

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
October 28, 2015

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on October 28, 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
Brady Woods, Senior Planner
Kirt Coury, Senior Planner Consultant
David Jacobs, Assistant City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

- 1. APPROVAL OF MINUTES** Meeting of August 12, 2015
Adjourned Meetings of August 26,
September 9 and 23, and October 14, 2015

RECOMMENDED ACTION: Approve

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

NEW BUSINESS:

- 2. CONDITIONAL USE PERMIT NO. CU15-011
TENTATIVE TRACT MAP NO. TT15-002**

A request for Conditional Use Permit to construct a 12-unit townhome development on an approximately .50-acre site generally located southeast of the corner of Orangethorpe and Stanton Avenues at 8122 Orangethorpe Avenue within the GMU (General Mixed-Use) zone. The proposed Tract Map will combine the existing properties into a single lot for condominium purposes. The proposed development will be incorporated within the 128 unit development currently under construction by the applicant directly adjacent to the subject site. This project is Class 32, Section 15332 categorically exempt from CEQA.

PROPERTY OWNER: William R. Garcia, Trustee
William R. and Norma Garcia Living Trust
12812 Valencia Way
Garden Grove, CA 92841

APPLICANT: Buena Park 2 Investments, LLC
3121 Michelson, Suite 150
Irvine, CA 92612

RECOMMENDED ACTION: Adopt Resolutions of Approval

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

The staff report was presented by Kirt Coury, Senior Planner/Consultant. The subject site is zoned GMU (General Mixed-Use) and is currently developed with a non-conforming residential use. Existing site improvements will be demolished to accommodate the proposed development to be incorporated as part of the City Ventures "Parker Collection" project, currently under construction. The properties to the north and west are zoned GMU (General Mixed Use) and are being developed with multi-family residences. The properties to the east are zoned RS-6 and developed with single-family residences. The properties to the south are zoned RM-20 and developed with multi-family residences.

Staff recommends that the Planning Commission adopt the attached Resolutions approving Conditional Use Permit No. CU15-011 and Tentative Tract Map No. TT15-002.

In 2007, the former Redevelopment Agency began assembling properties southeast of Orangethorpe and Stanton Avenues. The assembled properties, centered on the former City Maintenance Yard, included blighted and substandard structures and public improvements on small lots with irregular configurations. Redevelopment housing set-aside funds were used to acquire the 10 acre area with the intent of revitalizing and redeveloping the assembled properties.

In 2011, the former Redevelopment Agency entered into an Exclusive Negotiation Agreement with City Ventures to develop the area with townhomes. In order to provide an associated quality affordable rental housing project, non-profit developer Jamboree Housing was selected to partner with City Ventures and master plan the project.

On May 27, 2014, the City Council approved Development Agreement DA14-003 with City Ventures and Tentative Tract Map TT14-004 for the construction of a 128-unit townhome development (the Parker Collection project) including open space and other site improvements. The Parker Collection project site is currently under construction with anticipated completion by the end of this year.

Buena Park 2 Inv., LLC (an entity of City Ventures), is now proposing to develop and incorporate an adjacent approximate .50 acre parcel to the southeast into the Parker Collection development. Development and incorporation of the subject property is proposed as a continuation of the Parker Collection project, under construction immediately to the northwest. The adjacent proposed 12-unit development is to be designed in a similar style to be incorporated into the Parker Collection project with architecture and configuration as an extension of the development.

The subject parcel was master planned to become part of the Parker Collection development based on future anticipated acquisition. However, the property only recently became available and City Ventures is currently in escrow to purchase the site for 12 additional loft units. The site will be annexed into the Parker Collection development and Homeowner's Association and will share in maintenance of the private streets, landscaping, building exteriors and amenities including the large park with tot lot, pool and dog park.

The submitted application and plans propose construction of a 12-unit townhome development including site improvements on the approximate .50 acre parcel to be incorporated into the Parker Collection. The project provides a three story townhome design consisting of living space on the ground level with the main living area on the second and third floors and a two-car garage. The project proposes three floor plan options ranging from a 1,370 sq. ft. two bedroom and two and one half bathroom model to a 1,453 sq. ft. four bedroom and three and one half bathroom model.

The architectural theme is consistent with the adjacent new Parker Collection townhomes development project identified as "Industrial Loft." The Industrial Loft architectural style continues the overall contemporary urban exterior design incorporating geometric building features enhanced with stucco exterior finishes, decorative corrugated metal enhancements, metal trellis details, siding, and metal fascia with suspension cables..

The site design and configuration will also be consistent with the Parker Collection project. The townhome buildings maintain minimum setbacks of 10 ft. and 15 ft. along the south and east property lines adjacent to the existing single family residences. Common usable open space areas and amenities are provided within three centrally located recreation areas throughout the approved Parker Collection project. The landscape greenbelt system and courtyard areas will maintain 4 to 5 ft. wide sidewalks which will provide pedestrian access throughout the developments.

Vehicular access to the main site will be provided by 36 ft. wide private streets accessed from Stanton Avenue and Page Street via the Parker Collection development. The second point of access will be off of Indiana Avenue from a 32 ft. wide private street. The new development will directly connect to the Parker Collection project, including driveways and walkways. Ackerman Drive (a private street currently under construction) will be extended to the project site providing pedestrian and vehicular ingress and egress (via Ackerman, Indiana Ave. and Oregon St.) to the Stanton Ave., Indiana Ave and Page St. With this addition to the Parker collection, the 28 loft units at the north eastern portion of the Parker Collection will now have direct vehicular and pedestrian access to Ackerman Drive and all the common area amenities.

The proposed development includes 39 parking spaces (24 garage spaces and a net 12 guest spaces). With this addition, the Parking Collection will have total of 140 guest parking spaces. Also, in order to provide a continuous buffer between the proposed project and the surrounding land uses, the proposal includes a minimum 10 ft. wide landscape buffer and a min. 6 ft. high decorative masonry wall.

In reviewing the application, Staff visited the site and surrounding area including the adjacent development under construction as well as reviewed the submitted plans. Based on this review, Staff is of the opinion that the proposed housing development will allow the subject site to function as an appropriate extension of the Parker Collection project, in compliance

with applicable requirements. Integration of the new project into the primary residential development under construction will create an appropriate scale and configuration for overall development of the area. Development and incorporation into the larger scale residential development will provide convenient access to appropriate amenities. The City Yard development area, including the subject site, is located within the Orangethorpe Corridor East Focus Area in the General Plan. The Orangethorpe Corridor East Focus Area is envisioned as the eastern gateway into the City. Based on the scope of the project, architectural design, and massing of the development, Staff feels that the proposed integrated project will be complementary and consistent with the development under construction and fulfills the expectations identified for this area within the General Plan.

Staff is of the opinion that the site and architectural design of the proposed project is appropriate in density, setbacks, massing, open space, parking, and vehicular and pedestrian access. The new project incorporates enhanced design, including diverse textures and materials which give the development a unique and appealing quality in a manner consistent with adjacent development under construction. Additionally, the developer has provided a quality architectural and site design including connection to amenities with other newer residential developments within the immediate area and the City. The design of the development has been configured to integrate with the previously approved adjacent 128-unit townhome project while creating a high quality multi-family housing project.

The proposed townhome development will maintain efficient flow of traffic as well as appropriate and improved ingress and egress, and emergency access, circulation, and parking requirements. Staff feels that the proposed project will be a logical continuation of the approved Parker Collection development. The overall development will include approximately 1.37 acres of recreation space including a main park, recreation center, and linear dog park.

Finally, in order to insure the highest quality of development, Staff has included conditions incorporating the proposed development into the adjacent development under construction, including compliance with applicable conditions, including circulation, landscaping, and architectural requirements.

The project is Class 32, Section 15332, categorically exempt from CEQA.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center, and 82 notices were mailed to property owners and residents within a 300 ft. radius of the subject property on October 16, 2015.

Chair Capelle asked if there were any questions for staff.

Commissioner Schoales asked if the subject property can be independently accessed via Orangethorpe Avenue. He commented that he hopes the project will merge with and be consistent with the adjacent properties being developed.

Mr., Jacobs said the subject property can be independently accessed via Orangethorpe Avenue. He added that an integrated development is envisioned for the subject property.

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.

Kim Prijatel, Developer/Architect, City Ventures, said the proposed project will improve vehicle and pedestrian access. She said their group of architects is available to answer questions about the proposal.

Commissioner Diep recalled that she had discussed, at a previous meeting, the importance of ensuring the security of mailbox locations. She asked about the location of mailboxes for the proposed project.

Douglas Jones, architect, 1584 Monrovia Avenue, Newport Beach, CA 92663, said there will be a centralized mail box location immediately adjacent to the three new guest parking stalls.

Commissioner McGuire asked if the design of the proposed new building will match the building to the north.

Ms. Prijatel said the building design, including height, parking, and architectural requirements, will be consistent with the surrounding buildings, including the building to the north.

Commissioner McGuire asked how many units will be accessible to wheelchair-bound clients.

Cheron Weimholt, architect, Costa Mesa, CA 92627, said in compliance with ADA requirements, ten percent of the project, or 15 units, will be accessible to wheelchair-bound clients.

Commissioner McGuire asked if clients on wheelchair on any of the ground floor units can access the elevator.

Ms. Weimholt said that unlike larger buildings, the proposed project is not required to have this feature.

Commissioner McGuire commented that although it is not currently required, he hopes the developer can, in the future, incorporate features such as stairways that are able to accommodate wheelchair lifts. .

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

Commissioner Gonzales moved, and Commissioner Barstow seconded, the motion to adopt the Resolutions approving Conditional Use Permit No. CU15-011/Tentative Tract Map No. TT15-002 with findings of fact and conditions therein.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

**RESOLUTION NO. 5973
CONDITIONAL USE PERMIT NO. CU15-011**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU15-011, TO CONSTRUCT A 12-UNIT TOWNHOME DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS ON APPROXIMATELY .50 ACRES OF LAND LOCATED AT THE GENERAL MIXED USE ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 5974
TENTATIVE TRACT MAP NO. TT15-002 (17916)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A TENTATIVE TRACT MAP TO CONSOLIDATE 3 PARCELS TOTALING APPROXIMATELY .50 ACRES INTO 1 LOT FOR THE CONSTRUCTION OF 12 TOWNHOMES INCLUDING SITE IMPROVEMENTS AT 8122 ORANGETHORPE AVENUE (APN: 070-071-11 AND -14), WITHIN THE GMU (GENERAL MIXED-USE) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

- Porto's

STAFF REPORTS:

Mr. Rosen introduced Brady Woods, Senior Planner, and thanked Kirt Coury, Senior Planner-Consultant, for his assistance to the Planning Division.

Mr. Rosen updated the Commissioners on the status of voter redistricting in the City.

COMMISSION REPORTS:

None

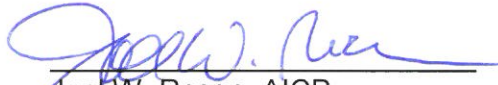
ADJOURNMENT:

At 7:20 p.m., Chair Capelle adjourned the meeting to the Planning Commission meeting on Monday, November 16, 2015, in the City Council Chamber.



Joyce Capelle
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary