

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
June 15, 2016

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on June 15, 2016, 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, Director of Community Development
Jay Saltzberg, Planning Manager
Brady M. Woods, Senior Planner
David Jacobs, City Engineer
Craig Fox, Deputy City Attorney
Ruth Santos, Senior Administrative Assistant

1. APPROVAL OF MINUTES

Meeting of May 25, 2016
Adjourned Meeting of June 8, 2016

RECOMMENDED ACTION: Approve

Commissioners Chung and Diep abstained from voting on the approval of the minutes of May 25, 2016, due to their absence from that meeting.

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

Meeting of May 25, 2016:

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

Adjourned Meeting of June 8, 2016:

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

PUBLIC HEARING:**OLD BUSINESS:****2. GENERAL PLAN AMENDMENT NO. GP15-002; TEXT AMENDMENT NO. C14-001; DEVELOPMENT AGREEMENT NO. DA14-002; TENTATIVE TRACT MAP NO. TT14-001; ENVIRONMENTAL IMPACT REPORT NO. EIR14-001**

A request to consider a recommendation to the City Council for a General Plan Amendment amending the Land Use & Community Design Element of the Buena Park General Plan specific to the Los Coyotes Country Club; Text Amendment amending Section 19.612.010 of Division 6 of Buena Park Zoning Ordinance to allow 125 luxury golf course-oriented dwelling units, 10,000 sq. ft. of clubhouse improvements, and associated site improvements, in the OR (Recreational Open Space) zone, in conjunction with a Development Agreement, Tentative Tract Map, and certification of an Environmental Impact Report.

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

RECOMMENDED ACTION: Adopt Resolutions recommending City Council Approval

In reply to Chair Capelle, Ms. Santos stated that staff had received and distributed copies of e-mail exchanges between Caltrans and staff, Caltrans letters dated June 7 and 13, 2016, a letter from the North Orange County Chamber of Commerce in support of the proposed project, and emails of support from Un Yong Park, Moonhwan Kim, and Daniel Yoon.

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

The 21.8 acre site is zoned OR (Recreational Open Space) and is located within the 210 acre Los Coyotes Country Club which is a private country club featuring three, nine-hole golf courses, a 55,000 sq. ft. clubhouse, practice facilities, maintenance area, and associated improvements. The site is also currently developed with a vacant administrative building, former swimming pool and six tennis courts north of the clubhouse, the country club entrance and parking lot west of the clubhouse, and the driving range and practice area south of the clubhouse. The properties located to the west of the Country Club are zoned RS-10 (Estate Residential) and are developed with single-family homes. The properties to the north are zoned RS-10 and OR (Recreational Open Space) and are developed with single-family homes and the Ralph B. Clark Regional Park. The properties to the east are located in the City of Fullerton and are developed with single-family residences. The properties to the southeast are zoned RS-10 and are developed with single-family homes. The properties to the south, across Malvern Avenue, are zoned PD (Planned Development) and are developed with the Lakeside residential community featuring single-family homes and multi-family condominiums.

Staff recommends that the Planning Commission adopt the attached Resolutions recommending the City Council certify Environmental Impact Report No. EIR 14-001; adopt Ordinances approving General Plan Amendment No. GP15-002, as amended, eliminating the 10,000 sq. ft. of clubhouse improvements and only approving the 125 condominium units

and other site improvements, Text Amendment No. C14-001, Development Agreement No. DA14-002, as amended, eliminating the 10,000 sq. ft. of clubhouse improvements and only approving the 125 condominium units and other site improvements; and approving Tentative Tract Map No. TT14-001.

The 210 acre Los Coyotes Country Club (LCCC) is located in the northeast portion of the city, north of Malvern Avenue, south of Rosecrans Avenue, and east of Beach Boulevard, within the Bellehurst community. The LCCC commenced operation on November 1, 1957 as the Fullerton Country Club. The Country Club was acquired by McAuley LCX Corporation in 1980. During its 59 years in operation, the Los Coyotes Country Club has experienced a number of modifications to its facilities including reconstruction and modifications to the clubhouse, addition of the golf cart storage barn, and other facility enhancements. Due to changes in operation, the existing golf course management building located north of the clubhouse has been vacated as well as the former swimming pool area.

In December 2010, the City Council approved the comprehensive 2035 General Plan update to reflect the current conditions of the City and establish the vision for future growth. During the update process, a new policy was incorporated into the Open Space and Recreation Element allowing for additional complementary uses within the Los Coyotes Country Club. Policy OSR-4.7 reads *“Allow for additional uses at the Los Coyotes Country Club including hospitality hotel, spa, golf course-oriented residential dwelling units, and other golf-related amenities.”*

In 2012, the Los Coyotes Country Club ownership developed the Resort at Los Coyotes concept development plan (The Resort Plan) which was designed to complement the existing golf course operations while creating new amenities for the Country Club. The Resort Plan included demolition of the existing management office space, former swimming pool area, and tennis courts located north of the main clubhouse. The Resort Plan featured three project areas totaling 19.8 acres including the construction of 200 luxury condominium units and 250 resort and hospitality units. The proposal included structured parking, a 5,000 sq. ft. restaurant, 6,000 sq. ft. health spa, and 10,000 sq. ft. of new event, meeting and office space on top of the existing clubhouse, and three new tennis courts. The Resort Plan also called for consolidating certain maintenance functions to allow development of golf-related recreational amenities within the existing maintenance yard. Since the proposal was in an early design phase, only a conceptual site plan was provided.

In order to engage the surrounding community in the design process, the Los Coyotes Country Club ownership held a series of community outreach meetings at the Country Club, with City staff in attendance. The outreach included two meetings directed to the Bellehurst community, two meetings directed to the City of Fullerton “Island” community, as well as Los Coyotes Country Club membership surveys. The Country Club ownership also mailed neighborhood newsletters to update the surrounding community on the status of their concept plans.

During this initial community outreach process, the Los Coyotes Country Club ownership submitted applications to the Planning Division for the proposed Resort Plan development. The applications included a request for the initiation of a Zoning Code Text Amendment to allow for residential uses within the Los Coyotes Country Club property zoned OR (Recreational Open Space), Development Agreement, Conditional Use Permit, and Parcel Map. During the application process, City of Buena Park retained Phil Martin and Associates to prepare a Program Environmental Impact Report (EIR) for the proposed development as

required by the California Environmental Quality Act (CEQA). Phil Martin initiated the EIR process by mailing a Notice of Preparation on March 27, 2013, as well as holding an EIR Scoping meeting on April 4, 2013.

Throughout the outreach process, the Bellehurst community which surrounds the Country Club expressed concerns regarding the scale and intensity of the proposed development. The primary concerns included compatibility, visual, and traffic impacts to the surrounding community. In response to community concerns that the City of Buena Park was not providing separate outreach opportunities, then Buena Park Mayor Miller Oh convened a community meeting at City Hall to allow staff to provide information about the proposal to the public and to receive public opinion regarding the potential project.

Responding in part to concerns of the surrounding community, the Los Coyotes Country Club ownership decided to reduce the scale of the proposal. The revised project included eliminating 75 private residences, the 250 hospitality rooms, one tennis court, the parking structure, the 5,000 sq. ft. restaurant, and the 6,000 sq. ft. spa. The new concept development plans were renamed the Los Coyotes Country Club Development Plan (LCCCDP). As modified, the 19.8 acre, LCCCDP included 125 luxury condominium units; 10,000 sq. ft. of space on top the existing clubhouse consisting of 5,000 sq. ft. of gathering/event space, 1,000 sq. ft. of private meeting space, and 4,000 sq. ft. of management office space; two new tennis courts; surface parking; and golf course practice area enhancements. The previous Resort Plan applications were withdrawn and new LCCCDP applications were submitted to the City, including a request for the initiation of a Text Amendment, Development Agreement, and Tentative Tract Map. Based on the modifications to the project, Phil Martin and Associates prepared a second Notice of Preparation (NOP) for the proposed LCCCD Plan as required by the CEQA. The second NOP was mailed to residents and posted on the City's website on December 13, 2013.

On February 11, 2014, the City Council held a Study Session to discuss the LCCCD Plan and consider the request to initiate a Text Amendment to the Buena Park Zoning Ordinance. Prior to the Study Session, in order to inform the nearby community regarding the revised proposal and the planning process, the City mailed public meeting notices about the Council Study Session to approximately 1,900 residences. After the Council Study Session discussion of the proposed text amendment initiation and subsequent to public comments, the City Council directed Staff to initiate a text amendment to Buena Park Zoning Ordinance (Zoning Code) Section 19.612.010, regarding uses permitted in open space zones. The proposed Zoning Code Text Amendment adds "*luxury golf course-oriented residential dwelling units*" as a permitted use within the OR (Recreational Open Space) zone via the Development Agreement process.

Since the February 11, 2014 City Council Study Session, City Staff has conducted community outreach to the neighborhood surrounding Los Coyotes Country Club regarding the modified project and associated entitlement process. On October 13, 2014, Staff held a community meeting at City Hall to explain the proposed project, the City's public hearing process for review and consideration of the project by the Planning Commission and City Council, as well as the Environmental Impact Report process. Due to continuing public concerns regarding potential traffic impacts associated with the project, city staff held an additional community meeting on November 27, 2014. The follow-up meeting was specifically directed towards the EIR traffic analysis. The community meeting included a discussion with the City Traffic and Transportation Manager, the EIR traffic consultant Stantec, and City Planning staff.

In March 2014, the Los Coyotes Country Club ownership hosted a community meeting for the Bellehurst neighborhood to discuss the existing traffic conditions within the neighborhood.

The Country Club ownership retained an independent traffic engineering firm, Linscott, Law, and Greenspan (LLG), to gather traffic concerns from the public and develop traffic improvement measures designed to address the existing traffic issues affecting the neighborhood. One of the primary concerns identified in the community meeting was the high speed of traffic on Los Coyotes Drive. As a result, LLG prepared a report describing the concerns of the community and suggesting potential traffic calming measures to reduce the traffic speed on Los Coyotes Drive.

In addition to providing large forum community outreach opportunities, the Director of Community Development established the Community Development Director's Advisory Group consisting of six community members from the nearby community. The Advisory Group was formed to provide dialog between City Staff and representatives of the community regarding the Los Coyotes Country Club Development Plan. During an approximately one year period, the Advisory Group met on seven occasions to discuss topics such as the Environmental Impact Report process, the planning entitlement process, and the proposed design guidelines for the project.

In order to provide the community with updated information associated with the Los Coyotes Country Club Development Plan project, City staff created a webpage on the city's website specifically devoted to the project. The webpage includes a project description, project plans, EIR documents, community meeting information, special reports, and information about upcoming public hearings associated with the project. The Los Coyotes Country Club ownership also mailed updated project information to the Bellehurst community on three different occasions.

On December 8, 2014, a citizen initiative entitled "Buena Park Open Space and Parks Preservation" was submitted to the Office of the City Clerk. The intent of the initiative was to require approval by a majority of the voters of Buena Park before the City authorizes the construction of any non-recreational buildings or structures on lands designated as parks or open space in the city; require approval by a majority of the voters of Buena Park before the city approves the conversion of public or private lands designated as parks, recreational areas or open space under the Buena Park General Plan to any other land use designation; and delete the existing General Plan policy language that would encourage the construction of housing at the Los Coyotes Country Club. As stated in the preamble to Measure A, the proposed initiative was submitted, in part, in response to the proposed Los Coyotes Country Club Development Plan project. As a result of the initiative, the City Council ordered a special election to be held on May 19, 2015 for the submission of Measure A, titled the "Buena Park Open Space and Parks Preservation" to a vote of the people. Measure A was defeated at the May 19, 2015 election with 55.3% of the electorate voting no and 44.7% of the electorate voting yes.

After conducting multiple community outreach meetings and considering input from area residents to modify the development program, City Staff brought the LCCCDP application, including the request for the initiation of a Zoning Code Text Amendment, Development Agreement, Tentative Tract Map, and EIR certification, before the Planning Commission on July 22, 2015 for their consideration of a recommendation to the City Council. However, at

the Planning Commission meeting, the Los Coyotes Country Club ownership requested that the public hearing be continued to a date uncertain, in part due to EIR comments made by Caltrans related to transportation and traffic issues submitted to City Staff just prior to the scheduled public hearing. No staff report or presentation was given during the July 22, 2015 Planning Commission hearing, and the commission chairperson approved a motion to continue the public hearing.

Subsequent to the July 22, 2015 Planning Commission hearing, the applicant submitted a revised application to include a General Plan amendment to address the Land Use comments raised by the law firm of Rutan & Tucker on behalf of certain community members. In their July 16, 2015 letter submitted just prior to the July 22, 2015 Planning Commission hearing, Rutan & Tucker asserted that the proposed Zoning Code Text Amendment allowing residential development in the Recreation Open Space zone would be inconsistent with use standards set forth in the Open Space General Plan designation as there are no density and intensity standards for uses within the Open Space General Plan designation. The proposed General Plan amendment resolves this inconsistency by including specific and defined development density and intensity standards to be identical to those included with the Zoning Code Text Amendment.

Phil Martin and Associates revised and recirculated a limited portion of the Draft EIR for public review as required by CEQA. The recirculated Draft EIR included responses to the Rutan and Tucker letter as well as modified transportation and traffic analysis. The modified transportation and traffic analysis mainly addressed left and right turn vehicle turn pocket stacking lengths ("queuing"), other roadway improvements, and fair share contributions for improvements to the intersections of Beach Boulevard and Rosecrans Avenue and Los Coyotes Drive. Phil Martin and Associates initiated the recirculated Draft EIR process on October 22, 2015. A Notice of Availability for the recirculated Draft EIR was mailed to regulating agencies, stakeholders, and approximately 1,850 surrounding residents on November 19, 2015, and a 55-day public comment period was extended from November 19, 2015 to January 8, 2016.

In addressing the EIR comments related to Transportation and Traffic, City Staff, Phil Martin and Associates, and traffic engineering consultant Stantec responded to multiple rounds of comments from Caltrans regarding the transportation and traffic issues. Of key concern to Caltrans was the estimated traffic generated by the proposed 5,000 sq. ft. of gathering/event space to be located atop the existing clubhouse. To ameliorate this concern, Staff, with agreement from the Los Coyotes Country Club ownership, will recommend that all proposed development located atop the existing clubhouse, consisting of 5,000 sq. ft. of gathering/event space, 1,000 sq. ft. of private meeting space, and 4,000 sq. ft. of management office space, not be approved as requested. This action will significantly reduce the amount of estimated vehicle trips generated by limiting the project to include only the 125 luxury condominium units, two new tennis courts, surface parking, and golf course practice area enhancements.

The proposed General Plan Amendment modifies the Land Use and Community Design Element, specifically Section 2.5.7: Open Space Land Use Designation; Table LU-5: General Plan Land Use Summary; Policy LU-2.1; and adds Exhibit LU-5: Los Coyotes Country Club Development Plan for consistency with current General Plan Policy OSR-4.7 within the Open Space and Recreation Element. The proposed General Plan Amendment will limit the maximum number of dwelling units to 125 units to a defined 7.9 acre site (Zone A) within the Los Coyotes Country Club within the Open Space designation of the General Plan.

The proposed Zoning Code Text Amendment amends Section 19.612.010 of Division 6 of the Zoning Code to allow luxury golf course-oriented dwelling units in the OR (Recreational Open Space) zone subject to the execution of a development agreement pursuant to California Government Code Section 65865 et. seq.

In conjunction with the proposed Text Amendment, the applicant has submitted applications, plans, and design guidelines for consideration of the LCCCD Plan. The proposal includes a request for a Development Agreement and Tentative Tract Map. The proposed LCCCD Plan is a conceptual plan that includes improvements to four development areas within the Country Club totaling approximately 21.8 acres as depicted on the attached site plan.

Zone A (7.9 acres)

The proposal includes demolition of the existing vacant one-story administrative offices, former swimming pool, and six tennis courts located north of the clubhouse. The 7.9 acres will be redeveloped with a maximum of 125 luxury golf course-oriented dwelling units, two replacement tennis courts, and associated site improvements. Although detailed plans and specifications have not been submitted for the redevelopment of this area, the applicant has submitted Design Guidelines to ensure the quality and architectural design of the future residential development.

Zone B (1.2 acres)

The improvements in Zone B include landscape and hardscape enhancement to the Los Coyotes Country Club entrance driveway as well as improvements/upgrades to the entrance guard house. Detailed plans and specifications are not a part of this proposal and will require a separate approval process.

Zone C (6.8 acres)

The proposed development in Zone C includes 5,000 sq. ft. of gathering/event space, 1,000 sq. ft. of private gathering/event space, and 4,000 sq. ft. of country club management office space located atop the existing clubhouse building. Based in part on concerns raised by Caltrans and to address on-going concerns raised by the community, City Staff is recommending that all proposed Zone C development be denied as part of this request in an effort to significantly reduce estimated traffic generated by the proposed project.

Zone D (5.9 acres)

Proposed improvements to the practice area and driving range in Zone D located directly south of the clubhouse building include minor grading to correct the existing variation in the driveway range topography. Dirt removed from this area will be hauled and used as fill for the development of the residential units in Zone A. Additional improvements in Zone D include paving the dirt cart path and replacing the chipping area with a green and sand trap.

Due to the conceptual state of the project, the applicant has submitted Design Guidelines to prescribe the quality of the site and architectural design of the residential development while ensuring compatibility with the surrounding residential neighborhood. The Design Guidelines provide a comprehensive guide to the implementation of architecture, planning, and landscape requirements associated with the proposed development in order to fulfill the

vision for the project and its integration with the surrounding community. The proposed guidelines include four architectural options for the housing development including Spanish Colonial Revival, Monterey, Santa Barbara, and Andalusian design themes. Other design guidelines within the document include building massing and form, roof design, building interiors, entry elements, and lighting.

In addition to prescribing the potential architectural theme for the development, the proposed Design Guidelines also include development standards to regulate the design and development of the LCCCD Plan. The development standards limit the height of the residential development to 65 ft. and the density to a maximum of 125 dwelling units on a total of 6.9 acres. The development standards include regulations on parking, utilities, site amenities, lighting, fencing, walls, and signage. The guidelines also require a minimum 200 ft. building setback to any adjacent single family residences. Since the project as currently envisioned is considered conceptual, the final site plan, floor plans, architectural elevations, and landscape plan for the project will be subject to review and approval by the Planning Commission via the Site Plan Review public hearing process.

The proposal also includes a request for approval of a Tentative Tract Map, which provides two new parcels within the Los Coyotes Country Club. The two new parcels total 7.9 acres and will ultimately be designed for condominium purposes, recreational amenities and surface parking, but are being processed at this time primarily for financing purposes, as provided for in the Subdivision Map Act. If approved, the subdivision would create two (2) additional new parcels that can later be sold, financed and developed independently, subject to conditions of approval and the Development Agreement. As mentioned above, specific detailed site and development plans will be prepared and provided for future consideration through the City's Site Plan Review public hearing process.

Development Agreement

California Government Code Section 65865 et. seq. allows the City to enter into Development Agreements, which in effect become contractual agreements between the City and property owners regarding development rights and performance standards. Development Agreements allow the City and property owner to achieve certain assurances so that future projects can go forward in an orderly fashion. The Development Agreement process also requires the Planning Commission to make a recommendation to the City Council prior to Council action. The Development Agreement procedure was chosen because it is felt that it allows the property owners and the City a mechanism to attain respective goals while providing assurance, in contractual form, that property redevelopment will evolve with suitable provisions to alleviate detrimental effects.

The Development Agreement, in addition to providing the regulatory framework and timeframe for future implementation of the LCCCD Plan, also contains mutually negotiated elements benefitting both the applicant and the City. The primary negotiated elements are as follows:

1. Payment of a \$500,000 "Community Benefit Fee" paid to the City to be used for any general government purpose.
2. Set the costs of certain City-controlled development impact and capital improvement fees assessed against the development to those in place at the time of effective date of the Development Agreement

3. Set a four year deadline to commence construction of the project with certain provisions for extensions

Text and General Plan Amendments for Zoning and General Plan Conformity and setting of Density and Intensity Standards for Uses in the Open Space General Plan Designation

Since the existing site maintains a Zoning classification of OR (Recreational Open Space), a Zoning Code Text Amendment is required to develop a residential project on the site. During the 2010 General Plan update process, a new policy was incorporated into the Open Space and Recreation Element allowing for additional complementary uses within the Los Coyotes Country Club. Policy OSR-4.7 reads *“Allow for additional uses at the Los Coyotes Country Club including hospitality hotel, spa, golf course-oriented residential dwelling units, and other golf-related amenities.”* The proposed Text Amendment to allow luxury golf course-oriented dwelling units in the OR (Recreational Open Space) zone will permit the consideration of residential use within the Los Coyotes Country Club as envisioned within and conforming to the City of Buena Park General Plan. In addition, the proposed General Plan Amendment provides for an appropriately scaled amount of residential development density in context with the overall site development and surrounding area development pattern, as well as consistency with the proposed Zoning Code Text Amendment. The General Plan Amendment limits the residential development in the Open Space General Plan designation to 125 units within the Los Coyotes Country Club 7.9 acre site (“Zone A”).

Design Guidelines and Neighborhood Compatibility

In reviewing the application, Staff visited the site and surrounding area as well as reviewed the submitted Design Guidelines. Based on this review, Staff is of the opinion that the proposal will enhance the upscale image of the Los Coyotes Country Club while creating a new housing opportunity that will complement the existing Country Club and successfully integrate with the surrounding community as envisioned within the City’s General Plan.

Staff is of the opinion that the future development, including subdivision, as regulated by the Design Guidelines and the Development Agreement, will be designed to complement the existing single-family neighborhoods surrounding the site. Since the Development Plan allows for residential structures up to 65 ft. in height, the proposed Design Guidelines include specific design characteristics to ensure compatibility between the future condominium development and the adjacent neighborhood. The Guidelines and proposed conditions of approval require the residential development to maintain at least 200 ft. separation from the single-family homes to the north and from the single-family homes to the west, with at least a 600 ft. building separation from the single-family homes to the east, with substantial intervening landscape buffer. As a result, adequate separation and sufficient landscaping will be provided between the proposed residential development and the surrounding residential neighborhood to ensure compatibility. In addition, the proposed design guidelines prescribe architectural elements, articulating facades, and varying rooflines and pitches in order to create an exceptional architectural style while breaking up the mass of the buildings to further promote compatibility with the surrounding Bellehurst neighborhood. The design guidelines include specifications for landscaping, lighting, walls, fencing, and site furniture to complement the design of the residential structures and enhance the image of the entire development. The combination of the building location, architectural enhancement, site amenities, and landscaping improvements will promote appropriate compatibility between the proposed project and the adjacent neighborhood.

The proposed Development Plan, as regulated by the Development Agreement and the Design Guidelines, provides appropriate development standards for density, setbacks, massing, open space, parking, and vehicular and pedestrian access. The project will incorporate enhanced design, including diverse textures, finishes, and materials which give the development a unique and appealing quality. The four architectural themes established within the design guidelines were strategically selected to complement the existing clubhouse on-site by incorporating similar colors, finishes, and features. Site amenities and building interior specifications are also included within the Guidelines to ensure the high quality and luxury image for the proposed development. In order to ensure the architectural integrity of the proposed condominium development and promote compatibility with the surrounding neighborhood, the final site plan, floor plans, architectural elevations, and landscape plan for the project will be reviewed by the Planning Commission via the Site Plan Review process to ensure that the plans are consistent with the Guidelines.

In regard to the proposed improvements to the existing Country Club facilities, staff feels that the proposed Los Coyotes Country Club Development Plan will enhance the image of the Country Club and provide amenities typically associated with a private golf course country club. The proposed addition to the clubhouse building will complement the architectural integrity of the building while providing additional space for Country Club operations. The improvements to the driving range area will correct the existing variation in the driving range topography and create a more suitable practice facility. The proposed landscape and hardscape enhancement to the Los Coyotes Country entrance driveway as well as improvements/upgrades to the entrance guardhouse will improve the image of the Country Club in context with the surrounding community and provide an impressive entrance into the facility. Once completed, the entire Los Coyotes Country Club Development Plan will enhance the luxurious image of the Los Coyotes Country Club while complementing the surrounding Bellehurst community.

Quality of Life

During the community outreach and Draft EIR review and public input process, numerous comments were made by community members regarding potentially negative impacts of the proposed LCCCD Plan as it related to "quality of life." Although most, if not all the comments, provided were anecdotal in nature, the two quality of life factors mentioned most often were increased traffic/speeds and effect on area property values. Comprehensive traffic studies were prepared and found to have no CEQA-related impacts to the surrounding streets or intersections. The significant reduction of the potential project-related traffic generated by eliminating the 10,000 sq. ft. clubhouse addition should also reduce quality of life type concerns related to traffic. With the reduction of the potential traffic generation from the clubhouse improvements the average daily traffic will stay well within the thresholds for neighborhood and neighborhood collector type streets. In addition, staff conducted research and found no relationship between development of higher density condominiums and reduced values of adjacent single family residential properties.

Based on the traffic study prepared by Stantec, the following 24 hour traffic volumes (Average Daily Traffic or "ADT") were analyzed for selected area streets. The two main residential collector streets providing access to Los Coyotes Country Club, Los Coyotes Drive and Country Club Drive, show an increase in terms of ADT volume resulting from the proposed LCCCD Plan:

Street	Capacity	Existing 24 Hour Average Daily Trip (ADT)	24 Hour ADT 125 Residential Units	Total Estimated 24 Hour ADT with LCCCD Plan
Los Coyotes Drive (west of Country Club Dr.)	4,000	2,100	550	2,650
Los Coyotes Drive (east of Country Club Dr.)	4,000	1,100	1,000	2,100
Country Club Dr. (south of Los Coyotes Dr.)	4,000	1,800	390	2,190
Country Club Dr. (east of Burlingame)	4,000	1,100	390	1,490
Country Club Dr. (east of Malvern)	4,000	2,800	220	3,020

However, the CEQA related traffic impact study assumed a maximum impact scenario from the proposed LCCCD Plan in order to “test” the surrounding streets and intersections and ensure that appropriate mitigation measures of any potential environmental impacts are conditioned on the project. In this case, no special CEQA-related mitigation measures are required. The ADT from the condominiums are anticipated to be substantially less than the CEQA-related study indicates based on the nature of the type of luxury homes and proximity to Country Club/Golf amenities. A number of ADT will be “internally captured” meaning that a portion (conservatively 5% to 10% minimum) remain within the Los Coyotes Country Club property. Neighborhood electric vehicles (NEV) may also be made available for residents to use traveling to and from the retail centers on Beach Boulevard at Los Coyotes Drive which will further reduce the number of automobile trips from the project.

During the Draft EIR comment period, the City received comments from Caltrans regarding queuing and left turn storage capacity the Beach Boulevard at Rosecrans and Beach Boulevard at Los Coyotes intersections. Transportation analysis prepared by traffic engineering consultant Stantec indicated that signal timing adjustments, such as additional time for the left-turn movements and better coordination between the two signals, could reduce the length of the turn pocket queues at both effect intersections. However, providing additional time to the left-turn movements would take time from the other movements at the intersections and could overall reduce the intersection level of service (LOS).

As an alternative to signal timing adjustment, Stantec proposed roadway improvements such as widening and restriping to add second left-turn lanes for north bound to west turn at Beach Boulevard at Rosecrans Avenue and south bound to east bound turn at Beach Boulevard at Los Coyotes Drive could improve the existing operational deficiency at these intersections. The minor widening and striping improvements would provide additional left-turn lane storage and improve both existing and project traffic queues. Stantec has

estimated that the construction cost and cost of right-of-way improvement as describe above is \$1,046,500.

The LCCCD Plan will increase traffic by 2 to 3% during the peak hours at the Beach Boulevard at Rosecrans Avenue and Beach Boulevard at Los Coyotes Drive intersections; however, existing traffic conditions currently exceed capacity without the presence of the LCCCD Plan project. The City will require the applicant to pay its fair share towards the aforementioned construction cost in order to address the LCCCDP Plan project traffic impacts at these two intersections. As computed by Stantec using a Caltrans-approved methodology for calculating fair share contributions, the applicant will be required to pay its fair share of 1.5 percent and 2.6 percent towards the aforementioned construction cost to improve the Beach Boulevard and Rosecrans Avenue and Beach Boulevard and Los Coyotes Drive intersection, respectively.

In summary, Staff does not believe that the proposed project will have deleterious effect on the quality of life of the surrounding neighborhood as it relates to traffic or property values.

Fiscal Impact Analysis

The fiscal and economic analysis of the LCCC Plan was prepared by an independent economist, Stan Hoffman and Associates, under contract to the applicant and submitted to the City (attached). The study indicates that on-going net revenues to the City from the proposed LCCC Plan would be approximately \$69,000 per year and would generate approximately \$1.2 million in one-time park-in-lieu fees and \$69,000 in one-time traffic impact fees. The study also concluded that the LCCC Development Plan would generate approximately \$92.6 million in direct and indirect economic benefits. The analysis includes the direct and indirect fiscal benefits and costs attributed to the 10,000 sq. ft. clubhouse improvements. The clubhouse improvements represent less than 10% of fiscal benefits and costs generated by the project; however, Staff still believes the LCCC Plan will have a net positive fiscal benefit if the clubhouse improvements are not approved.

Environmental Report

The City of Buena Park Buena Park prepared and circulated an Environmental Impact Report for the proposed development. The 60-day public review period ended on November 28, 2014. The major issues addressed in the Environmental Impact Report are as follows:

- Aesthetics
- Air Quality/Greenhouse Gas
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazard and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services/Utilities
- Transportation/Traffic

The Draft Environmental Impact Report public review periods elicited responses from the following agencies and individuals with full responses to comments reflected within the Final Environmental Impact report circulated to the Community and the Planning Commission.

California Department of Fish and Wildlife
Fullerton Joint Union High School District
Airport Land Use Commission of Orange County
City of Buena Park Public Works
Orange County Public Works
State of California Governor's Office of Planning and Research
California Department of Transportation (CalTrans)
Metropolitan Water District
Rutan and Tucker, LLP
Victor Perrin, Resident
Michael Aguilar, Resident
Janeane Dimpel, Resident
DJ Venus, Resident
Val Sadowinski, Resident
Virginia Nishigaya, Resident
Jack Castiglione, Resident
Alex Hart, Resident
James and France West, Residents
Douglas Clever, Resident

The City of Buena Park prepared and recirculated a limited portion of the Draft Environmental Impact Report for the proposed development. The 55-day public review period for the recirculated Environmental Impact Report ended on January 8, 2016, which was prepared in response to comments made during the previously circulated Draft Environmental Impact Report comment period to address issues limited to:

Land Use/Planning
Transportation/Traffic

The recirculated Environmental Impact Report public review period elicited responses from the following agencies and individuals with full responses to comments reflected within the Final Environmental Impact report circulated to the Community and the Planning Commission.

Fullerton Joint Union High School District
State of California Governor's Office of Planning and Research
California Department of Transportation (CalTrans)
Jade Street, Resident

Both the Final Environmental Impact Report and the recirculated Final Environmental Impact Report conclude that all potentially significant environmental impacts can be reduced to a level of environmental insignificance. The final project design will be modified to include the mitigation measures proposed within the Draft and Recirculated Environmental Impact Reports to address environmental impacts including a Water Quality Management Plan, sound attenuation, construction techniques, construction restrictions, and transportation.

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Community Recreation Center on May 25, 2016, and approximately 1,804 notices were mailed to property owners and residents within a 300 ft. radius of the subject property as well as to the entire Bellehurst neighborhood surrounding the Los Coyotes Country Club.

Chair Capelle disclosed that she is a resident within the vicinity of the proposed project and has an affiliation with the North Orange County Chamber of Commerce. However, Chair Capelle said she was not involved in the preparation of North Orange County Chamber's letter of support for the project and assured that she can render an objective judgment on the proposed project.

Commissioner Barstow disclosed that in July 2015, he toured the Los Coyotes golf course.

Chair Capelle asked if there were any comments or questions of staff.

Commissioner Gonzales referred to the traffic counts by Stantec and asked if the numbers exclude commercial square footage and are exclusive of alternative routes such as residential streets.

Mr. Woods confirmed that the traffic counts do not include commercial traffic or dispersal to surrounding streets.

Commissioner Schoales asked what constitutes the "luxury" townhome criteria. He asked if there are enforceable regulations such as minimum bedroom size, private open space, and other amenities.

Commissioners Diep and Schoales said a detailed review of floor plans is necessary to guaranty the high-quality standards of the proposed project.

Mr. Woods said the principles for construction are set by the Design Guidelines approved as part of the Development Agreement.

Mr. Rosen explained that, if the project is approved, the Planning Commission will have a future opportunity to review the design via the Site Plan application process. He added that the Commission will have broad discretion on the details of the architecture.

Commissioner Barstow asked, and Mr. Woods confirmed, that the reduction of traffic count by one half, in the traffic study, is due to the elimination of the 10,000 sq. ft. clubhouse improvements.

Mr. Rosen said the traffic study was based on worst case scenario such as high traffic rates.

Commissioner Barstow also noted that the traffic study references only two of the major streets.

Mr. Woods clarified that the traffic study appendices include more detailed traffic analysis.

Commissioner McGuire asked if the development will be serviced by school buses.

Mr. Rosen confirmed that the site may be served by school buses.

Chair Capelle commented that the "luxury" standard of the proposed project usually sets the tone with expectations from the occupants who are less likely to have young children, thus potentially minimizing traffic.

Commissioners Schoales and Capelle expressed their concern about possible short-term rentals. Commissioner Schoales asked if regulation can be done through CC&Rs or the Development Agreement

Mr. Fox said the City is currently working on an ordinance regulating short-term rentals. He said short-term rentals have no preemption based on State Law, and have been supported in some cities and prohibited in other cities. Mr. Fox said prohibition or regulation may be done via CC&Rs or Development Agreements.

Rock Miller, Traffic Engineer, Stantec, said the traffic study was based on a higher level of traffic generation than for the residential use proposed. He said luxury townhomes are typically occupied by less people, usually two adults; thus, there would be lower trip generation. He added that there is also the possibility of use of the electric vehicles currently used at the golf course.

Mr. Rosen said the elimination of the 10,000 sq. ft. commercial improvements for the clubhouse will ease the traffic conditions.

Commissioner Gonzales said based on certain emails from residents, speed is perceived as a problem. He asked how this can be addressed.

Mr. Miller said high speed traffic was not part of the study; however, there are ways to monitor and regulate speed of traffic.

Chair Capelle said that for about 30 years she has experienced the congested intersections and traffic in the vicinity of the proposed project and asked how the proposed project will impact traffic.

Mr. Miller said the project impact will be below the level of environmental significance.

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.

Alan McAuley, President, McAuley LCX Corporation, property owner/applicant, 8888 Los Coyotes Drive, Buena Park, CA 90621, said the proposed "luxury" townhome development will be a welcome addition and improvement to the site and the City. He said that luxury development will be promoted through the design guidelines and that there was community involvement in the project planning process. The proposed project was discussed in detail at community meetings where input from citizens was received and considered. No short-term rentals are envisioned.

Commissioner Chung asked about the possibility of locating the condominium site on the golf course property to be adjacent to one of the southern major streets.

Mr. McAuley said that relocation of the project area would involve removing golf holes which is not part of their plan. He said where they are proposing to develop is an underutilized area.

Commissioner Diep asked if the ownership of the units is for golf club members only.

Mr. McAuley said the offer is not exclusively for golf club members; however, they may offer membership to unit owners although this is not required.

Commissioner Chung said that, in general, the term "luxury" equates to high purchase price, larger floor plans, tall ceilings, and amenities. He asked what the estimated sale price is for the units.

Mr. McAuley said the price depends on the size of the unit. He added that currently, the number of people interested in the proposed project is exceeding the planned number of units.

Commissioner Capelle asked about the estimated Homeowners Association fees.

Mr. McAuley said the fee has not been determined yet and will depend on a lot of factors such as amenity packages and other features of the project. More details will be provided when the project goes before the City Council for approval.

James Bass, 8852, Meadowbrook Way, Buena Park, CA 90621, said his definition of luxury is having an indoor toilet. He spoke about and showed a flyer from a "deceitful realtor" and his group, the costly project delay, the realtor's admission that he operates from the shadows, since his business is in La Mirada, and the absence of a factual reason for the realtor to spread speculation. He said Division 6 of the Buena Park Zoning Ordinance should not have included privately owned properties as open space. He asked why humans should be denied the use of open spaces that are enjoyed by wild animals.

Chris Ebner, 7080 Falcon Drive, Buena Park, said he has lived in the City for 33 years, and that he loves the City and recently became aware of the situation through public announcements and conversations with the owner. He said he walks through Clark Park every weekday, and it is beautiful. He likes the open space, with a great view of the golf course and of Catalina Island on a clear day. He said it is a great plan for the owner but he loves the open space and the four-story building will take away his view from the park. He said he values the open space.

Pat King said that there is no solution to the traffic problems resulting from the proposed project. She described the traffic study results as a fallacy, said multiple consultants were hired and one consultant used a traffic study from June 2014. Ms. King said the studies made are a joke but the residents are not laughing, that 96% of the neighbors continue to oppose the project because the project is too dense, does not fit the character of the area, and poses dangerous traffic problems. She said CalTrans rejected the proposal last year. She also said the private developer created a very costly \$1.7 million proposed project for his own enrichment. Ms. King said the proposal involves taking about 10 ft. of land on the east side of Beach Boulevard from Rosecrans to accommodate the resulting extra traffic, with possible requirement for Eminent Domain, and possible relocation of Shell Oil Company tanks and a cell tower, thus resulting in additional costs. Ms. King said it is not uncommon for a household to have three to five cars, so the proposed project will cause traffic congestion. She also said the proposed project does not address the recent initiative to preserve open space.

Joel Kushell, 8705 Hillcrest Circle, Buena Park, CA 90621, introduced himself as the realtor referred to in an earlier statement by one of the speakers. He said it is unfortunate that staff and City Council are proceeding with approving the proposed project before hearing the opinions of the community. He stated that 95% of citizens who responded to a survey indicated that they oppose the proposed project. Mr. Kushell also referred to a July 20, 2016 email from a CalTrans engineer stating the reasons why the proposal to mitigate the queue lengths, at the intersections of Beach Boulevard and Rosecrans Avenue and Beach Boulevard and Los Coyotes Drive, is not possible. Mr. Kushell noted that the CalTrans Engineer was not present during the Caltrans meeting of February 17, 2016. Present at the meeting were two Stantec engineers, six CalTrans employees, five City staff, and two individuals from Townsend Public Affairs, a lobbyist group. Mr. Kushell said the proposal to eliminate 10,000 sq. ft. of clubhouse improvements is false because there is currently already a banquet facility. Mr. Kushell said going before this Planning Commission meeting is the last hope of their community.

Chair Capelle recessed the meeting at 8:30 p.m. and announced the meeting would be reconvened after five minutes.

The meeting was reconvened at 8:35 p.m.

Ginny Nishigaya, 8800 Hillcrest Road, Buena Park, CA, said the proposed project has been fatally flawed from the beginning because it does not meet current housing goals, is not affordable, not near mass transit lines, and, to quote the City Manager, "has negligible benefit to the City." She said there were about 1,000 signed petitions in opposition to the proposed project. Ms. Nishigaya stated there are fallacies in the findings of the traffic study. She said the balloon test promised by Council Member Brown and Mr. Rosen never happened, that the applications associated with the proposed project, such as the Tentative Tract Map and Zone Change, were not addressed in the community outreach meetings. She said that even if the report indicates that the proposal has been downsized, it will still have a negative traffic impact and negative impact on property values. She also added that although the proposal is for 125 units, it is possible to add more in the next 40 years, beyond the scope of the current General Plan. Ms. Nishigaya described the staff report as deceptive. She asked for a full disclosure as to how much the proposed project will cost the City.

Val Sadowinski, 8746 Los Coyotes Drive, said he has resided in the City since 1974. He said he would like to answer a question previously asked to Alan McAuley about the estimated sales price per unit. He said the proposed units, with purchase price of about \$800,000 per unit as cited in the Financial and Economic Report, will have a negative impact on the tranquility of the Bellehurst area. He said there are flaws and misinformation in the General Plan Amendment staff report and pointed out that the proposed 125-unit dwelling units is comprised of five different buildings that will stand in the middle of the country club, surrounded by single-family homes. He said that the statement that the proposed project is compatible and will integrate with the surrounding areas is false because it will change the aesthetics and character of the place. Mr. Sadowinski also said that contrary to what was stated on the report, the proposed project will have an impact on topography. He said the proposed project may take four to six years to complete with no guaranty against possible default. Thus, the community will be impacted by traffic and other problems associated with construction such as dust, noise, and pollution. Mr. Sadowinski said the project will lower the property values of the surrounding homes. In closing, Mr. Sadowinski stated his objections to the term of the proposed Development Agreement, which expires in 2040, the General

Plan Amendment which expires in 2035, and the Text Amendment resolution which is open-ended and may allow construction beyond what is currently proposed.

Richard Lennon, 4690 St. Andrews, Buena Park, CA, stated his four objections: 1) traffic – he said the traffic study does not include the reality of everyday life in the community. Residents leave for work every weekday morning and drop off their children at school. He said there are two to three traffic lights from Malvern to Burlingame, it will be beneficial to add a second left turn traffic lane from northbound on Beach Boulevard to westbound on Rosecrans, that in the afternoon, it is hard to exit from Los Coyotes. The traffic on Beach Boulevard back up on Rosecrans; 2) The alternative of driving through residential streets will have a negative impact on the residents, especially in the area surrounding Beatty School; 3) The proposed 125-unit project, even if described as luxury, will have almost no major benefit to the City, will possibly require more services from the Police Department, and will result to more water usage; 4) It does not seem right, on the part of someone who inherits a property, that has open space, to develop the property in a different concept than the original owner's.

Cynthia Thacker said that, after listening to the speakers who spoke against CalTrans and about the 96% of residents who stated their opposition to the project, the 1,000 individuals who signed the petition to oppose the project, and other accusations, she knows for a fact that the accusations are false. Ms. Thacker said there are residents who want to speak in support of the project but did not show up because they were intimidated by the tactics of residents who oppose the project.

Mr. Rosen responded to comments from the following speakers:

Pat King – Mr. Rosen said the cost estimate of public improvements is reflective of the existing conditions that need to be resolved, regardless of the proposed project.

Ginny Nishigaya – Mr. Rosen clarified that the Tentative Tract Map application as well as other applications associated with the proposed Development agreement, will not allow the proposed project to expand beyond the 125 units proposed.

Mr. Woods addressed Mr. Saldowski's concern about the duration of the construction by stating that, according to the Building Official, projects of this nature typically take 14 to 18 months to construct.

Sam Morrissey, Traffic Consultant, Iteris, said their firm provides traffic studies to other cities in California. He described their methodology as consistent with best practices and professional integrity. Mr. Morrissey said most estimates are conservative, using the worst case scenario.

Commissioner Barstow asked if the traffic study included actually driving through the streets of the project site.

Mr. Morrissey said that the study began by driving through the streets near the project site.

Commissioner McGuire asked for clarification on a concern raised by one of the speakers regarding Eminent Domain. He also asked for the last time the City used Eminent Domain and if proposed street improvements will involve possible relocation of a Shell gas station

Mr. Rosen said Eminent Domain, similar to the process recently exercised during the widening of Orangethorpe, ensures that the property owner is justly compensated for projects undertaken for the benefit of the public. He said measures will probably be done to ensure that improvements will not disrupt operation of the Shell gas station.

Mr. Rosen confirmed Commissioner Schoales' statement that the Shell gas station is not located in the City and that the City will most likely work with the City of La Mirada on the improvements.

Mr. Fox explained that the proposed street improvements are aimed at maximizing traffic efficiency.

Commissioner Schoales asked for clarification on the sharing of the \$1.7 million cost for street improvements.

Mr. Jacobs said that on Caltrans-controlled intersections, Caltrans is the lead agency and that the cost may be shared by neighboring cities and the developer.

Mr. Rosen explained that assigning the fair share of costs can only be done after the final design.

Commissioner Diep commented, and Mr. Rosen confirmed, that intersection traffic problems were considered by Caltrans before this proposal and that this proposal prompted the review of the situation at the intersection.

Commissioner Capelle noted that traffic improvements make a huge difference to the community. However, this project will be considered independent of required traffic improvements, based on the Environmental Impact Report.

Mr. Rosen said the percentage of the project's impact on traffic at the intersection is very small and does not trigger immediate improvements per the California Environmental Quality Act.

Commissioner Diep reiterated that citizens are encouraged to relay traffic signal problems to the City Traffic Engineer.

Chair Capelle recessed the meeting at 9:25 p.m. and announced the meeting would be reconvened after ten minutes.

The meeting was reconvened at 9:35 p.m.

Mr. Rosen explained that in place of the promised balloon test, the EIR consultant conducted a more advanced digital simulation study to measure heights. He said he spoke with the applicant who is willing to conduct a balloon test. Staff will send out notifications about the date and venue of the balloon test.

Phil Martin, Phil Martin and Associates, EIR Consultant, presented slides showing various vantage point locations of the prospective project.

Mr. Rosen explained that the consultant used GPS technology and photo simulation to show the height of the project as well as massing and width, and the impact and scale of surrounding buildings

Commissioner Diep said additional large trees would be ideal and asked if landscaping plans will be submitted as part of the proposal.

Mr. Rosen confirmed that there will be landscaping for aesthetics, buffering, and screening. He said landscaping plans will be submitted.

Commissioner Barstow said he reacquainted himself with the layout of the streets by driving through the country club area. He said he observed cars parked where there are curbside hedges, causing people to walk in the traffic lane to get by. He added that he drove at 30 miles per hour, while other drivers sped by much faster. Commissioner Barstow commented that the proposed project may not have significant traffic impact to the developer but there will be negative effects for residents in the area. He said that nearby Emery and Beatty schools experience traffic problems especially on school days.

Chair Capelle asked if the traffic problems mentioned by the speakers are within the scope of the applications and project to be considered at tonight's meeting.

Mr. Fox said the role of staff is to list the findings of fact and conditions for the proposed project. The role of Planning Commission is to base its decision on the facts, findings, and conditions set forth by staff.

Chair Capelle asked if there is a way to change language in the resolution to clarify that the project is limited to the 125 units proposed.

Mr. Rosen clarified that the statement on page 10 of the staff report, regarding the proposal for approval of a Tentative Tract Map, is merely for financing purposes and does not allow further development beyond the requested 125 dwelling units.

Mr. Rosen said, and Mr. Fox confirmed, that the application is for 125 units only and that anything that exceeds that number would require a separate application.

Mr. Fox said that although the language is very precise as to what is allowed, the Planning Commission may ask for more specific language in the resolution.

Chair Capelle asked Mr. Fox for guidance on language change that Planning Commission may propose in the Tentative Tract Map resolution.

Commissioner Diep stated that she has attended annual demographic workshops at USC which emphasized housing needs throughout Southern California. She said additional housing for people with various ranges of income will alleviate overcrowding. Commissioner Diep said the General Plan serves as the guide towards the growth of the City. She noted that most homes in the Bellehurst area were built in the 1950s and 1960s and that since then, the City's population has grown tremendously. She said she came to the City 13 years ago, is happy where she currently resides, and that would not have been possible had there been opposition to the development where she lives.

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

Mr. Fox recommended individual motions for each Resolution.

Commissioner Diep moved and Commissioner Gonzales seconded the motion to adopt the following Resolution recommending approval to the City Council with findings.

**RESOLUTION NO. 6006
DEVELOPMENT AGREEMENT NO. DA14-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE DEVELOPMENT AGREEMENT NO. DA14-002 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 GUARD HOUSE, 10,000 SQ. FT. ADDITION TO THE EXISTING CLUBHOUSE, AND MINOR REMEDIAL GRADING TO THE DRIVING RANGE WITHIN THE LOS COYOTES COUNTRY CLUB LOCATED AT 8888 LOS COYOTES DRIVE IN THE OR (RECREATIONAL OPEN SPACE) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

AYES:	6	COMMISSIONERS:	Diep, Gonzales, Chung, McGuire, Schoales, and Capelle
NOES:	1	COMMISSIONER:	Barstow
ABSENT:	0	COMMISSIONER:	
ABSTAIN:	0	COMMISSIONER:	

Commissioner Gonzales moved and Commissioner McGuire seconded the motion to adopt the following Resolution recommending approval to the City Council with findings.

**RESOLUTION NO. 6004
GENERAL PLAN AMENDMENT NO. GP15-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE GENERAL PLAN AMENDMENT NO. GP15-002

AMENDING SECTION 2.5.7 OPEN SPACE LAND USE DESIGNATION IN THE LAND USE AND COMMUNITY DESIGN ELEMENT; AMENDING TABLE LU-5 IN THE LAND USE AND COMMUNITY DESIGN ELEMENT; AMENDING POLICY LU-2.1 OF GOAL LU-2 IN THE LAND USE AND COMMUNITY DESIGN ELEMENT; AND ADDING EXHIBIT LU-5 TO THE LAND USE AND COMMUNITY DESIGN ELEMENT OF THE GENERAL PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF

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

NOES: 1 COMMISSIONER: Barstow

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

Commissioner Diep moved and Commissioner McGuire seconded the motion to adopt the following Resolution recommending approval to the City Council with findings.

**RESOLUTION NO. 6005
TEXT AMENDMENT NO. C14-001**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 19.612.010 OF DIVISION 6 OF TITLE 19 OF THE BUENA PARK CITY CODE TO ALLOW LUXURY GOLF COURSE-ORIENTED DWELLING UNITS IN THE OR (RECREATIONAL OPEN SPACE) ZONE

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

NOES: 1 COMMISSIONER: Barstow

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

Commissioner Schoales moved and Commissioner Diep seconded the motion to adopt the following Resolution recommending approval to the City Council with findings, with language modification clarifying that the proposed project will not extend beyond the proposed 125 luxury golf course-oriented dwelling units.

**RESOLUTION NO. 6007
TENTATIVE TRACT MAP NO. TT14-001 (17625)**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL APPROVE A TENTATIVE TRACT MAP TO CREATE A TWO-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES TOTALING APPROXIMATELY 7.9 ACRES WITHIN THE LOS COYOTES COUNTRY CLUB LOCATED AT 8888 LOS COYOTES DRIVE IN THE OR (RECREATIONAL OPEN SPACE) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

- AYES: 6 COMMISSIONERS: Schoales, Diep, Chung, Gonzales, McGuire, and Capelle
- NOES: 1 COMMISSIONER: Barstow
- ABSENT: 0 COMMISSIONER:
- ABSTAIN: 0 COMMISSIONER:

Commissioner Gonzales moved and Commissioner Chung seconded the motion to adopt the following Resolution recommending approval to the City Council with findings.

**RESOLUTION NO. 6008
ENVIRONMENTAL IMPACT REPORT NO. EIR14-001**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION CERTIFYING THE COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT REPORT SCH#2013031081 (EIR14-001) FOR THE LOS COYOTES COUNTRY CLUB DEVELOPMENT PLAN; ADOPTING THE MITIGATION MONITORING PROGRAM; AND ADOPTING THE FACTS IN SUPPORT OF FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- AYES: 6 COMMISSIONERS: Gonzales, Chung, Diep, McGuire, Schoales, and Capelle
- NOES: 1 COMMISSIONER: Barstow
- ABSENT: 0 COMMISSIONER:
- ABSTAIN: 0 COMMISSIONER:

ORAL COMMUNICATIONS:

None

AGENDA FORECAST:

Mr. Saltzberg announced that one of the items for the next Planning Commission meeting is the proposed Premier Chrysler new auto dealership at the former Nabisco site.

STAFF REPORTS:

Mr. Rosen announced the promotion of David Jacobs to Director of Public Works.

COMMISSION REPORTS:

None

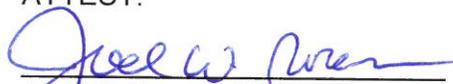
ADJOURNMENT:

At 10:05 p.m., Chair Capelle adjourned the meeting to the Planning Commission meeting on Wednesday, June 22, 2016, in the City Council Chamber.



Joyce Capelle
Chair

ATTEST:



Joel W. Rosen, AICP
Secretary