

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
July 22, 2015

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on July 22, 2015, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Capelle presiding.

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

ALSO PRESENT:

Joel W. Rosen, AICP, Community Development Director
Jay Saltzberg, Planning Manager
Michael Ressler, Senior Planner
Monique Schwartz, Assistant Planner
Tiffany Lin, Planning Intern
David Jacobs, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES Meeting of July 8, 2015

Commissioner Barstow abstained from voting on the approval of the minutes of the July 8, 2015 meeting due to his absence from that meeting.

RECOMMENDED ACTION: Approve

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 1 COMMISSIONER: Barstow

PUBLIC HEARING:

NEW BUSINESS:

2. TEXT AMENDMENT NO. C14-001/DEVELOPMENT AGREEMENT NO. DA14-002/TENTATIVE TRACT MAP NO. TT14-001/ENVIRONMENTAL IMPACT REPORT NO. EIR14-001

A request for Text Amendment amending the Buena Park Zoning Ordinance to allow luxury golf course-oriented dwelling units in the OR (Recreational Open Space) zone in conjunction with a Development Agreement, Tentative Tract Map, and certification of an Environmental Impact Report for the Los Coyotes Country Club Development Plan which includes demolition of six tennis courts and construction of a maximum of 125 luxury golf

course-oriented residential dwelling units, two new tennis courts, enhancements to the existing guardhouse, and 10,000 sq. ft. addition to the existing clubhouse at the Los Coyotes Country Club at 8888 Los Coyotes Drive within the OR (Recreational Open Space) zone.

PROPERTY OWNER/APPLICANT: McAuley LCX Corporation
8888 Los Coyotes Drive
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolutions of Approval

Chair Capelle announced that staff received a request from the applicant that the public hearing for this item be continued to a future date uncertain. She said she will be entertaining a motion from the Planning Commission to continue the hearing. Chair Capelle said that no staff report or applicant presentation will be heard at this meeting, and apologized for the late notice and inconvenience this may have caused the public.

Chair Capelle announced that interested members of the public may speak on this agenda item before the motion to continue the matter is considered. She explained that that since the comments will not be considered as part of the official public hearing record on this matter, it would be more beneficial for those wishing to comment to return to speak at the future Planning Commission public hearing for which notice will be provided. After the public comments portion of this meeting, the Planning Commission will be asked to make a motion and vote to continue this item to a date uncertain but which will be a duly noticed public hearing.

Chair Capelle asked the secretary to read the names of those who wish to speak.

Alan McAuley, president, McAuley LCX Corporation, property owner/applicant, 8888 Los Coyotes Drive, Buena Park, CA 90621, apologized for the late submission of their request for continuance and assured that they are working with staff to answer certain concerns raised.

James Bass, 8852 Meadowbrook Way, Buena Park, CA 90621, said he has lived in the Bellehurst area, near the proposed project, since 1968. He said the proposed project will bring much needed improvement in his area, the city, and to the economy. Mr. Bass noted that the approximately 7,000 initial opponents of the proposal decreased by almost half, as evidenced by the results of the votes on Measure A.

There being no one else wishing to speak on the matter, Chair Capelle advised that a motion is needed to continue this item to a date uncertain.

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

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

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

- Conditional Use Permit No. CU15-009 – motorcycle dealership and restaurant
- Variance No. V15-001 – front setback and driveway width requirement for a proposed office building

STAFF REPORTS:

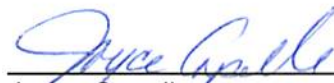
None

COMMISSION REPORTS:

None


ADJOURNMENT:

At 7:12 p.m., Chair Capelle adjourned the meeting to the Planning Commission meeting on Wednesday, August 12, 2015, in the City Council Chamber.



Joyce Capelle
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary