

Planning Commission

ADJOURNED MEETING DATE AND TIME:

December 16, 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, Chung, Diep, Gonzales, McGuire, Schoales, and Capelle

1. **APPROVAL OF MINUTES** Meeting of November 16, 2015

RECOMMENDED ACTION: Approve

PUBLIC HEARING:

NEW BUSINESS:

2. **ZONE CHANGE NO. Z15-002 / TENTATIVE TRACT MAP NO. TT15-003 /
CONDITIONAL USE PERMIT NO. CU15-013**

A request to consider a recommendation to the City Council for Zone Change from CM (Commercial Manufacturing) to GMU (General Mixed Use), and Conditional Use Permit and Tentative Tract Map to construct an 18-unit residential condominium development including open space and related site improvements, located at 7069-7071 Thomas Street in the CM (Commercial Manufacturing) zone. The project is Class 32, Section 15332, categorically exempt from CEQA.

PROPERTY OWNER (7069 Thomas): Jeff Stark
7069 Thomas Street
Buena Park, CA 90621

PROPERTY OWNER (7071 Thomas): Nick Stathes
P.O. Box 571355
Tarzana, CA 91357

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

RECOMMENDED ACTION: Adopt Resolutions of Approval

3. CONDITIONAL USE PERMIT NO. CU04-014M2

A request to modify a Conditional Use Permit to renovate an existing restaurant with associated site improvements, located at 7801 Beach Boulevard in the ECSP (Entertainment Corridor Specific Plan) zone. The project is Class 1, Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: Investment Decision Corporation
64 East 6400 South Street # 310
Murray, UT 84101

APPLICANT: TDMG, Inc./Seyoung Choi
7050 Village Drive, Suite H
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolution of Approval

4. TEXT AMENDMENT NO. C15-001

A request to consider a recommendation to City Council to amend Title 19 regarding zoning standards and regulations for massage establishments. The project is exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

PROJECT PROPONENT: City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90620

RECOMMENDED ACTION: Adopt Resolution recommending approval to City Council

5. PARCEL MAP NO. PM14-002

A request to subdivide an existing one parcel commercial property into a two-parcel commercial property located 8850 Valley View Street in the CS (Community Shopping) zone. The project is categorically exempt pursuant to Section 15315, Class 15, Minor Land Division, of the California Environmental Quality Act Guidelines.

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 Resolution of 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:

PCAG121615