Low Density Residential	RS-6	Single Family Residential
East	Low Density Residential	RS-6	Single Family Residential
West	Low Density Residential	RS-6	Single Family Residential

Staff recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit No. CU19-9 and Accessory Dwelling Unit Application No. ADU19-5.

On May 8, 2018, City Council adopted Ordinance No. 1642 which amended Title 19 of the Buena Park Municipal Code (BPMC) for compliance with recently updated California Government Code Section 65852.2, containing standards regulating the establishment and maintenance of accessory dwelling units (ADU) in specified single and multi-family zones within the city.

The submitted application and plans propose the construction of a new detached 600 sq. ft. accessory dwelling unit, in conjunction with construction of a new two-story 3,415 sq. ft. primary single family home. The ADU will include one bedroom, one bathroom, living room, and kitchen. A new one car garage and a new three-car garage will be constructed for the ADU and primary unit respectively.

The new single family home will have two stories with a 198 sq. ft. porch/balcony at the front of the house facing Kingman Avenue, 1,485 sq. ft. on the first floor and 1,930 sq. ft. on the second floor. The first floor will consist of a living room, family room, kitchen, two bedrooms, two bathrooms, and stairs to access the second floor. The second floor will consist of four bedrooms, three bathrooms, and a common study area. The second floor overhangs the first floor area and partially over the garages. The new structures will be stuccoed and painted; with asphalt shingles typically used for residential architecture.

Single family homes are a permitted use in RS-6 zones and must be developed in accordance with Section 19.316.050 RS-6 single family zone standards. The proposed primary unit does not require a Conditional Use Permit, however, it must meet all the criteria and determinations required under the Site Plan review, and per Section 19.128.040 Division 1, may be considered by the Planning Commission in conjunction with consideration of a Conditional Use Permit, such as the aforementioned ADU.

Section 19.348.010 of the Buena Park Municipal Code requires discretionary review pursuant via the Conditional Use Permit process for an accessory dwelling unit that does not meet all applicable development standards, which includes street widths less than 44 ft. The street width of Kingman Avenue is 40 ft. measured curb to curb. Therefore, the proposed project requires Conditional Use Permit review. The goal of the Conditional Use Permit review process is to ensure that the project meets all development standards of the zoning code, and to also establish that the project is in harmony with the existing character of the area and not harmful to the existing and intended character of the surrounding neighborhood. With the exception of infrastructure requirements, the proposed ADU will meet all criteria for development including height of structure, building coverage, setbacks, 30% maximum size ratio not to exceed 600 sq. ft., off-street parking, access, and architectural compatibility.

The proposed ADU will be one story with a total building height of 12'-4"; the new primary residence is two stories with a total building height of 23'. Once complete, development on the property including the proposed primary residence and ADU will maintain a building coverage of 30.8%; 40% is permitted in the RS-6 zone. The plans demonstrate that new proposed primary unit as well as the ADU will comply with all required setbacks. The ADU will contain 600 square feet which is 17.5% of the proposed 3,415 square foot primary residence; 30% maximum is allowed by code. The proposed ADU is within ½ mile of a transit stop and if all development standards were met, no additional off-street parking would be required. However, as street width for Kingman Avenue is considered substandard per the City Engineer, on-site parking for the ADU in the form of a 1-car garage can be required via the Conditional Use Permit process. The ADU will maintain similar access from the Kingman Avenue as the existing primary residence. Upon completion, the new ADU will remain consistent with the architectural design of the proposed primary residence including materials and color.

Staff reviewed the submittal plans, visited the site and surrounding area, and is of the opinion that the property can accommodate the proposed primary unit as well as the proposed ADU unit in compliance with applicable development standards. As proposed, the ADU and the new primary unit will impose no adverse impacts on adjacent properties, and complies with all development standards for single family homes with accessory dwelling units within the RS-6 zone, including height of structure, building coverage, setbacks, dwelling size, off-street parking, access, and architectural compatibility. Further, staff is recommending conditions of approval that minimize any potential negative impact on the surrounding properties such as one of the two units must be owner occupied or the ADU cannot be rented; and that the minimum rental term shall be no less than 30 days and cannot be used as a short term rental.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15332, Class 32 (In-fill Development)

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on July 11, 2019, and 21 notices were mailed to property owners within a 300 ft. radius of the subject property on July 11, 2019.

Chair Barstow asked if there were any questions for staff.

Noting that the staff report mentioned a three-car garage and another garage, Commissioner Diep asked if the garage space to the left, on the site plan, is partitioned.

Mr. Moreno said the space to the left is not partitioned.

Commissioner Diep commented, and staff agreed, that a more accurate description of the garage would be a four-car garage which includes one space for ADU.

Chair Barstow 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.

Estela Diaz, 5581 Kingman Avenue, Buena Park, CA 90621, expressed concern that the proposed project will worsen the existing parking problem on their street, mostly caused by a newly built house across the street from hers whose occupants do not use their garage for

parking. She recalled that eight years ago, she tried to apply for an addition to their home but was told that it was not allowed. She asked if the City has changed the zoning laws since then.

Mr. Lam explained the change from eight years ago is not due to rezoning but to the State-enacted ADU law, imposed on cities to address lack of housing.

Commissioner Diep clarified, and Mr. Lam confirmed, that the new ADU law limits the City's restrictions and requirements on parking which are determined by factors such as proximity to transit. Mr. Lam said parking requirements for new constructions differ from conversions.

Commissioner McGuire asked about parking requirement for the proposed project.

Mr. Moreno said new single-family homes with more than five bedrooms, such as what is being proposed, requires a three-car garage; the proposed fourth garage space is for the ADU.

In response to Commissioner Desai, Mr. Moreno said there is sufficient space in front of the garage for turnaround.

Commissioner McGuire said that garages in the City are often used for storage rather than parking. He then asked if the Code requires garages to be used for cars and not for storage.

Mr. Moreno said the Code states as follows:

"19.1112.030 Storage - Garage and Carports.

No storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, equipment, debris, inoperative motor vehicles, camper shells not mounted on motor vehicles or boats and trailers shall be permitted within any garage or carport so as to restrict the parking of an operative motor vehicle in the required parking spaces."

Commissioner McGuire asked if the requirement is included in the CUP.

Commissioner Diep noted, and Mr. Woods confirmed, that the requirement is referenced in Planning Condition No. 5 which states that "the property owner shall maintain access to one (1) garage space for residents of the accessory dwelling unit, and the three car garage for the primary unit."

In response to Commissioner Diep, Mr. Woods said parking problems caused by violation of Planning Condition No. 5 will be addressed by Code Enforcement.

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

Commissioner Diep moved, and Commissioner Desai seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU-19-9/ADU-19-5 with findings of fact and conditions therein.

**RESOLUTION NO. 6157
CONDITIONAL USE PERMIT NO. CU19-9
ACCESSORY DWELLING UNIT NO. ADU19-5**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU19-9 / ACCESSORY DWELLING UNIT NO. ADU19-5 TO CONSTRUCT A SINGLE STORY DETACHED 600 SQ. FT. ONE-BEDROOM ACCESSORY DWELLING UNIT IN CONJUNCTION WITH CONSTRUCTION OF A NEW PRIMARY UNIT, AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 5561 KINGMAN AVENUE (APN: 066-014-212) WITHIN RS-6 (SINGLE FAMILY RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES: 6 COMMISSIONERS: Diep, Desai, Capelle, Chung, McGuire, and Barstow
NOES: 0 COMMISSIONER:
ABSENT: 1 COMMISSIONER: Schoales
ABSTAIN: 0 COMMISSIONER:

5. CONDITIONAL USE PERMIT NO. CU-19-10/ADU19-4

A request to construct a single story detached 374 sq. ft one-bedroom accessory dwelling unit with a new one-car garage at 6281 Indiana Avenue 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).

APPLICANT/ PROPERTY OWNER: Samuel Kozasky
P.O. Box 40104
Downey, CA 90239

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Chair Barstow, Ms. Santos stated that staff distributed a memo with the following conditions of approval from the Public Works Department that were omitted from the proposed resolution at the time the agenda packet was published:

PUBLIC WORKS

1. New public improvements to include the following:
 - a. Construct a new concrete sidewalk along the Indiana Avenue frontage per City Std. 206
2. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

3. All fees, deposits and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction.
4. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall file with the City required insurance certificates.
5. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for the period of one (1) year, for all public facilities and improvements.
6. Prior to grant of occupancy by the City or commencement of the approved use, these conditions and all improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.

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

The property under application is located on the west side of Indiana Avenue, south of Commonwealth Avenue. The property maintains a street frontage of 50 ft. and a total land area of 7,500 sq. ft. It carries a General Plan designation of Low Density Residential, a Zoning classification of RS-6 (One Family Residential), and is currently developed with a 1,496 sq. ft. one story single family residence with a detached 400 sq. ft. two-car garage.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Office/Commercial Mixed Use	ML Light Industrial	Commercial Retail
South	Low Density Residential	RS-6	Parking Lot
East	Low Density Residential	RS-6	Single Family Residential
West	Low Density Residential	RS-6	Single Family Residential

Staff recommends that the Planning Commission adopt a Resolution approving Conditional Use Permit CU19-10 / Accessory Dwelling Unit ADU19-4.

On May 8, 2018, City Council adopted Ordinance No. 1642 which amended Title 19 of the Buena Park Municipal Code (BPMC) for compliance with recently updated California Government Code Section 65852.2, containing standards regulating the establishment and maintenance of accessory dwelling units (ADU) in specified single and multi-family zones within the city.

The submitted application and plans propose the construction of a single story, detached 375 sq. ft. accessory dwelling unit. The ADU will include one bedroom, one bathroom, living room, and kitchen. A 200 sq. ft. one-car garage is also proposed to serve the ADU. The new ADU will be stuccoed and painted to match the existing primary residence with roofing material consisting of residential roof tiles. The ADU will be designed to be compatible with the existing primary residence as well as with the existing character of the residential neighborhood.

Section 19.348.010 of the Buena Park Municipal Code requires discretionary review pursuant via the Conditional Use Permit process for an accessory dwelling unit that does not meet all applicable development standards, which includes street widths less than 44 ft. The

street width of Indiana Avenue is 40 ft. measured curb to curb. Therefore, the proposed project requires Conditional Use Permit review. The goal of the Conditional Use Permit review process is to ensure that the project meets all development standards of the zoning code, and to also establish that the project is in harmony with the existing character of the area and not harmful to the existing and intended character of the surrounding neighborhood. The proposed ADU will meet all criteria for development including height of structure, building coverage, setbacks, 30% maximum size ratio, off-street parking, access, infrastructure, and architectural compatibility.

The proposed ADU will be one story with a total building height of 12'-8". Once complete, development on the property including the existing primary residence, the existing 2-car garage, the new ADU, and the new 1-car garage to service the ADU will maintain a building coverage of 34%; 40% is permitted in the RS-6 zone. The plans demonstrate that ADU will comply with all required setbacks, including 5 ft. rear and side yard setbacks. The new one-car garage will be attached to the existing two-car garage and will maintain a 5 ft. side yard setback as well as a 6 ft. separation from the existing primary residence. The ADU will be 375 sq. ft. which is 25% of the existing 1,496 sq. ft. primary residence; 30% maximum is allowed by code. The proposed ADU is within ½ mile of a transit stop and if all development standards were met, no additional off-street parking would be required. However, as street width for Indiana Avenue is considered substandard per the City Engineer, on-site parking for the ADU in the form of a 1-car garage can be required via the Conditional Use Permit process. The ADU will maintain similar access from the Indiana Avenue as the existing primary residence. And upon completion, the new ADU will remain consistent with the architectural design of the existing primary residence including materials and color.

Staff reviewed the submittal plans, visited the site and surrounding area, and is of the opinion that the property can accommodate the proposed ADU in compliance with applicable development standards. As proposed, the ADU will impose no adverse impacts on adjacent properties, and complies with all development standards for ADUs within the RS-6 zone, including height of structure, building coverage, setbacks, dwelling size, off-street parking, access, infrastructure, and architectural compatibility.

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15332, Class 32 (In-fill Development)

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on July 11, 2019, and 27 notices were mailed to property owners within a 300 ft. radius of the subject property on July 11, 2019.

Chair Barstow asked if there were any questions for staff. There were no questions for staff.

Chair Barstow 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.

Samuel Kozasky, applicant/property owner, P.O. Box 40104, Downey, CA 90239, asked for clarification on the condition from Public Works requiring him to construct a new concrete sidewalk along the Indiana Avenue frontage, and other conditions associated with that requirement, such as ADA compliance, bonds, and insurance. He said his next-door neighbor told him that the frontage has been without a sidewalk for about 30 to 50 years, and therefore asked why he would now be required to build it. He added that the additional requirements might cause him to rethink if he wants to proceed with the application.

Commissioner Capelle said a continuance of this item will probably give the applicant sufficient time to discuss his questions with staff.

Commissioner Diep stated, and Mr. Mikhael confirmed, that because the project is within the threshold that triggers the Public Works condition requiring a sidewalk, including ADA compliance, the conditions cannot be waived.

Commissioner Diep asked if the City has waived or paid for this requirement.

Mr. Mikhael said the City does not waive fees for this requirement. He explained that if there is no sidewalk at all, the City may waive the requirement. Mr. Mikhael explained that because there are two sidewalks on both of the neighboring properties, the Public Works conditions are required, to provide continuation.

Commissioner Diep suggested a recess or continuance to allow Mr. Kozasky to get clarifications from the City Engineer.

Commissioner Capelle asked Mr. Kozasky if a recess will be sufficient to get his questions answered so he does not have to come back.

Mr. Kozasky agreed to a recess.

Chair Barstow recessed the meeting at 7:52 p.m.

The meeting was reconvened at 8:00 p.m.

Mr. Woods announced that he and Mr. Mikhael spoke with Mr. Kozasky and addressed his concerns, and Mr. Kozasky expressed his agreement to comply with all conditions as stated.

There being no one else wishing to speak on the matter, Chair Barstow 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-19-10/ADU-19-4 with findings of fact and conditions therein, including the Public Works conditions listed in the memo distributed by staff at tonight's meeting.

**RESOLUTION NO. 6158
CONDITIONAL USE PERMIT NO. CU19-10
ACCESSORY DWELLING UNIT NO. ADU19-4**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU19-10 / ACCESSORY DWELLING UNIT NO. ADU19-4 TO CONSTRUCT A SINGLE STORY DETACHED 375 SQ. FT. ONE-BEDROOM ACCESSORY DWELLING UNIT WITH A NEW 200 SQ. FT. ONE-CAR GARAGE AT 6281 INDIANA AVENUE (APN: 070-012-30), WITHIN THE RS-6 (ONE FAMILY RESIDENTIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

AYES:	6	COMMISSIONERS:	Capelle, Diep, Chung, Desai, McGuire, and Barstow
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Schoales
ABSTAIN:	0	COMMISSIONER:	

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Woods announced that the next Planning Commission meeting will consider a Variance application tabled from last year, and a Text Amendment to the Zoning Code regarding temporary non-commercial signs including political signs.

STAFF REPORTS:

As requested by the Planning Commissioners, Mr. Woods gave status reports on The Source Hilton Hotel, Stanford Hotel, and Aloft Hotel. He also informed the Commissioners about Aldi's decision to cancel their application for a second store on Valley View.

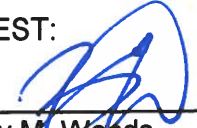
COMMISSION REPORTS:

Commissioner Capelle asked staff for a progress report on the occupancy of The Source at the next Planning Commission meeting.

ADJOURNMENT: At 8:07 pm, Chair Barstow adjourned to the regularly scheduled Planning Commission meeting on Wednesday, August 14, 2019, at 7:00 p.m. in the City Council Chamber.



 Larry Barstow
 Chair

ATTEST:


 Brady M. Woods
 For Joel W. Rosen, AICP, Secretary