

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
March 25, 2015

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on March 25, 2015, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Vice Chair Capelle presiding.

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

ABSENT: COMMISSIONER: Chung

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director
Nabil Henein, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES Meeting of March 11, 2015

RECOMMENDED ACTION: Approve

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

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Chung

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

NEW BUSINESS:

2. CONDITIONAL USE PERMIT NO. CU15-005

A request to convert and renovate two existing commercial buildings with site improvements to an Orchard Supply Hardware with associated plant nursery and outdoor display and sales area located at 8030-8060 Dale Street within the CS (Community Shopping) zone. This project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Dale/La Palma Partners
40 Emmet Avenue, Suite 200
Belmont, CA 94002

APPLICANT: PM Design Group, Inc.
38 Executive Park, Suite 310
Irvine, CA 92614

RECOMMENDED ACTION: Adopt Resolution of Approval

In reply to Vice Chair Capelle, Ms. Santos stated that staff received and distributed a letter from Rita Meli of 7972 Blackberry Circle, Buena Park, CA 90620.

The staff report was presented by Joel Rosen, Community Development Director. The site is developed with a 14,772 sq. ft. building, currently occupied by Rite Aid, and a 30,521 sq. ft. building, formerly occupied by Albertson's Supermarket. The property is located at the southeast corner of Dale Street and La Palma Avenue and is approximately 3.8 acres.

The properties to the north, across La Palma Avenue, are zoned CS and RS-6 (Single Family Residential) and are developed commercially and with single family homes, respectively. Property to the west is zoned CR (Regional Commercial) and is developed with the Buena Park Mall. Properties to the east and south are zoned RS-6 and developed with single family residences.

The property was approved in 1960 for a Thrifty Drug Store and a Food Giant Market. The proposal is to convert, renovate, and combine the existing retail buildings to establish an Orchard Supply Hardware (OSH) store with interior plant nursery and outdoor display and sales area. The adjacent buildings will be combined with interior connections for a total of 43,493 sq. ft. to include the main sales area, plant nursery area, receiving/stockroom areas, and offices. The overall site configuration, including access, circulation, and parking, will remain generally unchanged. Architectural and site improvements are proposed to update the building design and site appearance.

Proposed store and loading dock hours of operation are Monday through Saturday 7 a.m. - 9 p.m. and Sunday 8 a.m. - 8 p.m. Approximately two to three truck deliveries per week are anticipated. There will be an estimated 75 employees with 20-25 employees per shift. Staff noted that the applicant is agreeable to restricting the loading dock hours as requested by the neighbor Ms. Meli. OSH is also proposing periodic use of an approximately 75 ft. by 75 ft. portion of the northwest section of the parking lot for outdoor seasonal display and sales as well as outdoor displays in front of the building.

New exterior improvements will include a "Rustic Retail" theme for architectural coordination of the hardware store and plant nursery, new building entry areas featuring a heavy wood timber and truss system with standing seam metal roof canopies and corrugated metal support post and column covers. Colors will be neutral tones featuring Orchard green. The existing north loading dock at the rear of the building will be retained and renovated with the existing south loading dock to be eliminated.

City staff and the applicant held a community meeting on February 12, 2015, with invitations mailed to 70 property owners within a 300 ft. radius of the property, to discuss the proposed

project, including store operation and associated building and site improvements. Nine people attended who expressed general support for the proposal, particularly the proposed elimination of the recycling facility.

Staff has reviewed the request and plans and feels that the proposed hardware store, including plant nursery and outdoor display/sales area, can be appropriately accommodated at the site and within the buildings to be combined without negatively impacting adjacent residential properties, as conditioned.

Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU15-005 including findings and conditions.

Vice Chair Capelle asked if there were any questions of staff.

There were no questions of staff.

Vice Chair Capelle 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.

Jeff Liederman, representing the applicant, PM Design Group, Inc., 38 Executive Park, Suite 310, Irvine, CA 92614, said he was available to answer questions.

Vice Chair Capelle asked if the applicant will be agreeable if Planning Commission limits the delivery hours to the originally proposed 7 a.m. to 9 p.m. time slot.

Mr. Liederman said the applicant will agree to the 7 a.m. to 9 p.m. loading dock hours, if recommended by Planning Commission.

Vickie Wagstaff, 7959 Blackberry Circle, Buena Park, CA 90620, said she lives across the street from Ms. Meli. Although she is pleased that the recycling place is gone, she shares the same concern about noise generated by delivery trucks in the evening. Ms. Wagstaff also asked about the lease terms and the proposed renovation of the wall along the property line, one of the site improvements discussed at the February 12 community meeting.

Mr. Rosen said one of the recommended conditions of approval is refurbishment of the existing perimeter walls for consistency in appearance, including height extensions for certain sections in order to maintain a minimum 6 ft. height along the entire east and south property lines.

Chase Jiannalone, Oppidan Investment Company, said the lease term is 20 years.

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

Commissioner Schoales moved, and Commissioner Barstow seconded, the motion to adopt the Resolution approving Conditional Use Permit No. CU15-005 with findings of fact and conditions therein, and with an amendment to Planning Condition No. 2, to limit the delivery and loading dock hours to only be between 7 am - 9 pm.

Vice Chair Capelle stated that this action is final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

**RESOLUTION NO. 5953
CONDITIONAL USE PERMIT NO. CU15-005**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU15-005 TO CONVERT AND RENOVATE EXISTING COMMERCIAL BUILDINGS TO AN ORCHARD SUPPLY HARDWARE STORE WITH ASSOCIATED INTERIOR PLANT NURSERY AND OUTDOOR DISPLAY AND SALES AREA AT 8030-8060 DALE AVENUE WITHIN THE CS (COMMUNITY SHOPPING) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

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

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

- General Plan Finding of Conformance – Fullerton Creek Channel
- Improvements on the former Anaheim General Hospital site

STAFF REPORTS:

Mr. Rosen reported on City Council approval of the Purchase and Sale Agreement for a proposed butterfly exhibit at the former Wax Museum site.

COMMISSION REPORTS:

Commissioner Gonzales said he is impressed with the following projects previously approved by Planning Commission:

- 7-11 on Western and Crescent
- 7-11 on Knott and Melrose

- Modifications on existing service station store on Grand and Crescent, across from Knott's Berry Farm

Commissioner Gonzales asked if staff is aware of traffic problems on Beach and La Mirada, at the former Big T site.


Mr. Henein said the Traffic Engineer is aware of the problems and is coordinating with Caltrans towards a solution to the traffic situation.

ADJOURNMENT:

At 7:25 p.m., Vice Chair Capelle adjourned the meeting to the Planning Commission meeting on Wednesday, April 8, 2015, in the City Council Chamber.

for 

Joyce Capelle
Vice Chair

ATTEST:


Joel W. Rosen, AICP
Secretary