

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
June 12, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on June 12, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

PRESENT: COMMISSIONERS: Choi, Davis, Diep, Patiño, and Judeh

Matt Foulkes, Community and Economic Development Director
Harald Luna, Senior Planner
Ian McAleese, Senior Planner
Carlos Castellanos, Assistant Planner
John W. Lam, Assistant City Attorney
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL
- 1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

- 3A. APPROVAL OF MINUTES - May 22, 2024 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Choi seconded the motion to approve the minutes of the May 22, 2024 Planning Commission meeting.

The motion carried unanimously.

AYES:	5	COMMISSIONERS:	Diep, Choi, Davis, Patiño, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

4. PUBLIC HEARING**4A. CONDITIONAL USE PERMIT NO. CU-22-16 AND VARIANCE NO. V-22-3**

A request to construct a 28,825 square-foot auto dealership (Simpson Cadillac at 6245 Auto Center Drive) with a 1,545 square-foot mezzanine for storage of parts, a detached 1,320 square-foot car wash tunnel with an approximately 809 square-foot attached canopy, off-street parking, landscaping, and other site improvements; and a request to allow a deviation of the required building front yard setback from twenty (20) feet to ten (10) feet, and to allow an increase of the maximum block wall height within the required twenty (20) foot street setback from 3 feet 6 inches to eight (8) feet high. The property owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622. The applicant is Douglas Andresen, 17087 Orange Way, Fontana, CA 92335.

Mr. McAleese presented the staff report.

Commissioner Choi expressed his concern about possible overflow street parking along Auto Center Drive, asked if sufficient parking is proposed, if parking will include carwash customers, the location of the breakroom, and if the lounge is for employees only or for customers as well.

Mr. McAleese stated that the carwash will not be open to the public, it will be used by the car dealership employees only, for servicing vehicles. He added that the proposed parking exceeds the minimum by three times. He showed the location of the breakroom on the side of the service garage and the location of the lounge, saying that it is unclear whether it will serve both employees and customers.

Ms. Arabolu stated that Auto Center Drive has a combination of Parking and No Parking zones and, unless there is a compelling reason, the respective areas will continue to be designated as such.

Chair Judeh reiterated that parking requirements have been met and in fact exceeds the minimum requirement.

Vice Chair Davis commented that the typical business model for a car dealership will allow a full view of their inventory and will therefore avoid, as much as possible, street parking and clutter to enable visibility.

There being no other questions of staff, Chair Judeh opened the public hearing.

There being no speakers and no written communications, Chair Judeh closed the public hearing.

Commissioner Diep moved and Vice Chair Davis seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-22-16 and Variance No. V-22-3.

AYES:	5	COMMISSIONERS:	Diep, Davis, Choi, Patiño, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

**RESOLUTION NO. 6344
CONDITIONAL USE PERMIT NO. CU-22-16
VARIANCE NO. V-22-3**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST FOR ISSUANCE OF A CONDITIONAL USE PERMIT NO. CU-22-16 AND VARIANCE NO. V-22-3 TO CONSTRUCT A NEW 28,825 SQUARE-FOOT TWO (2) STORY AUTOMOBILE DEALERSHIP WITH ROOF PARKING DECK, A DETACHED CAR WASH TUNNEL WITH AN ATTACHED CANOPY, OFF-STREET PARKING, LANDSCAPING, AND ASSOCIATED SITE IMPROVEMENTS, AND TO ALLOW A DEVIATION OF THE REQUIRED BUILDING FRONT YARD SETBACK FROM 20 FEET TO 10 FEET, AND TO ALLOW AN INCREASE IN MAXIMUM WALL HEIGHT WITHIN THE REQUIRED 20-FOOT STREET SETBACK FROM 3 FEET 6 INCHES TO 8 FEET HIGH ON A PROPERTY LOCATED AT 6245 AUTO CENTER DRIVE (APNS: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15, -16, -17, -18, -19, -20, AND -21), AND MAKING FINDINGS IN SUPPORT THEREOF

5. AGENDA FORECAST:

Mr. Luna announced that the June 26, 2024 Planning Commission meeting will include a Sign Program and an amendment to a development agreement at 6172 Beach Boulevard and an appeal to a denial of a Group Home Permit application at 8559 Bluebell Drive.

6. STAFF REPORTS:

Mr. Foulkes informed the Commission that the "17th Door" project that was previously approved by the Commission, has been appealed and will be on the July 9, 2024 City Council Public Hearing agenda.

7. COMMISSION REPORTS:

Vice Chair Davis announced that the City of Buena Park's first annual Juneteenth celebration will be on Wednesday, June 19, at the Boisseranc Park, starting at 6:00 p.m. There will be food trucks, a concert, and other fun activities.

8. ADJOURNMENT:

At 7:00 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



Harald Luna, Senior Planner
For: Swati Meshram, Ph.D., AICP, LEED AP
Planning Manager