

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
October 22, 2014

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on October 22, 2014, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Chung presiding.

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

ALSO PRESENT:

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

**1. APPROVAL OF MINUTES Meeting of October 8, 2014**

RECOMMENDED ACTION: Approve

Chair Chung abstained from voting due to his absence from the meeting of October 8, 2014.

Commissioner Diep requested the following correction to the minutes of the October 8, 2014 Planning Commission meeting:

Page 5682, second to the last paragraph, should read:

“Commissioner Diep said that limiting the hours of operation may solve the noise concerns.”

Commissioner Diep moved and Commissioner Gonzales seconded the motion to approve this item.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 1 COMMISSIONER: Chung

**PUBLIC HEARING:****NEW 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 car wash, 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.

PROPERTY OWNER: Youses Aminpour  
6942 Lincoln Avenue  
Buena Park, CA 90620-4148

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

RECOMMENDED ACTION: Continue to a date uncertain

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

A project update was presented by Monique Schwartz, Assistant Planner. At the meeting of October 8, 2014, the Planning Commission considered Conditional Use Permit No. CU14-008, which is an application to renovate an existing carwash building to include a new automatic drive-through car wash with exterior building and site improvements at 6942 Lincoln Avenue. The Commission expressed concern about potential noise impacts due to the proposed location of the new vacuum stalls and equipment along the south property line and in close proximity to an Alzheimer's Care facility. The Commission voted to continue the project to October 22, and directed staff to work with the applicant to reduce the noise impacts from the vacuum equipment adjacent to the care facility. The applicant has since informed staff that they have decided to redesign the site layout and on-site circulation and will bring the application back to the Planning Commission for consideration at a later date.

Chair Chung asked if there were any questions of staff.

Commissioner McGuire clarified, and Mr. Rosen confirmed, that the recommended action is to continue to a date uncertain, depending on the applicant's submission of the new site plan.

Commissioner McGuire reported that he visited the site after the last Planning Commission meeting. He spoke with the employees who operate the vacuum cleaners and noticed that the vacuums do not generate that much noise, but the hoses do. Noise continues to be his concern. Commissioner McGuire said he spoke with the business owner who said that the carwash will operate until 6 pm in the winter and 7 pm in the summer.

Ms. Schwartz clarified that Commissioner McGuire spoke with the current business owner. However, the new business owner is proposing to extend business hours.

Commissioner Schoales said he visits a similar carwash near Knott Avenue and La Palma Avenue. He said he has never used the vacuum system and is curious about the percentage of customers who use the vacuum stalls, and why the proposed project needs 20 vacuum stalls.

Chair Chung 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 wishing to speak on the matter, Chair Chung advised that a motion would be required to continue the item to a date uncertain.

Commissioner Barstow moved and Commissioner Gonzales seconded the motion to continue this item to a date uncertain.

AYES: 7 COMMISSIONERS: Barstow, Gonzales, Capelle, Diep, Schoales, McGuire, and Chung

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

### **3. CONDITIONAL USE PERMIT NO. CU-392M2/VARIANCE NO. V14-001**

A request to demolish an existing gasoline service station and construct a new gasoline service station, including a 1,996 sq. ft. convenience store, fueling canopy, and other site improvements with Variance from Section 19.520.020 of the Buena Park Zoning Ordinance to allow drive aisles to encroach into the required front and side yard setbacks, located at 6971 Orangethorpe within the CG (Commercial General) zone.

PROPERTY OWNER: Northwest Dealer Co Holdings, LLC  
29501 Canwood Street, Suite 200  
Agoura Hills, CA 91301

APPLICANT: Sanam de Loren  
928 Kenfield Avenue  
Los Angeles, CA 90049

RECOMMENDED ACTION: Adopt Resolutions of Approval

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

The staff report was presented by Michael Ressler, Senior Planner. Staff recommends that the Planning Commission adopt the original Resolutions approving Conditional Use Permit No. CU-392M2 and Variance No. V14-001.

At the meeting of October 8, 2014, the Planning Commission considered Conditional Use Permit No. CU-392M2 and Variance No. V14-001 to demolish an existing service station building and fueling canopy to allow construction of a new gasoline service station to include

a 1,996 sq. ft. convenience store, fueling canopy, and other site improvements at 6971 Orangethorpe Avenue. During the meeting, the pastor of Thanksgiving Church submitted a letter to the Planning Commission expressing concern regarding the height and location of the proposed convenience store building. The Commission voted to continue the project to the October 22, 2014 meeting and directed staff to meeting with the applicant and church representatives to discuss options to alleviate the concerns of the church.

On October 16, 2014, City Staff, the applicant, and church representatives met at Thanksgiving Church to discuss the project. During the meeting, the church pastor indicated that the location and height of the proposed convenience store building will affect the views from the entrance of the church building. The pastor requested the building be reduced in height or relocated along the north property line. The applicant stated that an existing easement would prevent the proposed building from being constructed along the north property line. In regards to the reduction in building height, the applicant indicated that the proposed 15 ft. 2 in. building height is required to screen the roof top equipment while providing an appropriate ceiling height within the building. City Staff suggested additional building enhancements and landscape modifications to alleviate the concerns of the church. However, the church was not receptive to the suggestions and the two parties were unable to reach an agreement.

Chair Chung asked if there were any questions of staff.

Commissioner Gonzales asked about the height of the fence.

Mr. Ressler said the perimeter fence is about 5 ft. 6 in. to 6 ft. in height, with the same grade on both sides.

Commissioner Barstow asked if the height of the north part of the wall is 6 ft. all the way out to the street.

Mr. Ressler said that the Code does not allow that condition. The Code requires a 20 ft. setback. The 6 ft. height starts at 20 ft. and extends approximately 75 ft. into the property. Mr. Ressler said the height of the convenience store building is 15 ft. 6 in.; however, the entry tower element on the other side of the building will be 20 ft. 11 in.

Commissioner Barstow asked about the height of the canopy of the gas pump.

Mr. Ressler said the proposed height is 20 ft. 11 in., which is consistent with the top of the tower element on the building. The existing canopy height is 22 ft. 4 in.

Commissioner Diep referred to the plans showing 18 ft. height at the top of the canopy.

Mr. Ressler said the plans for the new canopy show 20 ft. 7 in.

Mr. Rosen clarified that the measurement referred to by Commissioner Diep may be the finished grade elevation.

Commissioner Capelle asked if, in an effort to be a good neighbor, the developer expressed willingness to take certain steps to address the concerns raised by Pastor Young Gil Kim.

Mr. Ressler said the developer agreed with staff's suggestion to enhance the church's side of the property and use a visually pleasing material and landscaping to help screen the building.

Commissioner Schoales asked about the possibility of using longer hoses on the gas pumps, similar to Costco's, to allow fuelling to be done on either side of a vehicle. He said this will help compensate for the undersized lot.

Chair Chung 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 wishing to speak on the matter, Chair Chung closed the public hearing and advised that the item requires Resolutions for approval or denial with findings.

Commissioner Barstow moved and Commissioner Capelle seconded the motion to adopt the following Resolutions approving Conditional Use Permit No. CU-392M2/Variance No. V14-001 with findings of fact and conditions therein including the additional condition regarding the fuel pump hoses.

**RESOLUTION NO. 5929  
CONDITIONAL USE PERMIT NO. CU-392M2**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU-392M2, TO DEMOLISH AN EXISTING GASOLINE SERVICE STATION AND CONSTRUCT A NEW GASOLINE SERVICE STATION INCLUDING A 1,996 SQ. FT. CONVENIENCE STORE, FUELING CANOPY AND OTHER SITE IMPROVEMENTS AT 6971 ORANGETHORPE AVENUE WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING FINDINGS IN SUPPORT**

**RESOLUTION NO. 5930  
VARIANCE NO. V14-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR VARIANCE FROM SECTION 19.520.020 OF THE ZONING CODE TO ALLOW DRIVE AISLES TO ENCROACH INTO REQUIRED FRONT YARD AND SIDE YARD SETBACKS IN CONJUNCTION WITH DEMOLITION OF AN EXISTING GASOLINE SERVICE STATION AND CONSTRUCTION OF A NEW GASOLINE SERVICE STATION INCLUDING A 1,996 SQ. FT. CONVENIENCE STORE, FUELING CANOPY AND OTHER SITE IMPROVEMENTS AT 6971 ORANGETHORPE AVENUE WITHIN THE CG (COMMERCIAL GENERAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

AYES: 7 COMMISSIONERS: Barstow, Capelle, Diep, Gonzales, Schoales,  
McGuire, and Chung  
NOES: 0 COMMISSIONER:  
ABSENT: 0 COMMISSIONER:  
ABSTAIN: 0 COMMISSIONER:

**AGENDA FORECAST:**

An application for a 54-unit subdivision is anticipated for a future meeting.

**STAFF REPORT:**

Mr. Rosen and Mr. Ressler discussed recent community meetings for the Los Coyotes Country Club development project and the preliminary mixed-use development proposal for the former Anaheim General Hospital site.

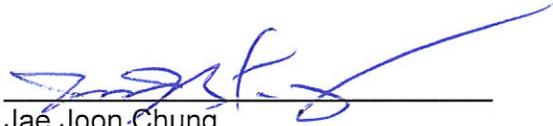
Mr. Fox informed staff and the Planning Commission about a new State law that will permit regulation of massage establishments in the City.

**COMMISSION REPORTS:**

None

**ADJOURNMENT:**

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

  
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Jae Joon Chung  
Chair

ATTEST:

  
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Joel W. Rosen, AICP  
Secretary