

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
May 25, 2016

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on May 25, 2016, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California with Chair Capelle presiding.

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

ABSENT: COMMISSIONERS: Chung, Diep

ALSO PRESENT:

Joel W. Rosen, AICP, Director of Community Development
Jay Saltzberg, Planning Manager
Brady Woods, Senior Planner
Kirt Coury, Planner
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES

Meeting of April 13, 2016
Adjourned Meeting of April 27, 2016
Adjourned Meeting of May 11, 2016

RECOMMENDED ACTION:

Approve

Commissioner Gonzales moved and Commissioner Barstow seconded the motion to approve the minutes.

AYES: 5 COMMISSIONERS: Gonzales, Barstow, McGuire, Schoales, and Capelle

NOES: 0 COMMISSIONER:

ABSENT: 2 COMMISSIONERS: Chung, Diep

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

NEW BUSINESS:

2. VARIANCE NO. V16-001

A request to allow for reduced front setback from the required 20 ft. to zero for the construction of a new 1,789 sq. ft. medical office building in conjunction with renovation of an existing 2,890 sq. ft. office building for development of a new 4,679 sq. ft. multi-tenant medical office complex at 6102-6112 Beach Boulevard within the CG (Commercial General) zone. The project is Class 32 Section 15332, categorically exempt from CEQA.

PROPERTY OWNER: Lucas Patuwo
16302 Avenida San Miguel
La Mirada, CA 90638

APPLICANT: Pac-Rim Architects
Kwang S. Lee
1240 E. Garry Avenue
Santa Ana, CA 92705

RECOMMENDED ACTION: Adopt Resolution of Approval

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

The staff report was introduced by Brady Woods, Senior Planner.

The properties are zoned CG (Commercial General) and are developed with a single family residence and a vacant office building. The adjacent properties to the north and south are zoned CG and developed commercially. Adjacent properties to the east are zoned CG and developed with legal non-conforming single family residences. The property to the west, across Beach Boulevard, is zoned ACSP and developed with an auto dealership.

Staff recommends that the Planning Commission adopt the attached Resolution approving Variance No. V16-001 with findings and conditions.

The 12,000 sq. ft. subject site is located on Beach Boulevard and consists of two 6,000 sq. ft. parcels, with 50 ft. street frontages and 120 ft. lot depths. The parcel at 6102 Beach Boulevard is developed with a 1,287 sq. ft. single family home. 6112 Beach Boulevard is developed with a 2,890 sq. ft. vacant office building. Both properties have a General Plan designation of General Mixed Use in the Central Buena Park Focus Area. The owner purchased the properties for development of a medical office complex, to include his dental practice, with demolition of the house and renovation of the existing office building.

The properties along Beach Boulevard adjacent to the subject site were developed in the mid-to-late 1950's, under previous code requirements. The current front setback requirement is 20 ft. The building to the north, located at 6086 Beach Boulevard and the building to the south, located at 6122 Beach Boulevard, are built to the front property lines.

The submitted application and plans propose the demolition of the existing 1,287 sq. ft. single family residence at 6102 Beach Boulevard to be replaced with a 1,789 sq. ft. single story medical office building. The applicant is requesting variance from the Zoning Code to allow a front setback of zero for the proposed medical office building at 6102 Beach Boulevard in lieu of the minimum 20 ft. front setback required in the Commercial General zone. The building will be set back 1.5 ft. from the front property line with an angled portion of the façade projecting forward to within two inches of the front property line. The existing 2,890 sq. ft. single story vacant office building at 6112 Beach Boulevard will be renovated and retain its current 2 ft. front setback. A total of 4,679 sq. ft. is proposed for the new integrated medical complex.

The Zoning Code allows for Planning Commission consideration of variances from development standards in special circumstances which “do not grant special privileges to the subject property not enjoyed by other properties in the same zone and vicinity”. Based on the prevailing zero front setbacks of adjacent existing commercial buildings in the same zone and vicinity, the applicant is requesting a front building setback consistent with surrounding development.

Vehicle access to the new medical office development will be from the Beach/Homewood public alley located to the rear of the development. Pedestrian access to the development will be from both Beach Boulevard and the rear parking lot. Twenty (20) on-site parking spaces (12 standard, 7 compact, 1 ADA compliant) will be provided. Zero side setbacks are proposed, consistent with the adjacent buildings and Code requirements.

The new medical office building and renovated existing office building will feature a contemporary design, with decorative stucco exteriors, enhanced cornices, and projected trim on windows. As proposed, the new and renovated office buildings will comply with all other applicable development standards, including access, circulation, parking, landscaping, and architectural compatibility.

In addition to merging the separate parcels, the applicant is required to dedicate 2.5 ft. along the east property line to the City for the future widening of the Beach/Homewood public alley. The current width of the Beach/Homewood Alley is 15 ft.; 20 ft. is required. To comply with City right-of-way requirements, similar dedication will be required for properties abutting the substandard alley when redevelopment of the parcels is proposed.

Staff has reviewed the application and submitted plans, visited the subject site and surrounding properties and, based on the required variance findings, believes that granting the variance is appropriate since many of the existing commercial developments on Beach Boulevard in the site vicinity have reduced front setbacks due to pre-existing Code requirements. As proposed, the reduced front setback is consistent with adjacent properties along Beach Boulevard with similar existing front building setbacks. The building feature projecting to be adjacent to the front property line creates an attractive decorative element in scale with the site and the area development pattern.

In addition, the proposed front setback for the new building will be consistent with the front setback of the adjacent existing building on-site, which will be renovated to match the new building. The new medical complex will be consistent with the general mix of uses within the General Plan Central Buena Park Focus Area. The Central Buena Park Focus Area along Beach Boulevard represents the historic commercial center of the city, including “street-oriented buildings” and “compatibility with surrounding neighborhoods” as specific design goals for the Focus Area. Sufficient front setback area will be provided for landscaping to enhance the office complex.

The approval of the variance will not be contrary to the objectives of the General Plan and the intent of the Zoning Ordinance, since the proposed multi-tenant office development will contribute to General Plan goals of the Central Buena Park Focus area and improve the visual character of the streetscape image along Beach Boulevard. As proposed, the reduction in front setback will not be detrimental to the site or surrounding area, as conditioned, and allows for an appropriate building configuration in context with the existing and anticipated area development pattern. The proposed development complies with applicable requirements for medical offices within the CG zone including access, circulation,

parking, and architectural requirements. Staff feels that the new medical office complex, as conditioned, will enhance the area architectural character without negative effects and represents an overall improvement to the site.

In summary, staff has determined that there are special circumstances that support the findings necessary to grant the requested variance. The special circumstances applicable to the subject property include similarly reduced front building setbacks at surrounding properties. Commercial buildings near the subject property maintain reduced front setbacks similar to the setback proposed with this application. In addition, the proposed request will allow for the appropriate amount and configuration of parking with access at the rear of the small-scale integrated medical office development.

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 on May 13, 2016, and 40 notices were mailed to property owners within a 300 ft. radius of the subject property on May 13, 2016.

Chair Capelle asked if there were any questions of staff.

Commissioner Gonzales expressed his concern that the proposed 20 parking spaces may not be adequate based on the proposed medical occupancy. He asked if there are other external parking lots in the area.

Mr. Woods said external parking spaces are not available to support the proposed medical uses at the property but street parking is allowed.

Commissioner Schoales noted, and Mr. Woods confirmed, that there is no existing landscaped front parkway. He asked if a landscaped parkway is proposed.

Mr. Woods said a landscaped front parkway is proposed.

Commissioner Schoales asked if the buildings are attached or separate free-standing.

Mr. Woods said the buildings, which are separate, share a common open area connected by a trellis cover.

Commissioner Schoales referred to the taller building on the corner that will be remodeled and asked if there are lifts and ramps for the disabled.

Mr. Woods said the building will be ADA compliant as required.

Commissioner McGuire commented that the General Plan for the Central Buena Park Area includes a goal to make Beach Boulevard wider to allow for more comfortable pedestrian traffic, and asked whether this proposal would be contrary to that goal. He also asked if approval of this proposal would set a precedent.

Mr. Woods said the proposed Variance to allow a front setback comparable to the surrounding buildings includes a proposed design that will enhance the view along Beach Boulevard to enhance the experience of pedestrians. He added that the proposal will allow for more parking spaces.

Mr. Rosen said possible future proposals of this nature will still be subject to Planning Commission review and approval and that approval is discretionary, based on unique circumstances, key elements of the design, and other factors.

Commissioner Barstow asked if landscaping will conform to the City's water saving measures.

Mr. Saltzberg said that, as with all proposed projects, the subject application will be required to comply with the City's water-saving measures.

Commissioner Gonzales asked if a proposed swinging door, as indicated on the plan, will not interfere with accessibility for disabled individuals.

Mr. Rosen said the proposed project, if approved, will have to go through the plan check process where modifications may be required if necessary to comply with ADA requirements..

Chair Capelle said 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.

Kwang S. Lee, applicant and project architect, 1240 E. Garry Avenue, Santa Ana, CA 90638, confirmed what Mr. Rosen had stated, which is that the project will have to go through the Building plan check review process and comply with ADA requirements.

Chair Capelle complimented the design and elevation of the proposed project. She said that, in anticipation of future similar applications, a study session to discuss the overall intended design scheme for future buildings would be helpful.

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 Barstow moved and Commissioner Gonzales seconded the motion to adopt the following titled Resolution recommending Variance No. V16-001 with findings of fact and conditions therein.

**RESOLUTION NO. 6001
VARIANCE NO. V16-001**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR VARIANCE FROM SECTION/TABLE 19.520.020 OF THE ZONING CODE FOR REDUCED FRONT SETBACK IN CONJUNCTION WITH ESTABLISHING A 4,679 SQ. FT. MEDICAL OFFICE COMPLEX AT 6102 - 6112 BEACH BOULEVARD WITHIN THE CG (GENERAL COMMERCIAL) ZONE WITH FINDINGS

AYES:	4	COMMISSIONERS:	Barstow, Gonzales, Schoales, and Capelle
NOES:	1	COMMISSIONER:	McGuire
ABSENT:	2	COMMISSIONERS:	Chung, Diep
ABSTAIN:	0	COMMISSIONER:	

3. PARCEL MAP NO. PM16-001

A request to subdivide one parcel of land with an existing single family residence into two separate lots to allow for future development of a single-family residence on the new lot at 8591 Grand Avenue in the RS-6 (One Family Residential) zone. The project is Class 15 Section 15315, categorically exempt from CEQA.

PROPERTY OWNER: Next Level Property Investments, LLC
Peter H. de Best
4411 E. La Palma Avenue
Anaheim, CA 92807

APPLICANT: Ideal Design
Oscar Sanchez
5848 Adenmoor Avenue
Lakewood, CA 90713

RECOMMENDED ACTION: Adopt Resolution of Approval

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

The staff report was introduced by Kirt Coury, Planner.

The subject property is zoned RS-6 and is developed with a single-family home. The properties to the North and West are zoned RS-6 (A) and are developed with single-family homes. The properties to the East are zoned RS-6 and are developed with single-family homes. The properties to the South are zoned RM-20 and are developed with multi-family residential units.

Staff recommends that the Planning Commission adopt the attached Resolution approving Tentative Parcel Map No. PM16-001.

The property under application is located on the southwest corner of Grand Avenue and Haldor Place with street frontages of 202.17 ft. and 120.00 ft. respectively, and a land area of 24,261 square feet. The property is currently developed with an approximately 1,850 sq. ft. single-family home located adjacent to the intersection of Haldor Place and Grand Avenue (Parcel 1 of the proposed Parcel Map). Zoning for the property is RS-6 (One-Family Residential) which requires a minimum lot area of 6,000 square feet.

On July 1, 1996, the City Council approved Zone Change Z 96-3 for removal of the Agricultural Overlay designation and Parcel Map No. PM 95-134 to split the property into two parcels. Although the Zone Change was approved, the Parcel Map was never recorded. The subdivision into two separate parcels as proposed is similar to the subdivision as previously approved.

The applicant is proposing to subdivide the 24,261 sq. ft. lot at 8591 Grand Avenue into two parcels. Parcel 1, including the existing residence, is proposed as a 12,078 sq. ft. lot located adjacent to the intersection of Haldor Place and Grand Avenue. Parcel 2 is a proposed 12,182 sq. ft. lot located immediately south of Parcel 1.

In reviewing the applicant's request, staff reviewed plans and visited the site and surrounding area and is of the opinion that the site is adequate to support the proposed lot split without negatively impacting the subject and surrounding properties. The proposed subdivision creates separate lots meeting applicable development standards, including minimum lot area, frontage, and width requirement. The subdivision allows for future development of a single family residence consistent with the Low Density Residential General Plan category. No construction plans for the new single family home have been submitted and they will be subject to the Site Plan Review process. The subdivision allows for sufficient access, infrastructure, and other public and private improvements consistent with the overall existing and intended neighborhood development pattern.

The project is Class 15, Section 15315, categorically exempt from CEQA for minor land divisions.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on May 13, 2016, and 43 notices were mailed to property owners within a 300 ft. radius of the subject property on May 13, 2016.

Chair Capelle asked if there were any questions of staff.

Commissioner Gonzales asked staff for a brief background on the proposal.

Mr. Coury said a Zone Change and Parcel Map similar to tonight's proposal for the site were approved by City Council in 1996; however, the Parcel Map was never recorded.

Commissioner Schoales asked if the applicant has plans to further subdivide the lot.

Mr. Saltzberg said the applicant is rehabilitating the existing residence on the property, with the intent to sell both lots. As proposed, the subdivision will allow for future construction of one single family residence on the new lot.

Chair Capelle said 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.

Oscar Sanchez, applicant, Ideal Design, 5848 Adenmoor Avenue, Lakewood, CA 90713, said his design firm is in the business of cleaning up houses and putting them on the market. He said that some of their past projects were featured on an HGTV show.

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 Schoales seconded the motion to adopt the following titled Resolution recommending approval to the City Council with findings.

**RESOLUTION NO. 6002
PARCEL MAP NO. PM16-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BUENA PARK APPROVING A PARCEL MAP TO SUBDIVIDE ONE
PARCEL OF LAND WITH AN EXISTING SINGLE FAMILY RESIDENCE
INTO TWO SEPARATE LOTS TO ALLOW FOR FUTURE DEVELOPMENT**

**OF A SINGLE-FAMILY RESIDENCE ON THE NEW LOT FOR PROPERTY
AT 8591 GRAND AVENUE WITHIN THE RS-6 (RESIDENTIAL SINGLE-
FAMILY) ZONE WITH ASSOCIATED FINDINGS**

AYES: 5 COMMISSIONERS: Gonzales, Schoales, Barstow, McGuire,
and Capelle
NOES: 0 COMMISSIONER:
ABSENT: 2 COMMISSIONERS: Chung, Diep
ABSTAIN: 0 COMMISSIONER:

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Rosen announced that there will be no Planning Commission meeting on June 8. This meeting will adjourn to June 15 to consider the Los Coyotes Country Club Development Plan.

STAFF REPORTS:

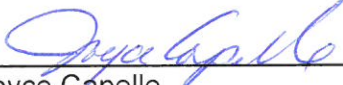
None

COMMISSION REPORTS:

None

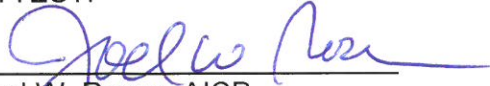
ADJOURNMENT:

At 7:50 p.m., Chair Capelle adjourned the meeting to the Planning Commission meeting on Wednesday, June 15, 2016, in the City Council Chamber.



Joyce Capelle
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary