

Planning Commission

MEETING DATE AND TIME:

January 28, 2015 - 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 January 14, 2015

RECOMMENDED ACTION: Approve

PUBLIC HEARING:

NEW BUSINESS:

2. **GENERAL PLAN AMENDMENT NO. GP14-002/ ZONE CHANGE NO. Z14-002/
CONDITIONAL USE PERMIT NO. CU15-002**

A request for General Plan Amendment from High Density Residential to Commercial, Zone Change from RM-20 (Medium Density Multifamily Residential) to CS (Community Shopping), in conjunction with a Conditional Use Permit to convert an existing legal non-conforming medical office building into a combination neighborhood restaurant and market totaling 4,000 sq. ft. with associated site improvements, located at 6550 Knott Avenue in the RM-20 (Medium Density Multifamily Residential) zone. This project is Class 3, Section 15303, categorically exempt from CEQA.

PROPERTY OWNER: Knott Avenue Properties LLC
6550 Knott Avenue
Buena Park, CA 90620

APPLICANT: Kevin Song
520 Silver Lake Boulevard
Los Angeles, CA 90026

RECOMMENDED ACTIONS: Adopt Resolutions recommending City Council Approval

3. PARCEL MAP NO. PM14-002

A request to subdivide an existing one-parcel commercial property into a two-parcel commercial property located at 8850 and 8880 Valley View Street within the CS (Commercial Shopping) zone. This project is Class 15, Section 15315, categorically exempt from CEQA.

PROPERTY OWNERS: ABS CA-O LLC c/o Albertson's LLC
250 East Park Center Boulevard
Boise, Idaho 83726

FRA Buena Park LP
c/o Lambert Development LLC
5 Hanover Square 14th Floor
New York, New York 10004

APPLICANT: Joseph C. Truxaw and Associates, Inc.
265 S. Anita Dr. Suite 111
Orange, CA 92868

RECOMMENDED ACTION: Adopt Planning Commission Resolution of Approval

4. TEXT AMENDMENT NO. C14-002

A request to amend Chapter 19.128 of Municipal Code Title 19 regarding Administrative Procedures to establish a requirement for public notice regarding large additions to single family residences and new residences and for the adoption of guidelines for large additions to single residences. This project is Section 15061 (b) (3), general exemption from CEQA.

PROJECT PROPONENT: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

RECOMMENDED ACTION: Adopt Resolution 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: