

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
July 23, 2014

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on July 23, 2014, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Chung presiding.

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

ABSENT: COMMISSIONER: Schoales

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director
Jay Saltzberg, Planning Manager
Monique Schwartz, Assistant Planner
Nabil S. Henein, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

ELECTION OF PLANNING COMMISSION OFFICERS:

Chair Barstow 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. Commissioner Capelle nominated Commissioner Chung as Chair, which was seconded by Commissioner Diep. 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 Chung is the new Chair.

Chair Chung opened the nominations for Vice Chair. Commissioner Barstow nominated Commissioner Capelle as Vice Chair, which was seconded by Commissioner Gonzales. There being no further nominations, Chair Chung called for a voice vote. The MOTION CARRIED unanimously and Chair Chung announced that Commissioner Capelle is the new Vice Chair.

CONSENT CALENDAR: (Items 1 and 2)

1. APPROVAL OF MINUTES

**Meeting of June 11, 2014
Adjourned Meeting of June 25, 2014
Adjourned Meeting of July 9, 2014**

RECOMMENDED ACTION:

Approve

2. GENERAL PLAN FINDING OF CONFORMANCE NO. CGP14-002

A request to determine that the proposed Fullerton Creek Channel North Wall Improvement Project will conform with the City of Buena Park General Plan. This project is Class 1, Section 15061(b)3, categorically exempt from CEQA.

APPLICANT: County of Orange Public Works Department
300 N. Flower Street
Santa Ana, CA 92702

RECOMMENDED ACTION: Adopt Resolution of Approval

Commissioner Capelle abstained from voting on the meeting minutes of June 11 due to her absence at that meeting.

Commissioner McGuire moved and Commissioner Gonzales seconded the motion to approve Items 1 and 2.

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAIN: 1 COMMISSIONER: Capelle (June 11, 2014 Minutes)

**RESOLUTION NO. 5914
GENERAL FINDING OF CONFORMANCE NO. CGP14-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK FINDING THE PROPOSED FULLERTON CREEK CHANNEL, NORTH WALL IMPROVEMENT PROJECT IS IN CONFORMANCE WITH THE GENERAL PLAN

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

STATUS REPORTS:

3. CONDITIONAL USE PERMIT NO. CU13-007

A one-year status review regarding entertainment as approved at La Capitaine Hookah Lounge located on 8558 Beach Boulevard within the CG (Commercial General) zone.

PROPERTY OWNER: Sam Sung Development
655 Keeaumoku St. #202 A
Honolulu, HI 96814

APPLICANT: La Capitaine Hookah Lounge
Hathal Mohammed
8558 Beach Boulevard
Buena Park, CA 90620

RECOMMENDED ACTION: Receive and file

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

The staff report was introduced by Jay Saltzberg, Planning Manager. On June 12, 2013, the Planning Commission approved a resolution for live entertainment, including music, dancing, and karaoke, at the existing hookah lounge at 8558 Beach Boulevard. The associated live entertainment was approved subject to operating restrictions intended to accommodate the entertainment at the hookah lounge without negatively affecting adjacent businesses or nearby development on adjacent properties. In addition, the resolution included a condition requiring status reports to the Planning Commission regarding the entertainment use six and twelve months after Planning Commission approval. The six month Planning Commission review occurred on January 22, 2014. At that time, the business was determined to be functioning in a manner compatible with adjacent businesses and development.

The Police Department report describes calls for service for the period of January to June 2014. As characterized by the Police Department, the business does not generate an unusual amount of calls for police service and is not considered to be a law enforcement problem. In addition, as requested by the Planning Commission, we checked with the operator of the Best Host Inn, who reported that there have been a couple of isolated incidents related to the operation of the hookah lounge, but that, overall, the Hookah Lounge has not created issues for customers or staff of the Best Host Inn.

Chair Chung asked if there were any questions of staff.

There were none.

Chair Chung stated that this is not a public hearing. However, anyone wishing to speak on the item may come forward and state their name and address for the record.

Chair Chung said that if no one wishes to speak on the item, the status report would be received and filed.

4. CONDITIONAL USE PERMIT NO. CU13-006

A one-year status review of the motel operations of BestHost Inn located at 8530 Beach Boulevard within the CG (Commercial General) zone.

APPLICANT/LESSEE: Michael Reazuddin
PROPERTY MANAGER: BestHost Inn LLC
8530 Beach Boulevard
Buena Park, CA 90620

PROPERTY OWNER: Pannam Corp.
4120 30th Street #202
San Diego, CA 92104

RECOMMENDED ACTION: Receive and file

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

The staff report was introduced by Monique Schwartz, Assistant Planner. On May 8, 2013, the Planning Commission approved Conditional Use Permit No. CU13-006, to establish, renovate, operate and maintain the BestHost Inn (formerly Crescent Motel), located at 8530 Beach Boulevard in the CG (Commercial General) Zone. The Resolution includes a condition requiring a status report to the Planning Commission six and twelve months after project approval. The six-month review to the Planning Commission took place on December 11, 2013, whereby the City reported the site's transformation from a substandard public nuisance to a property and destination that contributes to the economic revitalization of the surrounding properties and neighborhood.

For this 12-month status update, staff reviewed the BestHost Inn business operations, Code Enforcement files regarding complaints or incidents, Police Department calls for service, and conducted a site inspection of the property. Staff has concluded that the new hotel management, interior and exterior architectural renovations, site improvements and hotel re-branding have significantly improved the health, safety, enjoyment and general welfare of customers who utilize the facility and who live and work in the neighboring community. The motel, under Conditional Use Permit No. CU13-006 poses no adverse impacts on adjacent properties and the business is in compliance with required conditions.

Chair Chung asked if there were any questions of staff.

Commissioner Barstow asked about the progress on room renovations.

Chair Chung stated that this is not a public hearing. However, anyone wishing to speak on the item may come forward and state their name and address for the record.

Mike Reazzudin, Property Manager, 8530 Beach Boulevard, Buena Park, California 90620, said renovations are complete except for 8 rooms. He explained that the process involves tearing down certain structures that date back to 1956 and redesigning the rooms. Showers had to be removed and replaced with bathtubs in most of the rooms. Mr. Reazzudin discussed other amenities such as welcome baskets and full breakfast for guests.

Commissioner Gonzales asked about the statistics on police calls-for-service.

Mr. Reazzudin said there has been a significant decrease in police calls-for-service; there were none in the past several months. He also noted that while police cars were seen almost hourly near the former Crescent Motel, no police cars have been observed regularly around BestHost Inn, which is a good indication as far as security. Mr. Reazzudin added that Best Host Inn has consistently received the top and number 2 ratings alternately, with Marriott as its contender.

Mr. Rosen noted that the higher room rates, which are commensurate with the high quality of BestHost Inn, have also contributed to the decrease in police calls-for-service.

Chair Chung said that if no one else wishes to speak on the item, the status report would be received and filed.

AGENDA FORECAST:

Mr. Saltzberg said a proposal for the former Steve and Barry store site is scheduled for the next Planning Commission meeting.

STAFF REPORT:

None

COMMISSION REPORTS:

In response to Commissioner Barstow, Mr. Rosen discussed the status of the Los Coyotes Country Club proposed development.

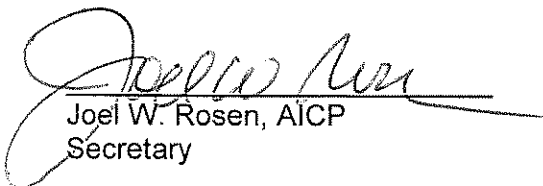
ADJOURNMENT:

At 7:35 p.m., Chair Chung adjourned the meeting to the Planning Commission meeting on Wednesday, August 13, 2014, in the City Council Chamber.



Jae Joon Chung
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary