

## Planning Commission

**MEETING DATE AND TIME:**

April 13, 2016 - 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,

**PLANNING COMMISSION CONSENT CALENDAR (Items 1-2)**

***NOTICE:*** All matters listed on the Consent Calendar are to be approved with one motion unless a member of the Planning Commission or the public requests separate action on a specific item. Members of the Planning Commission or the public may ask to be heard on any item on the Planning Commission Consent Calendar.

1. **APPROVAL OF MINUTES** Meeting of February 10, 2016  
Adjourned Meeting of February 24, 2016  
Adjourned Meeting of March 9, 2016  
Adjourned Meeting of March 23, 2016

RECOMMENDED ACTION: Approve

2. **GENERAL PLAN FINDING OF CONFORMANCE NO. CGP15-002**

A request to determine that the proposed Fullerton Creek Channel North Wall Improvement Project will conform with the City of Buena Park General Plan.

APPLICANT: County of Orange Public Works Department  
300 N. Flower Street  
Santa Ana, CA 92703

RECOMMENDED ACTION: Adopt Resolution of Approval

=====END OF CONSENT CALENDAR=====

**PUBLIC HEARING:**

**NEW BUSINESS:**

**3. CONDITIONAL USE PERMIT NO. CU16-001**

A request to establish the sale of beer and wine for on-site consumption within a 5,433 sq. ft. restaurant at 5350 Beach Boulevard in the CS (Commercial Shopping) zone. The project is Class 1 Section 15301, categorically exempt from CEQA.

PROPERTY OWNER: A & EE, LLC  
3435 Wilshire Boulevard, Suite 1710  
Los Angeles, CA 90010

APPLICANT: Adam Cho  
5350 Beach Boulevard  
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolution of Approval

**4. DEVELOPMENT AGREEMENT NO. DA16-001**

A request to consider a recommendation to the City Council for a Development Agreement to construct and operate a 10-story hotel with 150 rooms, to include a five (5) level parking structure, restaurant with outdoor dining, conference/banquet space, roof top restaurant/bar, hotel guest amenities and related site improvements as well as the sale of alcoholic beverages for on-site consumption on 1.45 acres of land located at 7860 Beach Boulevard. The project is Class 32 Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: City of Buena Park as Successor Agency to the former  
Community Redevelopment Agency  
6650 Beach Boulevard  
Buena Park, CA 90620

PROJECT PROPONENTS: Stanford Buena Park, LLC  
5659 Mansfield Way  
Bell, CA 90201

Fore Architects, Inc.  
3550 Wilshire Boulevard, Suite 1777  
Los Angeles, CA 90010  
Buena Park, CA 90621

RECOMMENDED ACTION: Adopt Resolution recommending City Council  
Approval

**5. DEVELOPMENT AGREEMENT NO. DA16-002**

A request to consider a recommendation to the City Council for a Development Agreement to construct and operate a 5-story hotel with 149 rooms, to include two (2) restaurants with outdoor dining, conference/banquet space, hotel guest amenities and related site improvements as well as the sale of alcoholic beverages for on-site consumption on 2.25 acres of land located at 7851 Beach Boulevard. The project is Class 32 Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: City of Buena Park as Successor Agency to the former  
Community Redevelopment Agency  
6650 Beach Boulevard  
Buena Park, CA 90620

PROJECT PROPONENTS: BA Hotel & Resort, LLC  
1141 Beach Street  
Cerritos, CA 90703

Sohn Architects  
1071 W 190<sup>th</sup> Street  
Los Angeles, CA 90248

RECOMMENDED ACTION: Adopt Resolution recommending City Council  
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:**