

Planning Commission

MEETING DATE AND TIME:

December 17, 2014 - 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.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL: Barstow, Capelle, Diep, Gonzales, McGuire, Schoales, and Chung

1. **APPROVAL OF MINUTES** Meeting of October 22, 2014

RECOMMENDED ACTION: Approve

PUBLIC HEARING:

OLD BUSINESS:

2. **CONDITIONAL USE PERMIT NO. CU14-008**

A request to renovate an existing carwash building to include operation of a new automatic drive-through carwash, with exterior building, parking lot and site improvements, and demolition of the existing oil change and lubrication service building located at 6942 Lincoln Avenue within the CG (Commercial General) zone. This project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Zaroo Express, LLC (Eun Jung Kim)
195 Desert Bloom
Irvine, CA 90620

APPLICANT: Hyun Jin Kim
2511 Beverly Boulevard
Los Angeles, CA 90057

RECOMMENDED ACTION: Adopt Resolution of Approval

NEW BUSINESS:

3. DEVELOPMENT AGREEMENT NO. DA14-005/TENTATIVE TRACT MAP NO.TT14-006

A request to consider recommendations to the City Council for a Development Agreement and Tentative Tract Map to demolish all existing site improvements and construct a 54-unit condominium development including open space and site improvements located at 8242-8282 Orangethorpe Avenue within the GMU (General Mixed Use) zone. This project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: HHR Properties, LLC
12016 Lakeshore South
Auburn, CA 95602

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

RECOMMENDED ACTION: Adopt Resolutions recommending City Council Approval

4. TEXT AMENDMENT NO. C14-003/ DEVELOPMENT AGREEMENT NO. DA14-006

A request to consider recommendations to the City Council for a Text Amendment to modify the Municipal Code creating a billboard overlay zone located in certain commercial and industrial zone areas adjacent to the I-5 and SR-91 Freeways and for a Development Agreement to renovate an existing billboard sign at 6291 Western Avenue in the ML (Light Industrial) zone. A Negative Declaration is proposed for the Text Amendment and a Class 1, Section 15301, categorical exemption from CEQA is proposed for the Development Agreement.

PROJECT PROPONENTS: City of Buena Park
Text Amendment 6650 Beach Boulevard
Buena Park, CA 90622

Development Agreement: Bulletin Displays, LLC
3127 E. South Street, Suite B
Long Beach, CA 90805

RECOMMENDED ACTION: Adopt Resolutions recommending City Council 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:

COMMISSION REPORTS:

ADJOURNMENT:

Pcag121714