

Wednesday, February 14, 2024, 6:30 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

VIDEO CONFERENCE PARTICIPATION (Zoom)

<https://zoom.us/j/96056325758?pwd=UIV1dnpVOTh6M3VvSUNjZzkycGJRUT09>

MEETING ID: 960 5632 5758 PASSCODE: 027222

Conference Call: (669) 900-6833

SPECIAL NOTICE REGARDING PUBLIC MEETINGS

On September 13, 2022, Governor Newsom signed Assembly Bill 2449, which permits Planning Commission Members to participate in Planning Commission Meetings via teleconferencing for emergency circumstances or just cause reasons. Videoconferencing allows the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees and limit exposure. Please be advised that some Planning Commission Members may attend this meeting via videoconference. The public has the following options to provide comments during the meeting:

OPTION 1: IN-PERSON

The public may attend this meeting in-person. Those wishing to speak are asked to add their speaker information at the digital kiosk located at the entrance of the Council Chamber. Comments are limited to no more than three minutes each.

OPTION 2: VIA EMAIL

Members of the public may submit their comments in writing by sending them to the Planning Division at bpplancomments@buenapark.com. **Please submit all comments and questions by 5:00 p.m. on the day of the meeting.** All comments and questions will be read during the meeting.

OPTION 3: VIRTUALLY (VIA ZOOM)

- **Zoom Conference Call: (669) 900-6833**

You may request to speak by dialing *9 from your phone when the designated public comment period, as listed on the agenda, has been opened. After City staff confirms the last three digits of the caller's phone number or Zoom ID and unmutes you, *the caller must press *6*. Callers are encouraged, but not required, to identify themselves by name. Each caller has three (3) minutes to speak.

- **Zoom Virtual Participation**

<https://zoom.us/j/96056325758?pwd=UIV1dnpVOTh6M3VvSUNjZzkycGJRUT09>
MEETING ID: 960 5632 5758 PASSCODE: 027222

Virtually "raise your hand" when the designated public comment period, as listed on the agenda, has been opened. Wait to be called on by City staff, unmute your audio, your name and city of residency is requested, but not required. Each participant has three (3) minutes to speak.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, please contact the Planning Division at (714) 562-3620. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

All regular meetings of the Planning Commission are available on the City's website at www.buenapark.com. Please contact the Planning Division at (714) 562-3620 for any questions.

1: GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL

1C. PLEDGE OF ALLEGIANCE

2: ORAL COMMUNICATIONS

2A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber. Those wishing to speak using the videoconferencing feature are asked to raise their hand now by either dialing *9 or the raise hand feature.

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3: CONSENT CALENDAR

3A. APPROVAL OF MINUTES

4: PUBLIC HEARING

4A. GENERAL PLAN NO. GP-22-1; ZONE CHANGE NO. Z-22-1; SITE PLAN NO. SP-22-13; AND MITIGATED NEGATIVE DECLARATION NO. MND-22-1

GENERAL PLAN AMENDMENT NO. GP-22-1: To change the existing General Plan Land Use Designation from Low Density Residential to High Density Residential; ZONE CHANGE NO. Z-22-1: To amend the Zoning Map existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multi-family Residential); SITE PLAN NO. SP-22-13: To allow the development of a 12-unit apartment home community; and MITIGATED NEGATIVE DECLARATION NO. MND-22-1: For General Plan Amendment (GP-22-1), Zone Change (Z-22-1), and Site Plan (SP-22-13) in compliance with the California Environmental Quality Act (CEQA) for the properties located 7682, 7692, 7712, and 7722 Craig Avenue. The Draft Mitigated Negative Declaration was available for public review and comment from December 22, 2023 to January 16, 2024.

— RECOMMENDED ACTION: Adopt Resolutions recommending City Council approval

5: AGENDA FORECAST

6: STAFF REPORTS

7: COMMISSION REPORTS

8: ADJOURNMENT

8A. Adjournment

To the next Planning Commission meeting on Wednesday, February 28, 2024 at 6:30 p.m. in the City Council Chamber

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Planning Commission less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the**

meeting. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페니쉬, 타갈로에 대한 통역사가 필요하시면 시미팅 48 시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

如果您想参与议程上的任何事务，并希望翻译成中文，韩文，西班牙文，他加禄文或越南文，请联系市政文员办公室，网址为（714）562-3750 在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: February 9, 2024

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
January 24, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on January 24, 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, Director of Community and Economic Development
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Reina Schaetzl, Associate Planner
Tianna de la Paz, Assistant Planner
John W. Lam, Assistant City Attorney
Deepthi Arbolu, 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. **STAFF REPORTS**

- 3A. DISCUSSION OF COMMISSIONER APPOINTMENT FOR CHAIR AND VICE CHAIR

Commissioner Judeh (District 2) was appointed as Chair in lieu of Commissioner Choi's (District 1) refusal to accept the appointment at this time. Commissioner Davis (District 3) was appointed as Vice Chair.

Other staff reports:

Dr. Meshram reminded the Commissioners of two training opportunities – one is a workshop on February 1, and the other a three-day session starting on March 4, provided by the California League of Cities. Dr. Meshram will email more information about the March 4 session. Interested Commissioners may contact Ms. Santos.

Dr. Meshram introduced Reina Schaetzl, Associate Planner, and Tianna de la Paz, Assistant Planner. Ms. Schaetzl and Ms. de la Paz addressed the Commission briefly, after which Chair Judeh welcomed them on behalf of the Commission.

4. CONSENT CALENDAR

4A. APPROVAL OF MINUTES - December 13, 2023 Planning Commission meeting.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Vice Chair Davis seconded the motion to approve this item.

The motion passed unanimously.

AYES: 5 COMMISSIONERS: Diep, Davis, Choi, Patiño, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

5. PUBLIC HEARING

5A. CONDITIONAL USE PERMIT NO. CU-23-4; SIGN PLAN NO. SN-23-1, AND TENTATIVE PARCEL MAP NO. PM-23-2 - A request to subdivide the currently vacant eleven (11) parcels into three (3) parcels for the development of an integrated commercial center consisting of three (3) buildings totaling 8,711 square feet of commercial multi-tenant spaces including two (2) drive-through restaurants; 125 parking spaces, including 75 electric vehicle charging stations, a 55-foot high freeway facing ground sign, and other associated site improvements, including an integrated sign program at 6050 Auto Center Drive.

Chair Judeh announced that staff is recommending continuance of this item to the Planning Commission meeting of February 28, 2024.

Chair Judeh advised that the item requires a motion to move this item to the Planning Commission meeting of February 28, 2024.

Commissioner Diep moved and Vice Chair Davis seconded the motion to move this item to the Planning Commission meeting of February 28, 2024.

AYES: 5 COMMISSIONERS: Diep, Davis, Choi, Patiño, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

5B. GENERAL PLAN AMENDMENT NO. GP-24-1, ZONE CHANGE NO. Z-24-2, SPECIFIC PLAN AMENDMENT NO. SPC-24-1. TEXT AMENDMENT NO. C-24-1, NEGATIVE DECLARATION NO. MND-24-1 UPDATING THE GENERAL PLAN LAND USE MAP, ZONING MAP, SPECIFIC PLANS, AND CREATING

OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING
HOUSING INCENTIVE OVERLAYS TO IMPLEMENT HOUSING ELEMENT
PROGRAMS NO. 11, 12, AND 16

General Plan Amendment No. GP-24-1 to amend the General Plan Land Use Map to include five new Housing Incentive Overlays (HIO) applied to 253 parcels; two parcels will also undergo change of land use designation from Open Space and Medium Density Residential to High Density Residential; and increase the density of the existing Housing Opportunities Overlay (HOO) from the current 30 du/ac to 50 du/ac.

Zone Change No. Z-24-2 to amend the Zoning Map to add six new Housing Incentive Overlays and one parcel to undergo a change of zone from OS-Open Space to RM-20 Medium Density Multifamily Residential.

Specific Plan Amendment No. SPC-24-1 to amend the Auto Center Specific Plan (ACSP) to include two new Housing Incentive Overlays and amend the Entertainment Corridor Specific Plan (ECSP) to include one new Housing Incentive Overlay applied to specified parcels

Text Amendment No. C-24-1 to create and adopt Objective Design and Development Standards for the Housing Incentive Overlay zones

Negative Declaration No. MND-24-1 for General Plan Amendment (GP-24-1), Zone Change (Z-24-2), Specific Plan Amendment (SPC-24-1), and Text Amendment (C-24-1) Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlay zones.

Dr. Meshram presented the staff report, including the memo distributed by staff to the Commission, with copies of two comment letters, one from the California Department of Transportation District 12, and another from the Orange County Transportation Authority, in response to the Initial Study/Negative Declaration. It also included staff's response to the comments. (See Attachment A to these minutes).

Chair Judeh asked if there were any questions/clarifications of staff.

Commissioner Choi asked about the number of units allowed in a 0.5-acre lot.

Dr. Meshram stated that the number of units allowed would depend on the location of the property and its overlay. For example, an overlay of mixed-use 45, with half an acre, can build up to 22.5 units (half of 45). Objective design standards must be followed.

Commissioner Choi asked why a 45-foot high two-story building would require a ten-foot setback, as opposed to a five-foot setback.

Dr. Meshram stated that the ten-foot setback is the standard recommendation for a two-story building beside a single-family residence.

Mr. Foulkes further explained that the step back on upper floors would ensure the building design provides sufficient access to light, and reduces building massing directly adjacent to single-story homes.

Commissioner Choi asked if the 8,919 new residential units planned for the next five years will possibly increase.

Dr. Meshram explained that 8,919 is the number allocated to the City; the zone change is in order to attain the targeted number.

Mr. Lam added that the City will have to make certain changes to the Code in order to reach that number (8,919). The current cycle is 2021 to 2029 and, at some point after re-evaluation, each city may have to assign a new number to the next eight-year cycle.

Commissioner Diep commented that it would be helpful if the color schemes on the two maps were the same, as they have the same information: (Figure 2.2-A Housing Incentives Overlay [HIO] Map, and the online map).

Dr. Meshram acknowledged Commissioner Diep's comments, and said that the recommendation will be implemented.

Vice Chair Davis asked staff to define "special needs housing"

Mr. Foulkes described "special needs housing" as housing that will assist not only persons with mental or physical special needs - but also low-income households, single-parent households, large households, transitional foster youths, and the homeless. It also includes supportive housing and workforce housing among others.

Commissioner Patiño thanked staff for the emailed response to his questions pertaining to this item.

Dr. Meshram said that the questions from Commissioner Patiño, and staff's response, will be forwarded to the Commission. (See Attachment B to these minutes.)

Chair Judeh asked about the income levels covered by the deed restriction.

Dr. Meshram stated that the deed restriction covers moderate, low, and extremely low incomes.

Chair Judeh expressed her concern about traffic due to the increased population.

Dr. Meshram explained that the item under consideration at this meeting relates to proposed amendments in preparation for the next five years, and does not involve construction application, which developers will undertake. She explained that California Environmental Quality Act (CEQA) studies will be conducted to consider effects on traffic; and to assess other impacts. Dr. Meshram stated the emphasis on mixed-use, with walkable streets that will allow residents and workers to drive less, will substantially reduce traffic.

Chair Judeh asked staff to expound on Affordable Housing Agreements.

Mr. Lam described Affordable Housing Agreement as a legally binding document between the City and the developer to ensure that through the years, even if the project changes hands, the affordability of rental and ownership units is guaranteed.

Mr. Foulkes added that the standard term for an affordable housing agreement is 55 years. Owner-occupied homes must be deed-restricted to maintain affordability for 45 years. As the term ends, the developer has the option to refinance the loan, thereby extending the affordability of the project.

Dr. Meshram explained that the State regulates the 55 and 45-terms, which is part of the density bonus law where a developer is able to rely on affordable housing bonus.

Mr. Lam added that oftentimes, the funding that the developer is receiving would dictate the terms.

Commissioner Choi asked if the permitting timeframe will be shortened.

Dr. Meshram explained that there will be no pre-approved plans; the developer will still have to submit plans for staff review, and re-submit when corrections are required. However, because the approval process will be ministerial (by staff, as opposed to going before Planning Commission), it will reduce a substantial amount of time.

Mr. Lam said that the application process will be streamlined. There will be a certain number of days required to complete the review process.

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

Ms. Santos stated that the consultants are on standby via Zoom to answer any questions.

There being no questions of the consultants, no one from the public wishing to speak on the matter, and no other written communication, Chair Judeh closed the public hearing and advised that the item requires a motion to adopt Resolutions recommending City Council approval.

Vice Chair Davis moved and Commissioner Diep seconded the motion to adopt Resolutions recommending City Council approval of General Plan Amendment GP-24-1, Zone Change Z-24-2, Specific Plan Amendment SPC-24-1, Text Amendment C-24-1 and Negative Declaration MND-24-1.

The motion passed unanimously. This item will be considered by City Council at a future date.

**RESOLUTION NO. 6313
GENERAL PLAN AMENDMENT NO. GP-24-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF BUENA PARK, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL APPROVE
GENERAL PLAN AMENDMENT GP-24-1 AMENDING THE
GENERAL PLAN LAND USE MAP TO ESTABLISH AND
APPLY FIVE (5) NEW HOUSING INCENTIVE OVERLAY
(HIO) ZONES, CHANGE THE LAND USE DESIGNATION
FROM OPEN SPACE AND LOW-DENSITY RESIDENTIAL
TO HIGH-DENSITY RESIDENTIAL ON TWO PARCELS,**

AND INCREASE THE BASE DENSITY OF THE HOUSING OPPORTUNITIES OVERLAY (HOO) FROM 30 DWELLING UNITS PER ACRE TO 50 DWELLING UNITS PER ACRE WITHIN THE LAND USE AND COMMUNITY DESIGN ELEMENTS OF THE GENERAL PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6314
ZONE CHANGE NO. Z-24-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE Z-24-2 TO CREATE SIX (6) NEW HOUSING INCENTIVE OVERLAYS (HIO) ZONES APPLIED TO 253 PARCELS AND CHANGE THE ZONING CLASSIFICATION FOR ONE PARCEL FROM LOW-DENSITY MULTIFAMILY RESIDENTIAL (RM-10) TO MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL (RM-20)

**RESOLUTION NO. 6315
SPECIFIC PLAN AMENDMENT NO. SPC-24-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE AUTO CENTER SPECIFIC PLAN AND THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN ESTABLISHING MIXED-USE OVERLAYS FOR SPECIFIC PARCELS THEREIN

**RESOLUTION NO. 6316
TEXT AMENDMENT NO. C-24-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT AMENDMENT C-24-1 ADOPTING THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6317
NEGATIVE DECLARATION NO. MND-24-1**

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 A NEGATIVE DECLARATION NO. MND-24-1 FOR

GENERAL PLAN AMENDMENT NO. GP-24-1, ZONE CHANGE NO. Z-24-2, SPECIFIC PLAN AMENDMENT NO. SPC-24-1, AND TEXT AMENDMENT NO. C-24-1 TO IMPLEMENT THE HOUSING INCENTIVE OVERLAYS (HIO) PROGRAMS IN COMPLIANCE WITH THE 2021-2029 HOUSING ELEMENT PROGRAMS 11, 12, AND 16

AYES: 5 COMMISSIONERS: Davis, Diep, Choi, Patiño, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

6. AGENDA FORECAST:

Dr. Meshram announced that the next regularly scheduled meeting on February 14, 2024, will include the following proposed projects: 1) a 12-unit apartment development at 7682 Craig Avenue, and 2) a six-story hotel development at 7860 Beach Boulevard.

7. COMMISSION REPORTS:

None

8. ADJOURNMENT:

At 7:30 p.m., Chair Judeh adjourned the Planning Commission meeting.

Mirvette Judeh
Chair

ATTEST:

Swati Meshram, Ph.D., AICP, LEED AP
Planning Manager

GENERAL PLAN NO. GP-22-1; ZONE CHANGE NO. Z-22-1; SITE PLAN NO. SP-22-13; AND MITIGATED NEGATIVE DECLARATION NO. MND-22-1

GENERAL PLAN AMENDMENT NO. GP-22-1: To change the existing General Plan Land Use Designation from Low Density Residential to High Density Residential; ZONE CHANGE NO. Z-22-1: To amend the Zoning Map existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multi-family Residential); SITE PLAN NO. SP-22-13: To allow the development of a 12-unit apartment home community; and MITIGATED NEGATIVE DECLARATION NO. MND-22-1: For General Plan Amendment (GP-22-1), Zone Change (Z-22-1), and Site Plan (SP-22-13) in compliance with the California Environmental Quality Act (CEQA) for the properties located 7682, 7692, 7712, and 7722 Craig Avenue. The Draft Mitigated Negative Declaration was available for public review and comment from December 22, 2023 to January 16, 2024.

Meeting	Agenda Group
Wednesday, February 14, 2024, 6:30 PM	PUBLIC HEARING Item: 4A
Presented By	Prepared By
	Harald Luna, Senior Planner

CASE SUMMARY:

Case Number:	General Plan No. GP-22-1, Zone Change No. Z-22-1, Site Plan No. SP-22-13, and Mitigated Negative Declaration No. MND-22-1
Staff Recommendation:	Adopt Resolutions recommending City Council approval
CEQA Compliance:	Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15074 of the CEQA Guidelines.
Public Notification:	Published in the Buena Park Independent and 42 public hearing notices mailed on February 1, 2024
Case Planner:	Harald Luna, Senior Planner
Meeting Date:	February 14, 2024
Agenda Item Number:	4A
Property Owner:	Craig & Beach Investment, Inc. 5681 Beach Boulevard, #200 Buena Park, CA 90621
Project Proponent:	Andmore Partners Sean Mo 3530 Wilshire Boulevard, #1830 Los Angeles, CA 90010
Application Request:	A General Plan Map Amendment to change the existing General Plan Land Use Designation from Low Density Residential to High Density Residential; a Zone Change to amend the Zoning Map existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Residential); a Site Plan to allow the development of a 12-unit apartment home community; and a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) for the properties located at 7682, 7692, 7712, and 7722 Craig Avenue (Craig Avenue Apartments), APNs: 066-132-09, -15, -16, and -17.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached Resolutions recommending that the City Council adopt Ordinances and Resolutions adopting the Final Draft Mitigated Negative Declaration, General Plan Amendment, Zone Change, and Site Plan based on the facts and findings provided therein.

PROPERTY INFORMATION:

The project site consists of four (4) contiguous parcels located at 7682, 7692, 7712, and 7722 Craig Avenue. The total combined site area is 0.69-acres. The site is located on the south side of Craig Avenue, between Beach Boulevard and Fullerton Avenue. The properties currently have a General Plan Land Use Designation of Low Density Residential and are within the RS-6 (One-Family Residential) zoning district. The Project site was previously developed with four (4) single-family homes which were demolished in November of 2017.

SURROUNDING LAND USE CHARACTERISTICS:

The properties to the north, across Craig Avenue and west are developed with single-family residential dwellings, have a General Plan Land Use designation of Low Density Residential, and are zoned RS-6 (One-Family Residential). The properties to the east and south are developed with multi-story commercial office buildings, and the Brea Creek Flood Control channel have a General Plan Land Use designation of Office Professional and are zoned CO (Office).

BACKGROUND:

On November 19, 2019, City Staff held a community meeting in the City Hall Main Conference Room to discuss a proposed four-story, 77-bed senior assisted living facility with underground parking at the subject site. Staff mailed 33 meeting notices to the adjacent property owners within a 300 foot radius of the subject property. Seven members of the public as well as councilmembers and planning commissioners attended. A number of concerns were raised about the proposed project, including traffic, parking, building height, privacy concerns and property values. Based on the feedback provided, the property owner ultimately decided not to pursue the project and the site remained vacant.

In 2022, the applicant submitted a revised project proposal for a substantially different residential project. In June, 2022, a community meeting was held to discuss the revised residential proposal. The revised residential development proposal consisted of a three-story, 12-unit apartment building with 36 onsite parking spaces. The developer mailed 44 meeting notices to the adjacent property owners located within a 400-foot radius of the project site. Eight members of the public attended the meeting. Concerns from the meeting attendees included traffic, street parking, density, privacy, and potential increase in crime.

APPLICATION ANALYSIS:

Project Description

The proposed project consists of two (2) three-story buildings containing a total of twelve (12) apartments. One building (front building) will front Craig Avenue and the second building (back building) will be located towards the south portion of the site. Each building will contain six (6) apartments. The town-house style apartments will each feature two-car garages and two above ground floors of living space. Twelve (12) additional on-site parking spaces are provided.

Each unit provides private open space within proposed balconies located on the upper floors. Approximately 3,634 square feet of common usable open space along the west side of the site is provided and will include, landscaping, walking path, and seating. Enhanced landscaping with mature trees will be planted along the west side of the property to buffer the project site from the adjacent single-family residence.

Approximately 7,403 square feet of landscape setback will be provided along the north, east and south property lines. Other project features include fencing and decorative site lighting.

Access/Site Design/Parking

Vehicular access to the project will be from a proposed twenty (20) foot wide driveway located at the northeast corner of the site along Craig Avenue. Internal circulation has been designed to adequately accommodate on-site vehicular access, emergency and trash service vehicle circulation, and access to the required off-street parking areas (garages and guest parking areas).

The Buena Park Municipal Code (BPMC) requires multi-family apartments in the RM-20 zone with three (3+) plus bedrooms to provide three (3) parking spaces (1 covered space) per unit. Therefore the 12 apartment units, will require 12 covered spaces and 24 additional spaces, for a total of thirty-six (36) off-street parking spaces. As designed, each unit will include an attached two (2)-car garage for a

total of twenty-four (24) covered parking spaces and twelve (12) open parking spaces comprised of three (3) compact parking spaces, eight (8) standard parking spaces, and one (1) van accessible parking space, meeting the minimum off-street parking requirements for the proposed multi-family residential development. The design of the attached garages for the two (2) accessible units (Units #7 and #8) will include one standard and one compact off-street parking space.

Floor Plan

Each unit will consist of three (3) bedrooms and two (2) bathrooms, three (3) bathrooms for accessible units #7 and #8). The total floor area of the apartment units will range from approximately 2,013 square feet up to 2,146 square feet, including their attached 408 square foot two (2) car garages. Each apartment will feature a front main covered entry at the ground level, and private balcony areas on the second- and third-floor levels.

Architecture

The architecture is modern in style and consists of a combination of flat roof design with angled parapet walls to complement the surrounding residential and commercial developments. The design will incorporate an earth-toned color palette (grey, brown, and white) and a variety of exterior materials and variations in wall-planes and building heights to break up other building massing and provide visual interest.

The proposed exterior materials consist of a combination of cedar wood siding, white painted stucco, decorative fiber cement panels (slate look), metal siding, and concrete. The balconies will feature a glass guardrail design to compliment the contemporary architectural elements. Additional design features are provided on the north elevation facing Craig Avenue to provide a transitional setback that includes recessed angled walls and step backs in the façades on the upper two levels in an effort to further break up the massing of the buildings nearest the street.

Landscaping/Fencing

The proposed project provides a total of approximately 11,037 square feet of common open space area throughout the development, and a combined total of approximately 1,750 square feet of additional private outdoor open space. The project will provide landscaping along the project site frontage, within the parking lot areas, common outdoor open spaces and required setback areas. The open space area along the west portion of the site will feature mature trees and enhanced landscaping, decorative paved walkways, and recreational area that will feature a built-in bar-be-que with sink and seating areas. As conditioned, tree sizes will be a mixture of 15-gallon, 24-inch box, mature specimen trees in a 36-inch box size up to 48-inch box along the west property line, to provide privacy and visual buffer from the adjacent existing single-family home.

A new six (6) foot high, decorative block wall along the west and south property lines behind the fifteen (15) foot required front yard area will be constructed to provide buffer to the adjacent single-family resident to the west.

DISCUSSION:

Entitlements Required

The following entitlements are required for this project:

- **General Plan Land Use Map Amendment** – A General Plan Land Use Map amendment to change the existing General Plan Land Use designation from Low Density Residential to High Density Residential.
- **Zone Change** – A Zoning Map amendment to change the property's zoning from RS-6 (One-Family Residential) to RM-20 (Medium-Density Residential).
- **Site Plan** – A Site Plan is required for an apartment development within the RM-20 Medium-Density Residential) Zone.

General Plan Amendment and Zone Change

To allow the proposed 12-unit apartment multi-family residential development, the project site's General Plan land use designation will have to be amended to High Density Residential and be rezoned to RM-20 (Medium-Density Residential). Development in the High Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The RM-20 zone is an established zoning classification under the City's Zoning Ordinance that allows for the

development of medium density apartments, condominiums, and group quarters in locations convenient to community centers, recreational, and cultural activities.

The Project meets the goals and policies of the City's General Plan, including relation to the aesthetics and visual character envisioned in the General Plan. The City of Buena Park General Plan includes Goals and Policies to guide future development within the City, which are applicable to the proposed project and include the following:

- General Plan Land Use Element Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- General Plan Land Use Element Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.
- General Plan Land Use Element Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.
- General Plan Land Use Element Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
- General Plan Land Use Element Policy LU-6-1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.
- General Plan Land Use Element Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.
- General Plan Housing Element Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

The proposed project implements the above General Plan Goals and Policies in that the proposed development provide a diversity of housing stock, and has been designed with quality architectural treatments and varied roof lines that provides additional architectural interest. The proposed development will enhance the physical and visual qualities of the subject property with significant landscaping, bold and interesting urban design elements, including a variety of building materials, and varied façades thereby enhancing the aesthetics of the surrounding neighborhood. The project also includes the development of common open space that include gathering places with amenities that would support the needs of residents and their visitors. Additionally, through this proposal the existing property will be transformed from an underutilized/vacant property into a development that meets the City's housing needs, land use and community design goals, while satisfying the Development Code requirements, and will be adequately regulated through the Conditions of Approval and Mitigation Measures in order to minimize potential impacts.

Site Plan

The project, as proposed and conditioned, meets the BPMC standards including but not limited to density, setbacks, building heights, parking, open space, landscaping, fences, and signage for and apartment development RM-20 Zone.

ENVIRONMENTAL ASSESSMENT:

In accordance with the CEQA Guidelines, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is the appropriate environmental document for this project. In accordance with Section 15063 (Initial Study) of the California Environmental Quality Act (CEQA), an IS/MND was prepared. Pursuant to Section 15072 of the Title 14 of the California Code of Regulations, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) was filed, posted and mailed on December 22, 2023, for the CEQA-mandated twenty (20) day public review and comment period. The comment period ended on January 16, 2024. Four comments were received and responses to the comments were prepared and included in the Final Initial Study/Mitigated Negative Declaration. A copy of the responses and final draft Mitigated Negative Declaration is provided as Attachment 6.

The MND identified the following areas, which required mitigation in order to be considered less than significant impacts:

- Biological Resources,
- Cultural Resources,
- Geology & Soils,

- Hazards & Hazardous Materials, and
- Tribal Cultural Resources

With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included as Attachment 6, the environmental analysis concluded that the project will not have a significant impact on the environment.

PUBLIC HEARING NOTICES:

Notice of public hearing was posted at City Hall, the Buena Park website, Buena Park Library, and Ehlers Event Center on February 1, 2024; 42 public hearing notices were mailed to property owners located within 300 feet of the subject property on February 1, 2024, and newspaper notice was published on February 2, 2024. As of the publication of this report, one public comment expressing concern regarding property values and increase in traffic flow on Craig and Pacific Avenues was received on February 9, 2024, which is included as Attachment 8.

As mentioned in the response to comments of the Final Draft IS/MND, the project is expected to generate 57 daily trips, 5 trips during the AM Peak (two inbound and three outbound) and 8 trips during the PM Peak (five inbound and three outbound). This does not exceed the threshold for preparation of further technical analysis for traffic impact. Additionally, the Project is not located on an Arterial Highway System which generates 1,600 ADT. As such, the Project is not anticipated to generate traffic in such a manner that it would create overcrowding of vehicles along Pacific Avenue and Beach Boulevard.

The proposed twelve (12) unit apartment multi-family residential development will not negatively impact surrounding properties since the investment in the currently vacant properties will elevate the property's aesthetics. All improvements meet the Buena Park Municipal Code requirements for the RM-20 zone as well as the Design Guidelines for Multi-Family for the purpose of promoting high-quality design that is compatible with adjacent properties.

Prepared by: Harald Luna, Senior Planner

Reviewed and Approved by: Swati Meshram, PhD, AICP, LEED AP, Planning Manager

Presented by: Harald Luna, Senior Planner

Attachments

Att 1 - Proposed Planning Commission Resolution GP-22-1 (General Plan Amendment).pdf

Att 2 - Proposed Planning Commission Resolution Z-22-1 (Zone Change).pdf

Att 3 - Proposed Planning Commission Resolution SP-22-13 (Site Plan).pdf

Att 4 - Proposed Planning Commission Resolution MND-22-1 (Mitigated Negative Declaration).pdf

Att 5 - SP22-13 Development Plans Final.pdf

Att 6 - Final Initial Study Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program Link.pdf

Att 7 - Vicinity Map.pdf

Att 8 - Public comment received February 9, 2024_Redacted.pdf

RESOLUTION NO.
GENERAL PLAN AMENDMENT NO. GP-22-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GP-22-1 FOR THE PROPERTIES LOCATED AT 7682, 7692, 7712, AND 7722 CRAIG AVENUE, AMENDING THE LAND USE MAP OF THE GENERAL PLAN FROM LOW DENSITY RESIDENTIAL LAND USE TO HIGH DENSITY RESIDENTIAL DESIGNATION AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) The City Council of the City of Buena Park adopted the Buena Park General Plan as required by law on December 7, 2010 through the adoption of Resolution No. 12497.

(ii) Sean Mo of Andmore Partners, applicant, 3530 Wilshire Boulevard, Suite 1830, Los Angeles, CA 90010, on behalf of Craig & Beach Investment, Inc., property owner, 5681 Beach Boulevard, Suite 200, Buena Park, CA 90621 has filed an application for General Plan Amendment No. GP-22-1 to change the land use designation from Low Density Residential to High Density Residential on certain properties located at 7682, 7692, 7712, and 7722 Craig Avenue, in the City of Buena Park, California.

(iii) The Planning Commission of the City of Buena Park has heretofore conducted a duly noticed public hearing on February 14, 2024 as required by law, to consider General Plan Amendment GP-22-1, amending the General Plan Land Use Map of the General Plan amending the land use designation of the subject properties from Low Density Residential land use to High Density Residential designation.

(iv) The Planning Commission has reviewed and considered all components of the proposed General Plan Amendment GP-22-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan.

(v) All legal prerequisites to the adoption of the Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby finds, determines, resolves, and recommends the City Council find as follows:

1. The proposed General Plan Amendment will be consistent with the goals, policies, purposes, objectives, and programs of the City's General Plan. The proposed General Plan Amendment will provide additional housing to enhance the viability of the City's residential development consistent with the General Plan goals and policies including, but is not limited to:

- General Plan Land Use Element Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.

- General Plan Land Use Element Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.
- General Plan Land Use Element Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.
- General Plan Land Use Element Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
- General Plan Land Use Element Policy LU-6-1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.
- General Plan Land Use Element Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.
- General Plan Housing Element Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

2. The proposed General Plan Amendment No. GP-22-1 will promote the orderly development of the City and the public health, safety, and welfare by enhancing and maintaining sound and logical land use and development practices guided by the Land Use & Community Design Element.

3. The proposed General Plan Amendment No. GP-22-1 will increase and not diminish the land available for housing within the City. The proposed General Plan Amendment will provide added housing opportunities to enhance the viability of the City's housing supply.

4. The proposed General Plan Amendment No. GP-22-1 will maintain and improve the viability of the housing stock within the area in a manner consistent with the character of surrounding neighborhoods and will promote the orderly development of the subject property.

5. The proposed General Plan Amendment No. GP-22-1 will develop currently vacant parcels with buildings and uses that are complimentary to the existing uses in the area, thereby enhancing and conserving the neighborhood property values.

6. The Planning Commission finds and recommends that the City Council find that General Plan Amendment GP-22-1 will have a positive effect on land available for housing within the City. The project will provide added housing opportunities to enhance the viability of the City's housing supply.

7. The Planning Commission finds that facts supporting the above-specified finding are contained in the staff report and exhibits, and information provided to this Planning Commission during the public hearing conducted on February 14, 2024 with respect to the project.

8. The Planning Commission has reviewed and considered all components of the requested General Plan Amendment and has adopted a separate Resolution certifying Mitigated Negative Declaration (MND-22-1) pertaining to this project including adopted mitigation requirements.

9. The Planning Commission hereby recommends that the City Council of the City of Buena Park approve and adopt General Plan Amendment GP-22-1, amending the General Plan Land Use Map of the General Plan changing the land use of the subject properties from Low Density Residential land use designation to High Density Residential land use designation attached hereto as Exhibit "A".

10. The Secretary of the Planning Commission shall:

- (a) Certify to the adoption of this Resolution.
- (b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to General Plan Amendment GP-22-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan, attached hereto as Exhibit "A", and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

PASSED AND ADOPTED this 14th day of February 2024, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

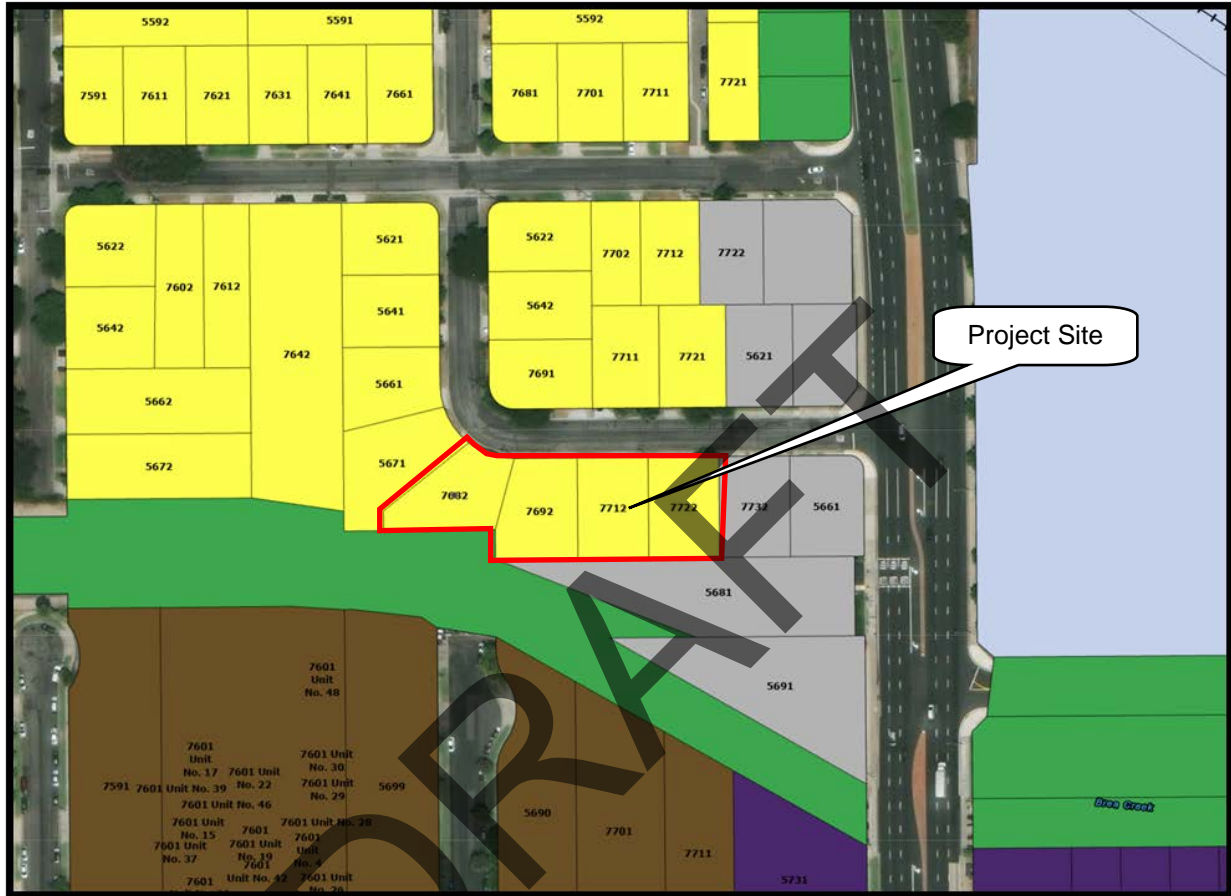
Mirvette Judeh
Chair

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

EXHIBIT A

Existing General Plan Land Use Map: Low-Density Residential Designation



Proposed General Plan Land Use Map: High-Density Residential Designation



RESOLUTION NO.
ZONE CHANGE NO. Z-22-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE Z-22-1 TO CHANGE THE ZONING CLASSIFICATION OF THE PROPERTIES LOCATED AT 7682, 7692, 7712, 7722 CRAIG AVENUE (APNS: 066-132-09, -15, -16, AND -17) FROM RS-6 (ONE-FAMILY RESIDENTIAL) TO RM-20 (MEDIUM-DENSITY RESIDENTIAL)

A. Recitals.

(i) Sean Mo of Andmore Partners, applicant, 3530 Wilshire Boulevard, Suite 1830, Los Angeles, CA 90010, on behalf of Craig & Beach Investment, Inc., property owner, 5681 Beach Boulevard, Suite 200, Buena Park, CA 90621 has filed an application for Zone Change No. Z-22-1 to change the existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Residential) of the subject properties located at 7682, 7692, 7712, 7722 Craig Avenue ("Site") to develop the property with a twelve (12)-unit apartment home community, open space, and 36 parking spaces and other site improvements ("Project"). Applicant applications to amend the General Plan (General Plan GP-22-1), rezone the Site, and a Site Plan Review.

(ii) Pursuant to Section 19.404.020(CE) of the City's Municipal Code, the RM-20 (Medium-Density Residential) zoning district authorizes for the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities.

(iii) The Project's potential environmental impacts were analyzed in that Initial Study and Mitigated Negative Declaration (MND-22-1).

(iv) On February 14, 2024, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this resolution.

(v) The Planning Commission has reviewed and considered all components of the proposed Zone Change Z-22-1 from RS-6 (One-Family Residential) to RM-20 (Medium-Density Residential) including the Mitigated Negative Declaration (MND-22-1) and concluded its public hearing prior to adoption of this resolution.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby find, determines, resolves, and recommends the City Council find as follows:

1. In all respects, all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

Resolution No.
Zone Change No. Z-22-1
February 14, 2024

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and Development Plans stamped "RECEIVED SEP 28 2023 PLANNING DIV" the Planning Commission hereby specifically finds as follows:

- a. The proposed Zone Change will be in conformance with the City's General Plan as amended and will facilitate a multi-family residential development opportunity resulting in additional housing to enhance the viability of the City's residential development. The Project further conforms to the General Plan goals and policies for the reasons set forth in Exhibit "B" of the General Plan Amendment Resolution GP-22-1, which findings are incorporated herein by reference.

- b. The proposed Zone Change will have a positive effect on land available for housing within the City. The project will provide added multi-family housing opportunities to enhance the viability of the City's housing supply. The proposed Zone Change will provide additional land available for viable residential development within the City, but will not create substantial demands for new infrastructure. Adequate infrastructure and utilities are available in the area to serve the Site and no substantial new infrastructure is required.

3. The proposed project has been reviewed pursuant to CEQA through the preparation of a Mitigated Negative Declaration. By separate resolution adopted with consideration of this resolution, the Planning Commission has determined that the Mitigated Negative Declaration is legally adequate and has concluded that the Project would not result in any new or substantially more severe significant environmental impacts than those considered and addressed by the mitigation measures included therein.

4. The Planning Commission finds that facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to the Planning Commission during the public hearing conducted on February 14, 2024 with respect to the Project.

5. The Planning Commission hereby recommends that the City Council of the City of Buena Park certify an Ordinance approving Zone Change Z-22-1, amending Zoning Map changing the existing zoning district of the subject properties from RS-6 (One-Family Residential) to RM-20 (Medium-Density Residential) attached hereto as Exhibit "A".

6. The Secretary of the Planning Commission shall:

- a. Certify to the adoption of this Resolution.
 - b. Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to these considerations, including proposed General Plan Amendment GP-22-1, Zone Change Z-22-1, and Mitigated Negative Declaration MND-22-1, and transcripts of any and all hearings conducted with respect to the applications recommended for approval therein.

Resolution No.
Zone Change No. Z-22-1
February 14, 2024

ADOPTED AND APPROVED this 14th day of February 2024 by the following called vote:

AYES: 0 COMMISSIONER:

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

Mirvette Judeh
Chair

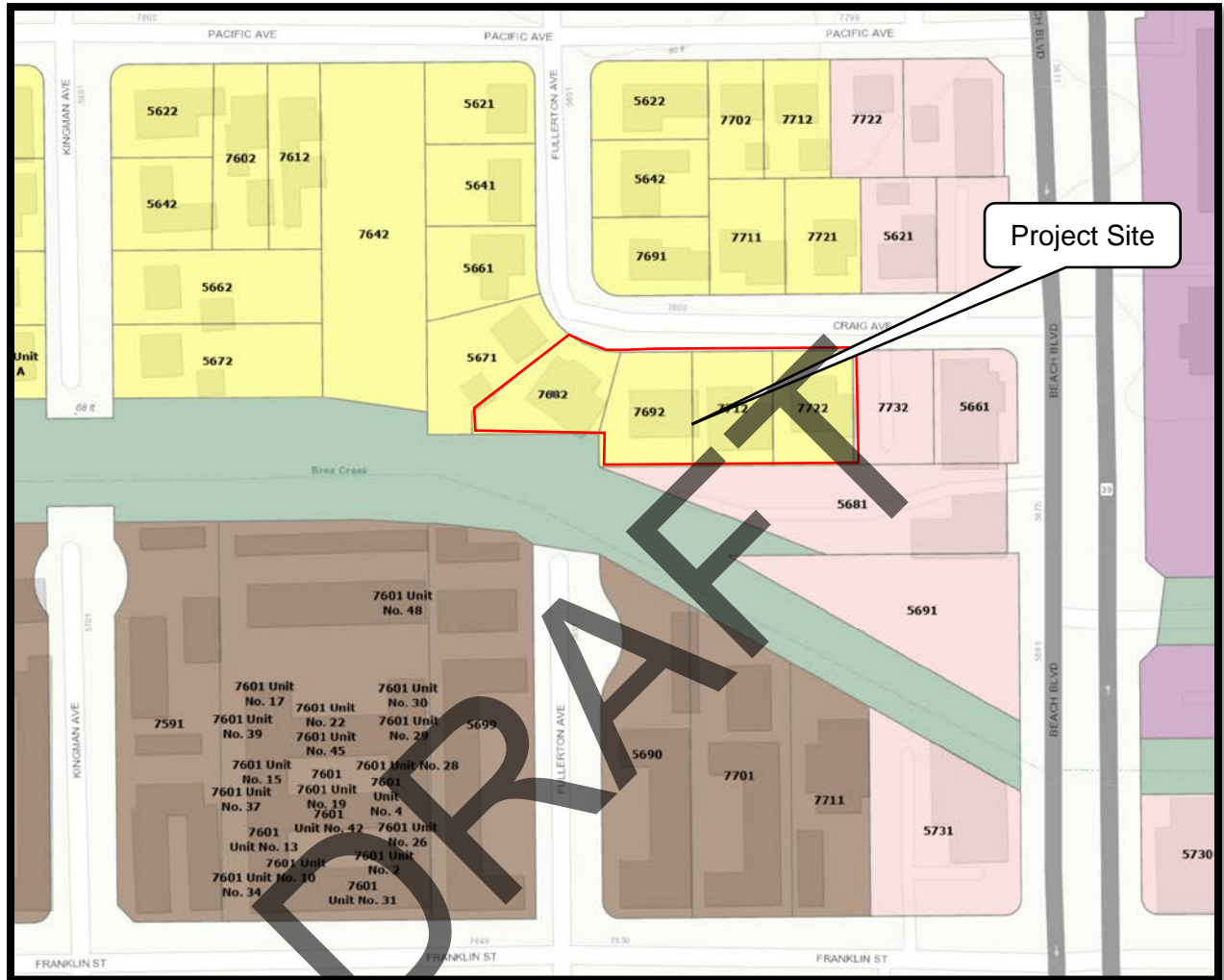
ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.
Zone Change No. Z-22-1
February 14, 2024

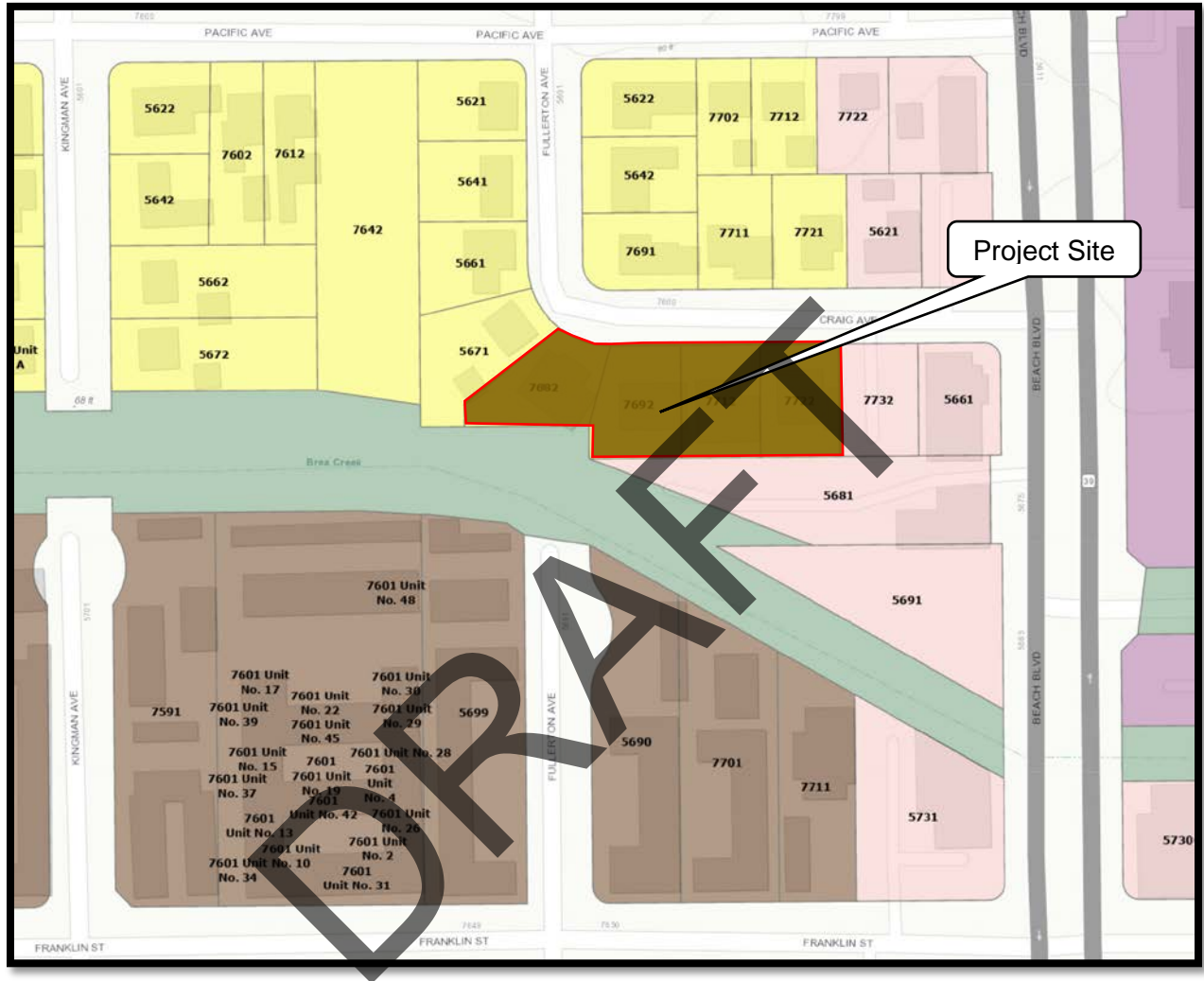
EXHIBIT A

Existing Zoning District Map: RS-6 (One-Family Residential)



Resolution No.
Zone Change No. Z-22-1
February 14, 2024

Proposed Zoning District Map: RM-20 (Medium-Density Residential)



RESOLUTION NO.
SITE PLAN REVIEW NO. SP-22-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO ALLOW FOR THE DEVELOPMENT OF A NEW 12-UNIT APARTMENT HOME COMMUNITY WITH ITS REQUIRED OFF-STREET PARKING, OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTIES LOCATED AT 7682, 7692, 7712, AND 7722 CRAIG AVENUE (APNS: 066-132-09, -15, -16, AND -17), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Sean Mo of Andmore Partners, applicant, 3530 Wilshire Boulevard, Suite 1830, Los Angeles, CA 90010, on behalf of Craig & Beach Investment, Inc., property owner, 5681 Beach Boulevard, Suite 200, Buena Park, CA 90621, has filed an application for a Site Plan Review No. SP-22-13 to allow the development of a new twelve (12) unit apartment home multi-family residential community with its required off-street parking, open space and associated on- and off-site improvements for the properties located at 7682, 7692, 7712, and 7722 Craig Avenue in Buena Park, California, in the County of Orange (APNs: 066-132-09, -15, -16, -17). Hereinafter in this Resolution, the subject Site Plan Review request are referred to as the "application."

(ii) On February 14, 2024, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iv) The Planning Commission has reviewed and considered all components of the proposed Site Plan No. 22-13 and concluded its public hearing prior to adoption of this resolution.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves, and recommends the City Council of the City of Buena Park find as follows:

1. The Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and the Site Plan Review No. SP-22-13 Development Plans stamped "RECEIVED SEP 28 2023 PLANNING DIV.," this Commission hereby specifically finds, determines, and resolves as follows:

Site Plan Review

- a. **FINDING:** The proposed development meets all applicable requirements of this Title and other laws.
- FACT:** The proposed twelve (12) unit apartment multi-family residential development is a permitted use within the RM-20 (Medium-Density Residential) zone, as conditioned, and approved concurrently with General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Mitigated Negative Declaration No. MND-22-1 with the appropriate Conditions of Approval and Mitigation Measures will meet all applicable requirements of the General Plan and Zoning Ordinance, and other laws. The proposal is consistent with the design goals of the Architectural Design Guidelines for multifamily residential developments by providing building and site enhancements. The proposal will comply with density, lot coverage, setbacks, floor area, parking, circulation, open space, building materials, as conditioned, and other applicable requirements.
- b. **FINDING:** The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and this Title.
- FACT:** The site arrangement and improvements will not be detrimental to the existing and intended character of the surrounding neighborhood since site arrangement provides the required setbacks for the adjacent uses. The site arrangement building design as well as the improvements will blend with the overall character of the surrounding neighborhood.
- c. **FINDING:** Property values will be conserved.
- FACT:** The proposed twelve (12) unit apartment multi-family residential development, will not negatively impact surrounding properties since the investment in the currently vacant properties will elevate the property's aesthetics. All improvements meet the Buena Park Municipal Code requirements for the RM-20 zone as well as the Design Guidelines for Multi-Family for the purpose of promoting high-quality design that is compatible with adjacent properties.
- d. **FINDING:** Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environmental effects generated by the subject development.
- FACT:** An Initial Study/Mitigated Negative Declaration No. MND-22-1 was prepared in connection with the associated General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Site

Plan No. SP-22-13. Environmental impacts were studied and mitigation measures identified in the Mitigation Monitoring and Reporting Program to mitigate potential environmental impacts to less than significant levels.

- e. **FINDING:** The exterior architectural design is in reasonable harmony with the architectural character of the area.

FACT: The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All the building materials, colors, and finishes proposed for the apartment multi-family residential development are in harmony with the surrounding area. As conditioned, the proposed twelve (12) apartment units will enhance the visual integrity of the subject property as well as the surrounding area.

- f. **FINDING:** The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.

FACT: The arrangement and design for pedestrian and vehicular traffic will continue to minimize congestion and protect pedestrian and vehicular safety for the subject property as well as surrounding properties. A single driveway will be provided at the northeast corner of the property closer to Beach Boulevard along Craig Avenue.

3. The Planning Commission recommends that the City Council of the City of Buena Park adopt the attached Mitigated Negative Declaration MND-22-1 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Site Plan No. SP-22-13, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND. The City of Buena Park shall file a Notice of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

4. The Secretary of the Planning Commission shall:

- (a) Certify to the adoption of this Resolution.
- (b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to Site Plan No. SP-22-13 for the development of a 12-unit apartment home community, and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4, above, the Planning Commission hereby recommends that the City Council of the City

of Buena Park approve Site Plan Review No. SP-22-13 development plans stamped "RECEIVED SEP 28 2023 PLANNING DIV.," as modified herein and the following conditions set forth in paragraph 6 of this Resolution.

6. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PUBLIC WORKS DEPARTMENT:

1. The existing parcels encompassed by the project shall be consolidated in accordance with the City Code and Subdivision Map Act. Plat map and legal description shall be prepared by registered civil engineer or licensed surveyor. All cost associated with preparation of these documents and County recording shall be responsible by applicant.
2. The following plans and/or information shall be prepared and submitted in accordance with City standards:
 - a. Grading/Utility Plan
 - b. Erosion Control Plan
 - c. Water Quality Management Plan (WQMP)
3. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.
4. The project site must be graded as not to adversely impact the adjacent properties. An Engineering Grading Certification shall be submitted to Engineering Division when grading is complete. The Certification form shall be obtained from the Engineering Services Division. The project RCE/geotechnical engineer shall initiate and prepare the certification, duly signed, wet stamped with date of expiration of registration.
5. New public improvements to include the following:
 - a. Remove 3 existing driveway approaches that will be unused for this development with sidewalk, and curb and gutter along the Craig Avenue frontage per City standards.
 - b. Construct sidewalk along the Craig Avenue frontage per City standard.
 - c. Remove and underground overhead wires along the Craig Avenue frontage.
 - d. Install 2 new street lights on marbelite poles with underground service along the Craig Avenue frontage.
6. Prior to issuance of grading or building permits, permit applicant shall submit for approval by the City Engineer, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMP's) that will be used on site to control predictable pollutant run-off. Applicant shall record the approved WQMP with the Orange County

Clerk-Recorder at the cost of the applicant, and provide the City with a conformed copy of the recorded WQMP.

This WQMP shall identify the: structural and non-structural measures specified in Appendix G, as available at the Engineering Services Division, detailing implementation of BMP's whenever they are applicable to the project (when the project has a below grade loading dock, for example); the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and, shall reference the location(s) of structural BMP's.

7. A new trash bin will accommodate bins for organic, recycling, and trash per Senate Bill 1383. Also, developer shall contact the City's recycling company, EDCO, for approval of the trash enclosure location for service pickup.
8. All utility connections, street improvements, and any other work performed in the public right-of-way will require a traffic control plan prepared per the City of Buena Park Public Works Department requirements. The cost of the design and implementation of the traffic control plans shall be borne by the project proponent.
9. A traffic impact fee is required and must be paid per City of Buena Park Resolution No. 9726. The traffic impact fee must be paid prior to occupancy of the building.
10. Backflow and cross connection control devices shall be installed in accordance with the City Code. Fire protection plans shall be approved by the Orange County Fire Authority and the City Engineer. The service shall be owned and maintained by the applicant.
11. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.
12. All fees, deposits and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction.
13. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall file with the City required insurance certificates.
14. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for the period of one (1) year, for all public facilities and improvements.
15. Prior to grant of occupancy by the City or commencement of the approved use, these conditions and all improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.

ORANGE COUNTY FIRE AUTHORITY

1. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

- a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
 - i. Submittal of a Fire Master Plan (service code PR145)
 - ii. Submittal of alternate methods and materials (AM&M) request (PR910), for hose pull deficiencies
 - b. Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:
 - i. Submittal of gates (service code PR180), if not part of fire master plan
 - c. Prior to issuance of a building permit:
 - i. Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
 - ii. Fire sprinkler system (service codes PR400-PR465)
 - d. Prior to concealing interior construction:
 - i. Sprinkler monitoring system (service code PR500), if part of AM&M
2. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.
3. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.
4. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

BUILDING DIVISION:

- 1. The project shall comply with state and federal disabled access requirements.

2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.
4. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
5. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
6. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall be contingent upon the approval of General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Mitigated Negative Declaration No. MND-22-1.
2. This approval shall be for the development of a 12-unit apartment home community including associated off-street parking, open space, and site improvements on a property comprised of four (4) parcels containing approximately 0.69 acres, located at 7682, 7692, 7712, and 7722 Craig Avenue in substantial compliance with Site Plan Review No. SP-22-13 Development Plans dated "RECEIVED SEP 28, 2023 PLANNING DIV.," and as conditioned herein.
3. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, and mitigation measures contained in the Mitigation Monitoring and Reporting Program, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
4. The project shall be subject to all the mitigation measures contained within the Mitigation Monitoring and Reporting Program (Attachment 3 of the Final Draft Initial Study/Mitigated Negative Declaration), dated February 14, 2024 and incorporated herein by reference, as Conditions of Approval.
5. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted conceptual plans stamped "RECEIVED SEP 28, 2023 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Architectural features may be replaced or modified subject to approval of the Community Development Director, based on equivalent provision of acceptable alternatives. Specifications and samples

of the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

- a. Paint colors for stucco
- b. Stucco exterior finish
- c. Roofing material
- d. Window trim
- e. Cedar Wood siding
- f. Decorative fiber cement panels (slate look)
- g. Metal siding
- h. Corten steel panel
- i. Enhanced light fixtures

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

6. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.
7. Any new walls and fencing, including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.428 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, as necessary.
8. A 6-inch wide decorative masonry wall, at least 6 ft. high measured from the highest finished grade on either side of the wall, shall be constructed and maintained along the west property line; existing block walls on the south and west property lines shall be repaired and finished where needed consistent with the submitted conceptual plans stamped "RECEIVED SEP 28, 2023 PLANNING DIV." in accordance with the structural design approved by the Building Division. All the perimeter walls shall match in color and texture. No block wall construction shall occur until a Grading Plan has been approved by the Public Works Department, if required. Double walls shall be filled and capped to the satisfaction of the City.
9. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED SEP 28, 2023 PLANNING DIV.". Detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to issuance of building permits. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 of the Buena Park Municipal Code.
10. The planting of trees and shrubs shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. The landscaping areas along the entire west property shall be planted with a row of trees

that include a mixture of 15-gallon, 24-inch box, including mature specimen trees in a 36-inch box size up to 48-inch box size.

11. The open space areas within the development shall be generally consistent with the plans dated "RECEIVED SEP 28, 2023 PLANNING DIV." Specific features, including exact design and specifications including landscaping, specified areas for active and passive areas shall be reviewed and approved by the Planning Division prior to the issuance of building permits. The open space areas and site amenities shall have appropriate durability and longevity and include elements that are consistent with the following:
 - a. Bar-be-que grills
 - b. Picnic tables with benches
12. Decorative lighting to complement the architectural design of the development shall be provided throughout the entire development including the parking area and open space areas. Final location and design of light standards and wall fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.
13. Building and site lighting shall be decorative and consistent with the building design. Plans submitted for plan check shall include complete photometric plan for the parking area to ensure that there are adequate levels of light within all portions of the parking area, adjacent properties and rights of way to ensure proper public safety. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties or rights of way.
14. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.436.070 (Residential Parking Dimensions and Layout) and Section 19.436.080 (Residential Parking Improvements) as shown on the approved plan. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It shall be the responsibility of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.
15. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.

16. All required double check valve assemblies located within public view shall be located below grade to the extent possible, or shall be screened from view by landscaping ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
17. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible and painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
18. Interior access to all rooms/areas of the multi-family apartment units shall be maintained at all times. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided.
19. All roof-mounted mechanical equipment shall not be visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.340.020 (Visual Screening of Mechanical Equipment).
20. The proposed trash enclosure shall be in compliance with the Buena Park Municipal Code Section 19.424.010 (Trash Storage Facilities). Plans submitted for plan check shall include trash receptacles within the common open space area. The design of the trash receptacles shall compliment the project.
21. Mail boxes shall be supplied, installed and designed to the approval of the Planning Division, with locations subject to the US Postal Service approval.
22. The following items shall be considered conditions of this development:
 - a. All trees throughout the development shall be properly maintained in living condition and any damaged or diseased tree shall be replaced by the property owner.
 - b. The parking areas shall be maintained and clear of storage in order to maintain parking.
 - c. Balconies and porches shall not be used for storage.
23. Prior to the issuance of Building Permits for the project or any succeeding residential development approval, all development impact fees associated with development including, but not limited to, park fees mandated by BPMC Section 18.64.080 (Park and recreational facilities dedications – Use of land fees) shall be paid in full.
24. The construction authorized by the Site Plan Review shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
25. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).

26. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
27. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
28. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.
29. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 14th day of February 2024 by the following called vote:

AYES:	0	COMMISSIONER:
NOES:	0	COMMISSIONER:
ABSENT:	0	COMMISSIONER:
ABSTAINED:	0	COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Swati Meshram, Ph.D., AICP, LEED AP
Planning Manager

Resolution No.
Site Plan Review No. SP-22-13
February 14, 2024

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan Review No. SP-22-13 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner / Applicant

DRAFT

RESOLUTION NO.
MITIGATED NEGATIVE DECLARATION NO. MND-22-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK CERTIFY THE COMPLETION OF A MITIGATED NEGATIVE DECLARATION NO. MND-22-1 FOR GENERAL PLAN AMENDMENT NO. GP-22-1, ZONE CHANGE NO. Z-22-1, AND SITE PLAN NO. SP-22-13, TO DEVELOP A 12-UNIT APARTMENT HOME COMMUNITY WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS FOR THE PROPERTIES LOCATED AT 7682, 7692, 7712, AND 7722 CRAIG AVENUE (APNS: 066-132-09, -15, -16, AND -17)

A. Recitals.

(i) Sean Mo of Andmore Partners, applicant, 3530 Wilshire Boulevard, Suite 1830, Los Angeles, CA 90010, on behalf of Craig & Beach Investment, Inc., property owner, 5681 Beach Boulevard, Suite 200, Buena Park, CA 90621 has filed a request for General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Site Plan No. SP-22-13, to develop a 12-unit apartment home community with associated parking and site improvements at 7682, 7692, 7712, and 7722 Craig Avenue, Buena Park, California, 90621 (APNs: 066-132-09, -15, -16, -17) in the County of Orange (collectively, the "Project").

(ii) An Initial Environmental Study for the Project was prepared pursuant to Section 15060 (Preliminary Review) of the State Guidelines based on the California Environmental Quality Act (CEQA [California Public Resources Code Section 21000 et. Seq.]). Pursuant to State CEQA Guidelines Article 6 (Negative Declaration Process) Section 15070 (Decision to prepare a negative or mitigated negative declaration), and based on the information contained in the Initial Study, a decision was made to prepare a Mitigated Negative Declaration ("MND") for the project. The City contracted with an independent consultant, Kimley-Horn and Associates, for the preparation of the MND.

(iii) A Mitigated Negative Declaration (MND) with associated Mitigation Monitoring and Reporting Program was prepared pursuant to the State CEQA Guidelines (California Administrative Code Section 15000 et. seq.) and local procedures adopted pursuant thereto.

(iv) On December 22, 2023, a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was filed and the MND was forwarded to interested persons, organizations, and agencies;

(v) The public comment period for the draft MND began on December 22, 2023 and was lawfully closed on January 16, 2024; and

(vi) On February 14, 2024, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation to the City Council to approve General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, Site Plan No.

SP-22-13, and associated Mitigated Negative Declaration No. MND-22-1. Said public hearing was concluded prior to adoption of this Resolution.

(vii) All legal prerequisites to the adoption of this resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby finds, determines, and resolve as follows:

1. All of the facts set forth in the Recitals, Part A, of this Resolution, are true and correct and hereby incorporated by this reference.

2. The Planning Commission finds the Initial Study prepared by the City of Buena Park and Mitigated Negative Declaration No. MND-22-1 and associated Mitigation Monitoring and Reporting Program is legally adequate. With the implementation of the associated Mitigation Measures discussed in the MND, the potential significant environmental impacts can be reduced to levels of insignificance based on the standards discussed in the MND.

3. The Planning Commission finds that the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program identified all significant environmental effects of the Project; there are no potentially significant environmental impacts not addressed in the draft MND.

4. Although the Mitigated Negative Declaration identifies certain potential construction-related an environmental effect that may result from the Project, the associated Mitigation Monitoring and Reporting Program has been included that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

5. The Planning Commission recommends the City Council adopt the attached Mitigated Negative Declaration MND-22-1 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-22-1, Zone Change No. Z-22-1, and Site Plan No. SP-22-13, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND.

6. The Planning Commission recommends the City Council certifies the completion of Mitigated Negative Declaration No. MND-22-1 and associated Mitigation Monitoring and Reporting Program. The City of Buena Park shall file a Notice of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

Resolution No.
Mitigated Negative Declaration No. MND-22-1
February 14, 2024

PASSED, APPROVED, AND ADOPTED this 14th day of February 2024 by the following called vote:

AYES:	0	COMMISSIONERS:
NOES:	0	COMMISSIONER:
ABSENT:	0	COMMISSIONER:
ABSTAINED:	0	COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

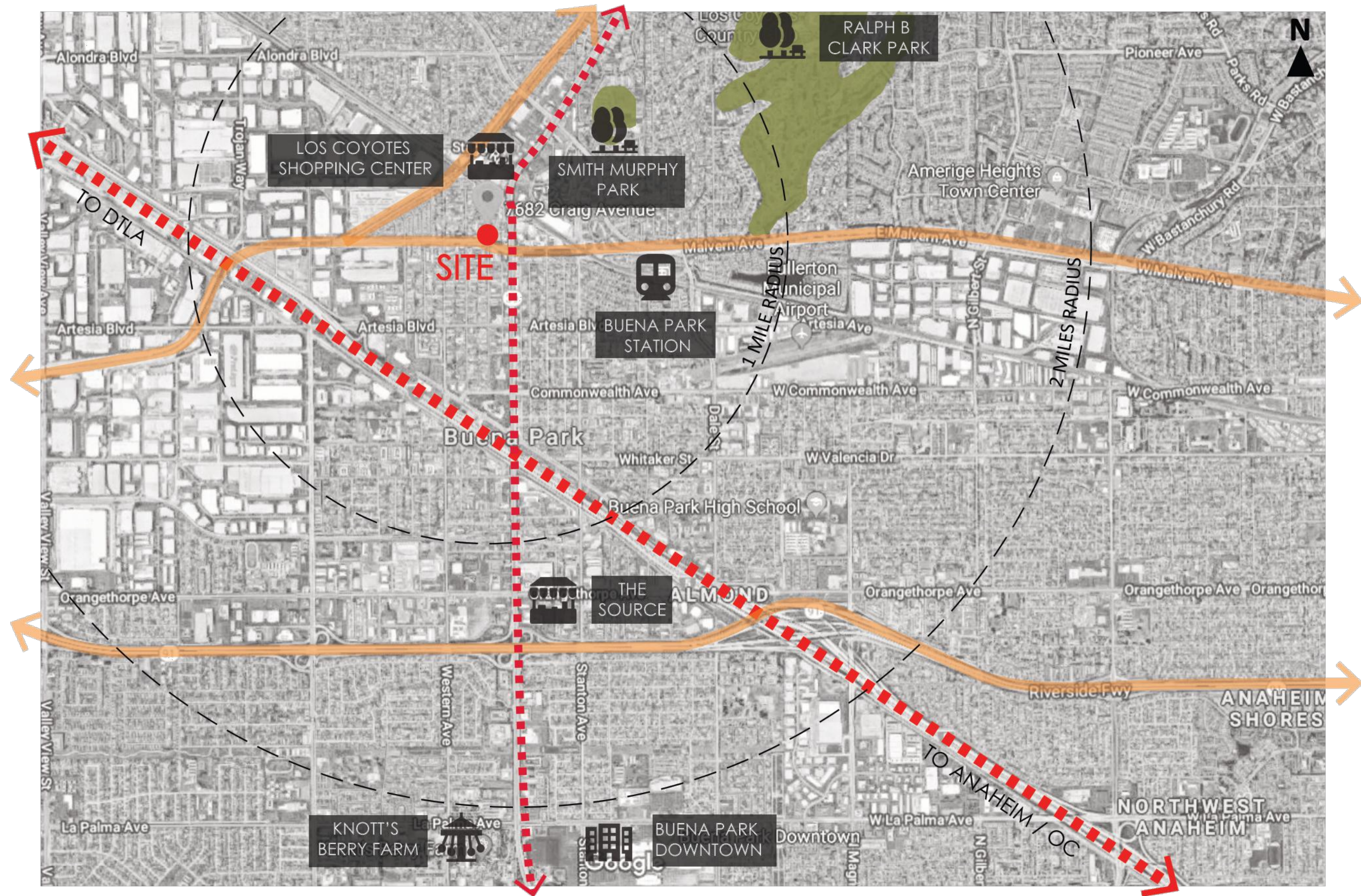


7682, 7692, 7712, 7722 CRAIG AVE
BUENA PARK, CA 90621

RECEIVED
SEP 28 2023
PLANNING DIV

SEAL

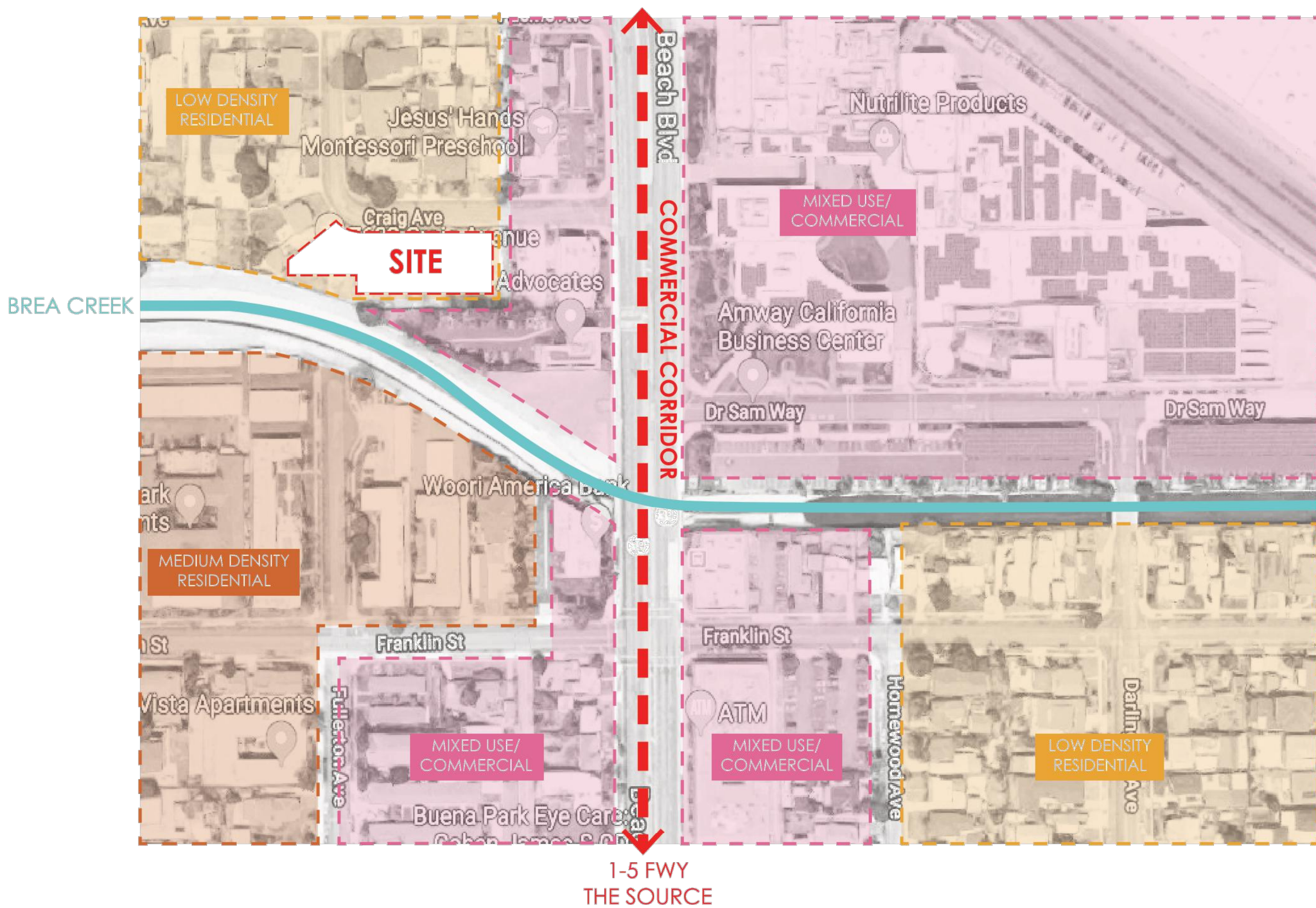
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SHEET NO. **A1.00**



SITE ANALYSIS

SCALE

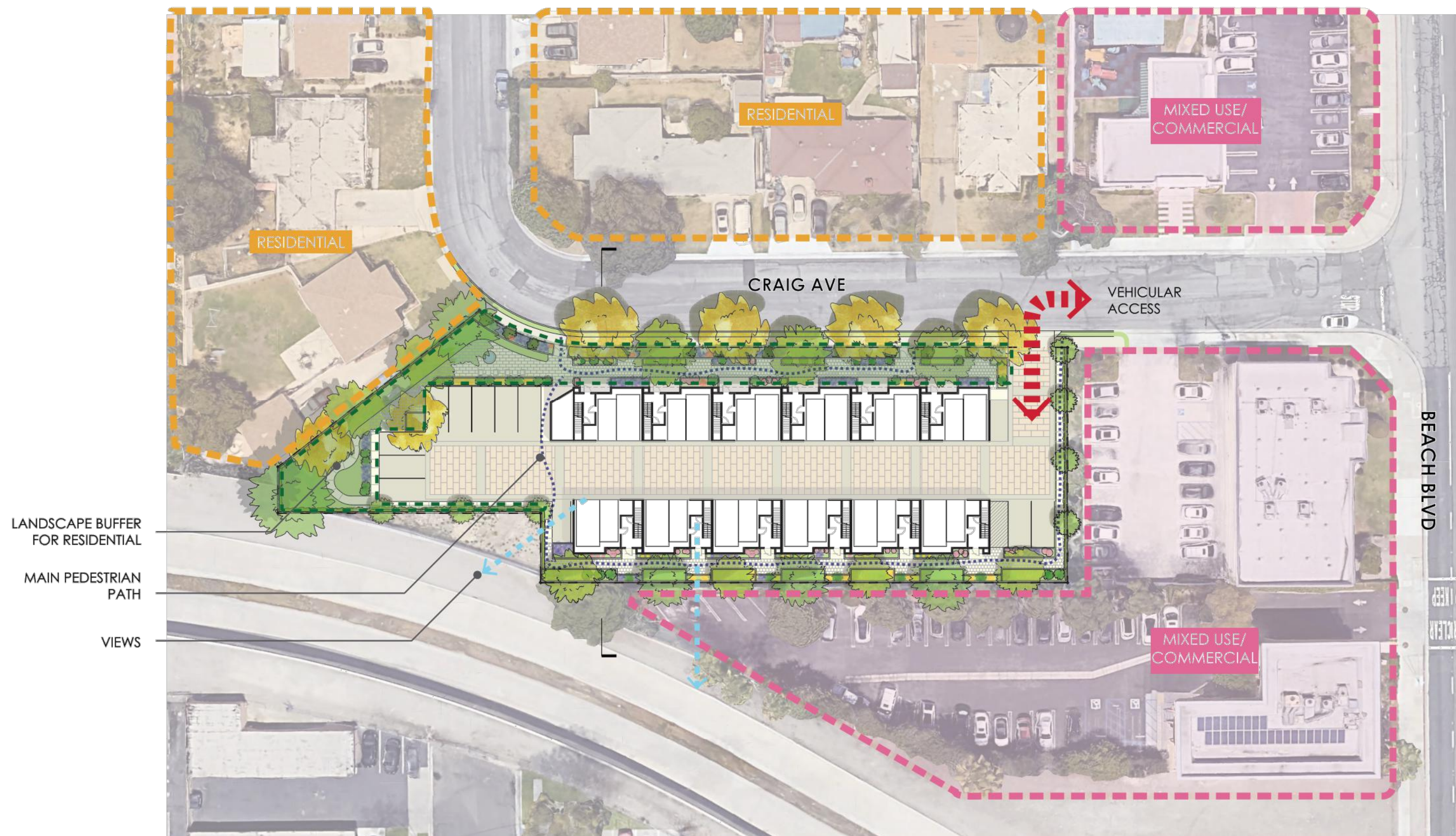
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SITE ANALYSIS

SCALE

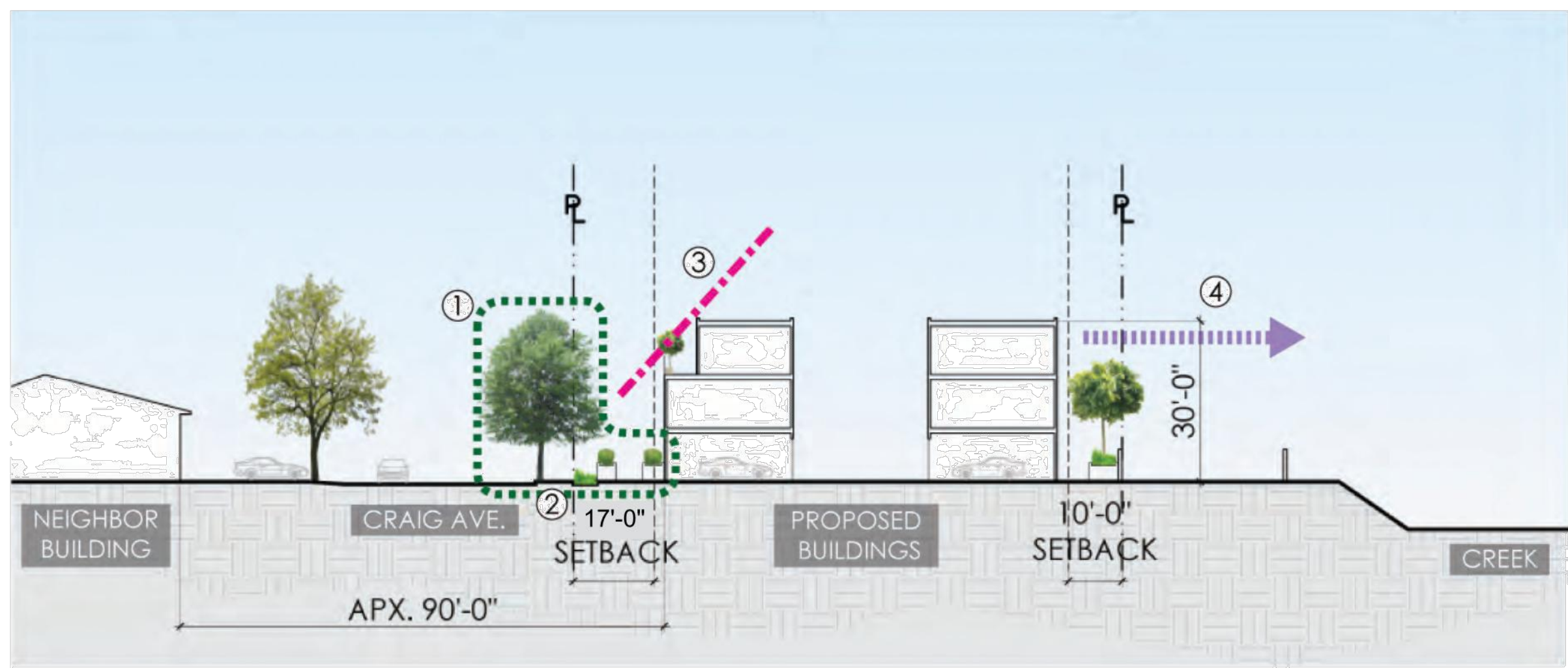
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CONTEXTUAL ANALYSIS

SCALE

3



SECTION DIAGRAM

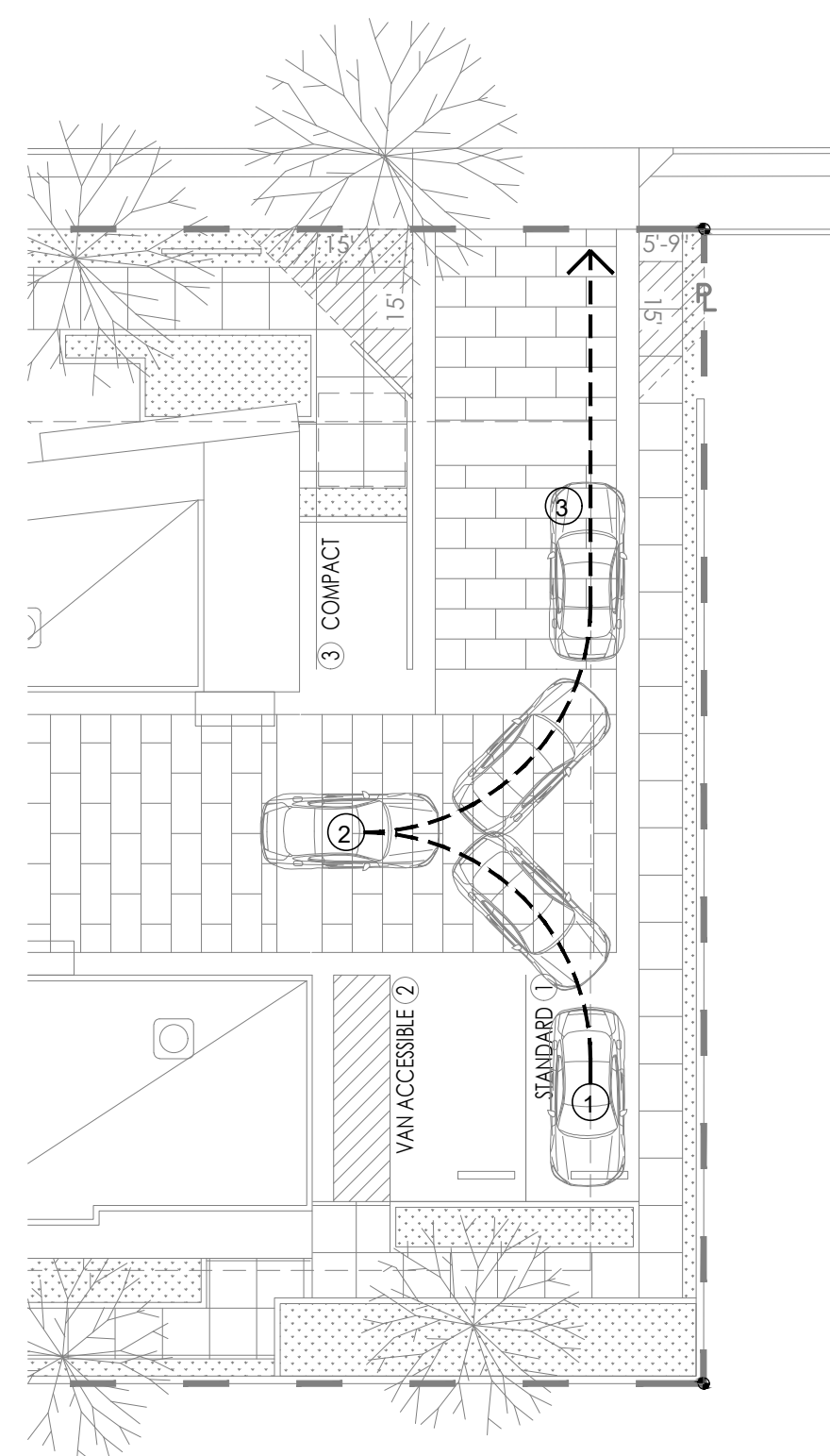
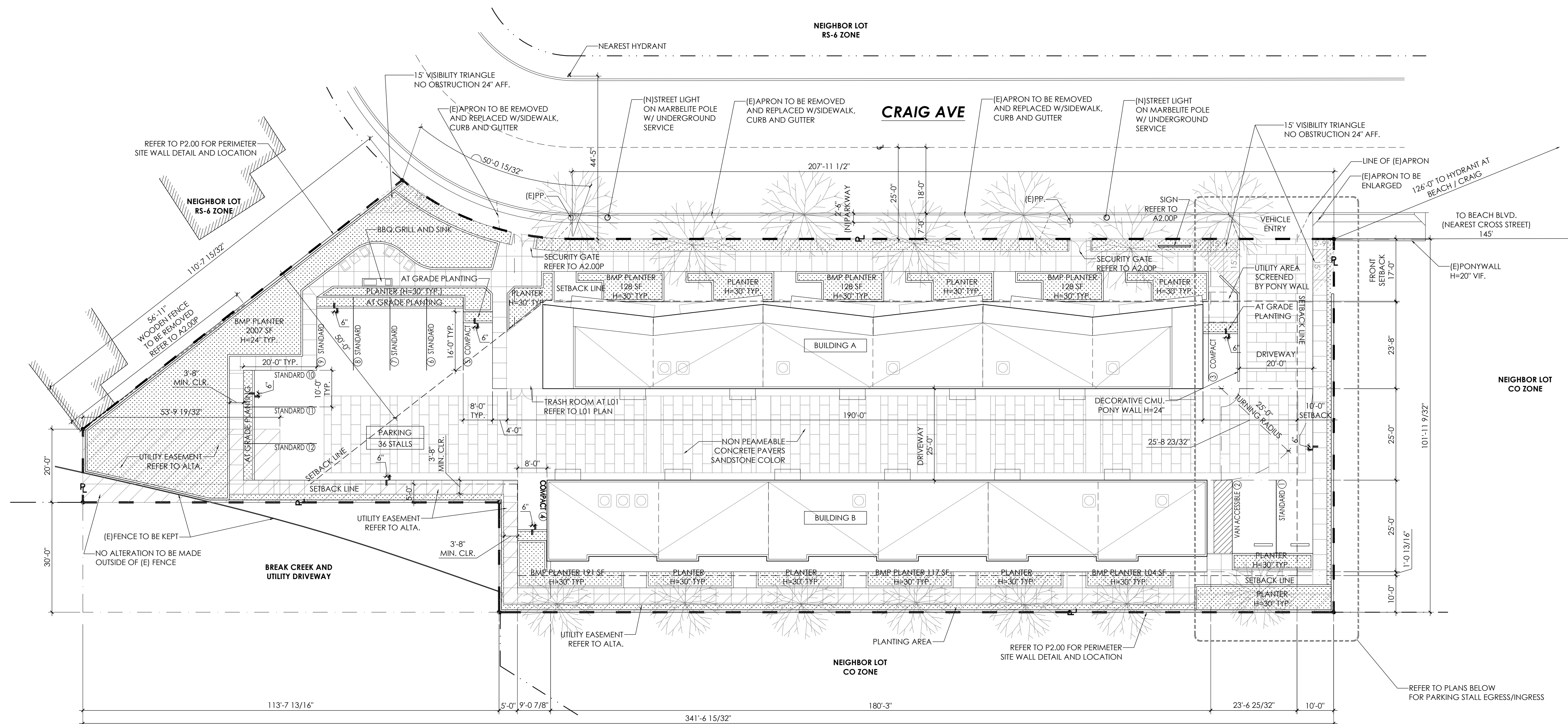
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4

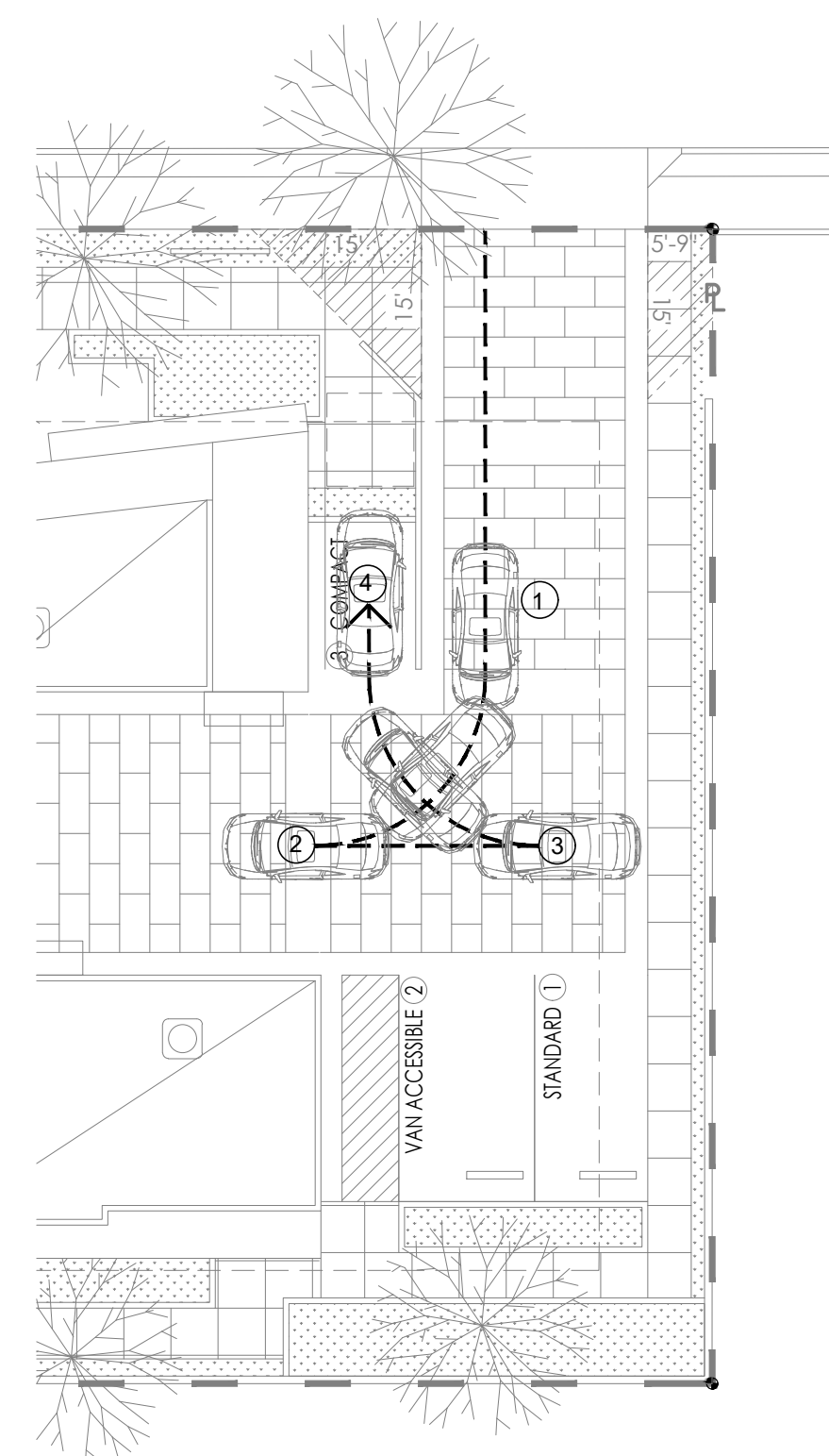
- ① PARKWAY IMPROVEMENT**
Proposed sidewalk parkway will have pleasant low planting as well as trees to improve walkability of neighborhood.
- ② PEDESTRIAN ORIENTED LANDSCAPING**
At grade planting along sidewalk enhance walkable quality of neighborhood while screening the proposed buildings.
- ③ TRANSITIONAL SETBACK**
In addition to 15' front setback, the proposed building will have recessed top floor to reduce the visual volume of the building.
- ④ OPTIMIZED VIEWSHED**
The proposed building have more opening towards south side where there are less privacy concerns due the area having no single family housing.

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/04/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23

SEAL



DRIVING OUT FROM STANDARD STALL #1



PARKING INTO COMPACT STALL #3



SITE PLAN

SCALE
1/16" = 1'-0"

1

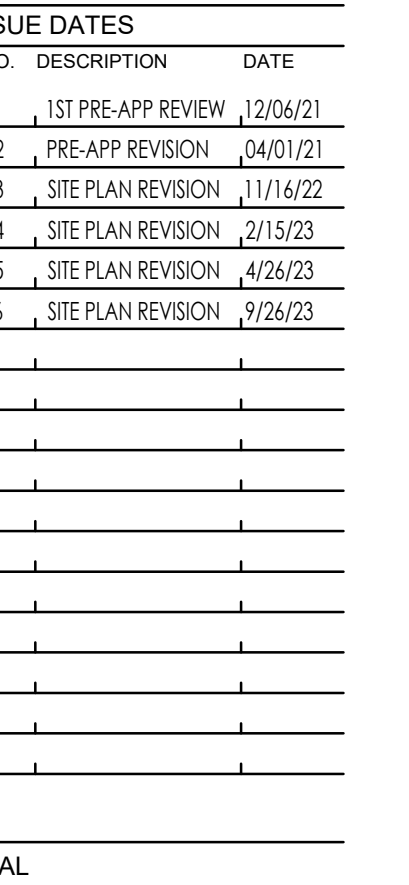
ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/04/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23
6	SITE PLAN REVISION	7/26/23

SEAL

JOB NO: 211101
SHEET TITLE
SITE PLAN

STATUS:
SHEET NO.

A2.00



B NO: 211101

EET TITLE

TE PLAN

RE CODE

NALYSIS

ATUS:

EET NO.



B NO: 211101

EET TITLE

TE PLAN

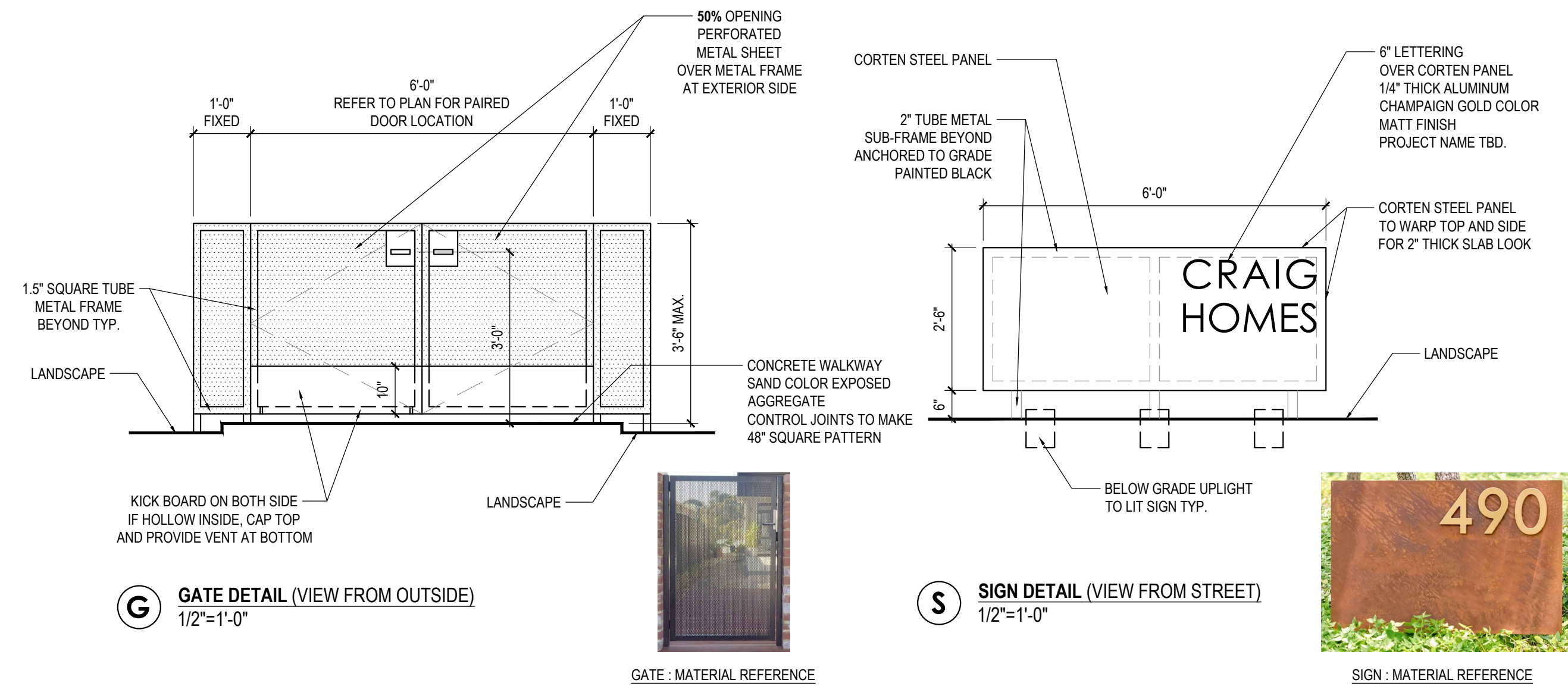
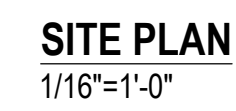
OPEN SPACE

NALYSIS

ATUS:

EET NO.

A2.00L



JOB NO: 211101

SHEET TITLE

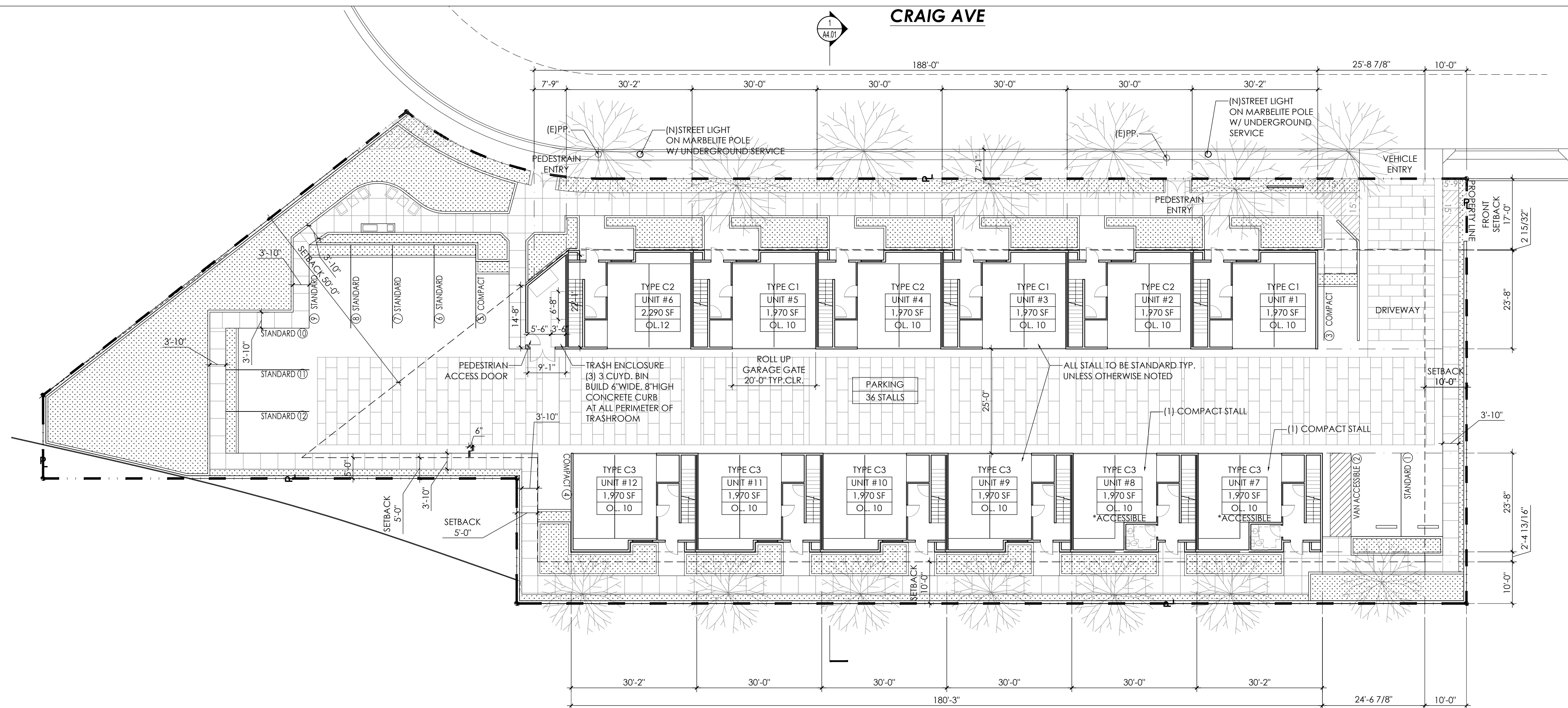
SITE PLAN

PERIMETER

DETAILS

STATUS:

SHEET NO.

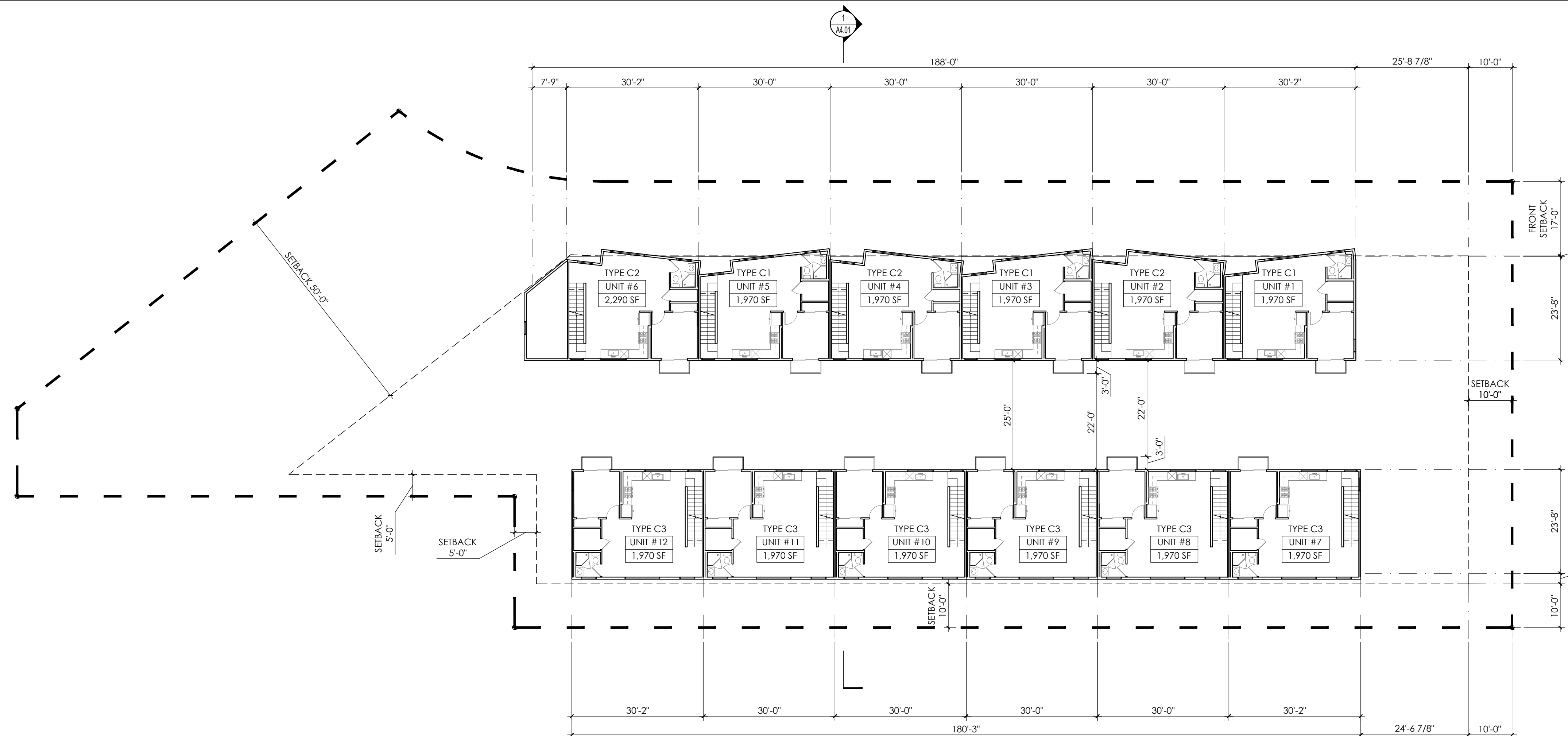


NOTE:
-REFER TO A2.00 AND LANDSCAPE
FOR SITE FEATURE AND PLANTER CONFIGURATION
-UNIT AREA SHOWN IN THIS SHEET IS BASED ON BUILDING
CODE DEFINITION OF FLOOR AREA. REFER TO A1.01 AND
ENLARGE UNIT PLAN FOR ZONING CODE FLOOR AREA.



GROUND FLOOR PLAN

SCALE
1/16" = 1'-0" **1**



NOTE:
-UNIT AREA SHOWN IN THIS SHEET IS BASED ON BUILDING
CODE DEFINITION OF FLOOR AREA. REFER TO A1.01 AND
ENLARGE UNIT PLAN FOR ZONING CODE FLOOR AREA.



SECOND FLOOR PLAN

SCALE
1/16" = 1'-0" **2**

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/04/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23
6	SITE PLAN REVISION	7/26/23

SEAL

JOB NO: 211101
SHEET TITLE
GROUND FLOOR
& SECOND
FLOOR PLAN

STATUS:
SHEET NO.

A2.01



SCALE	1
1/16" = 1'-0"	



SCALE	2
1/16" = 1'-0"	

JOB NO: 211101

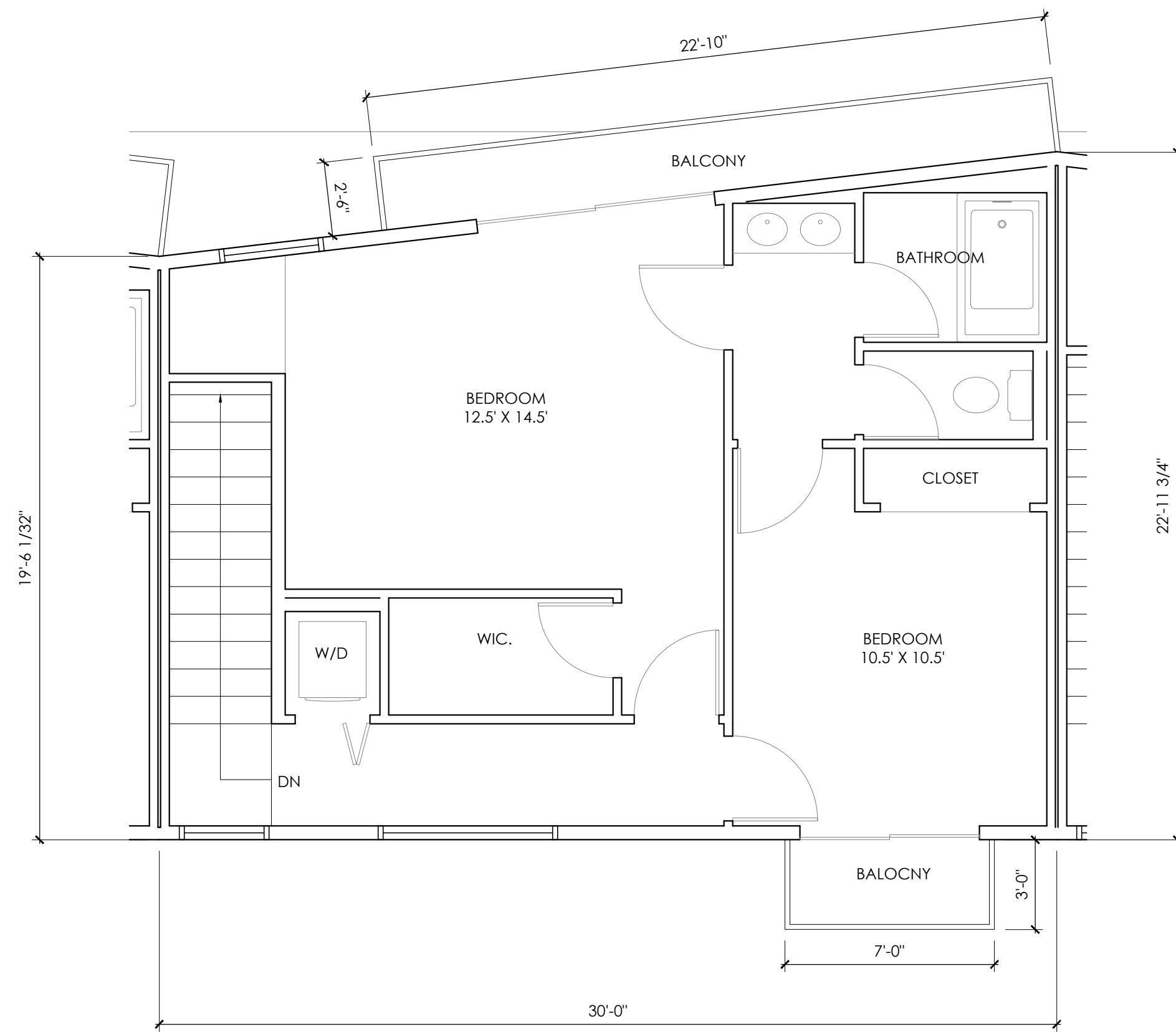
SHEET TITLE

THIRD FLOOR
& ROOF PLAN

STATUS:

SHEET NO.

A2.02

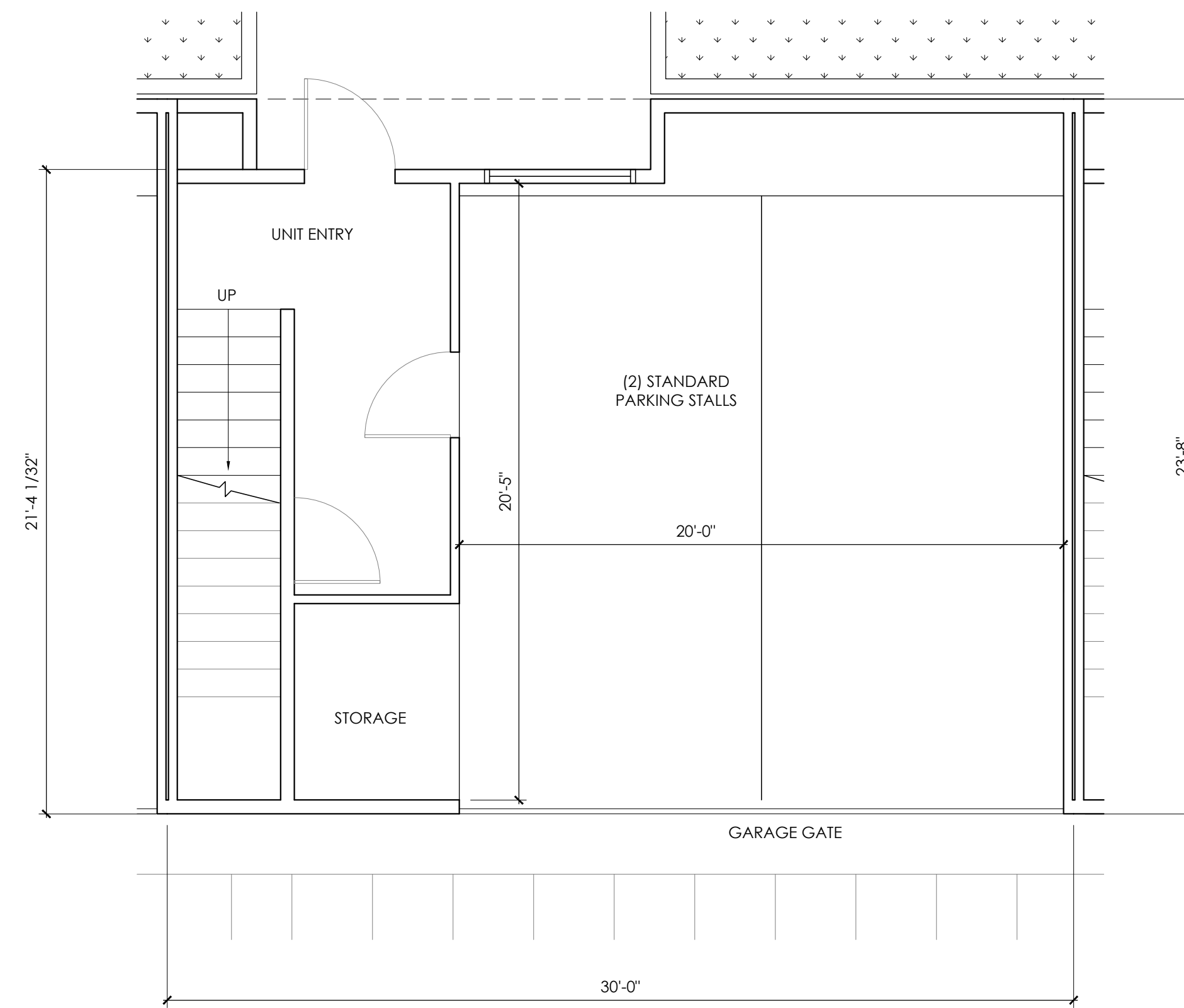


GROSS FLOOR AREA PER BPMC : 638 SF

THIRD FLOOR PLAN - C1

SCALE
1/4" = 1'-0"

3

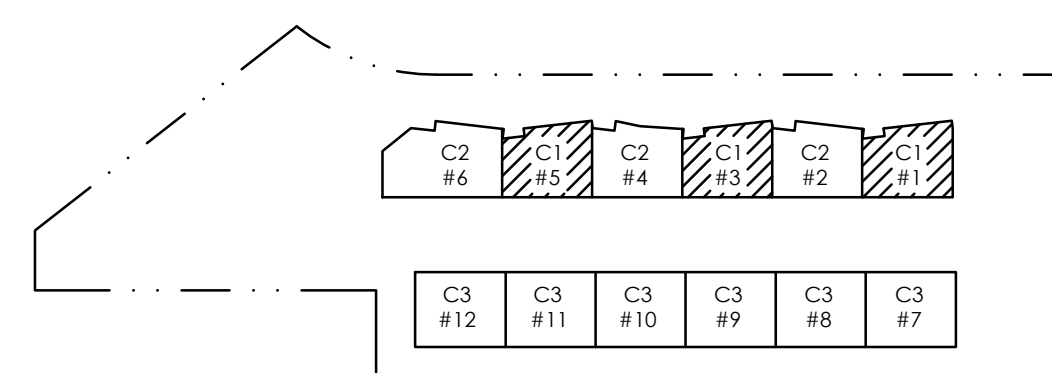


GROSS FLOOR AREA PER BPMC : 680 SF

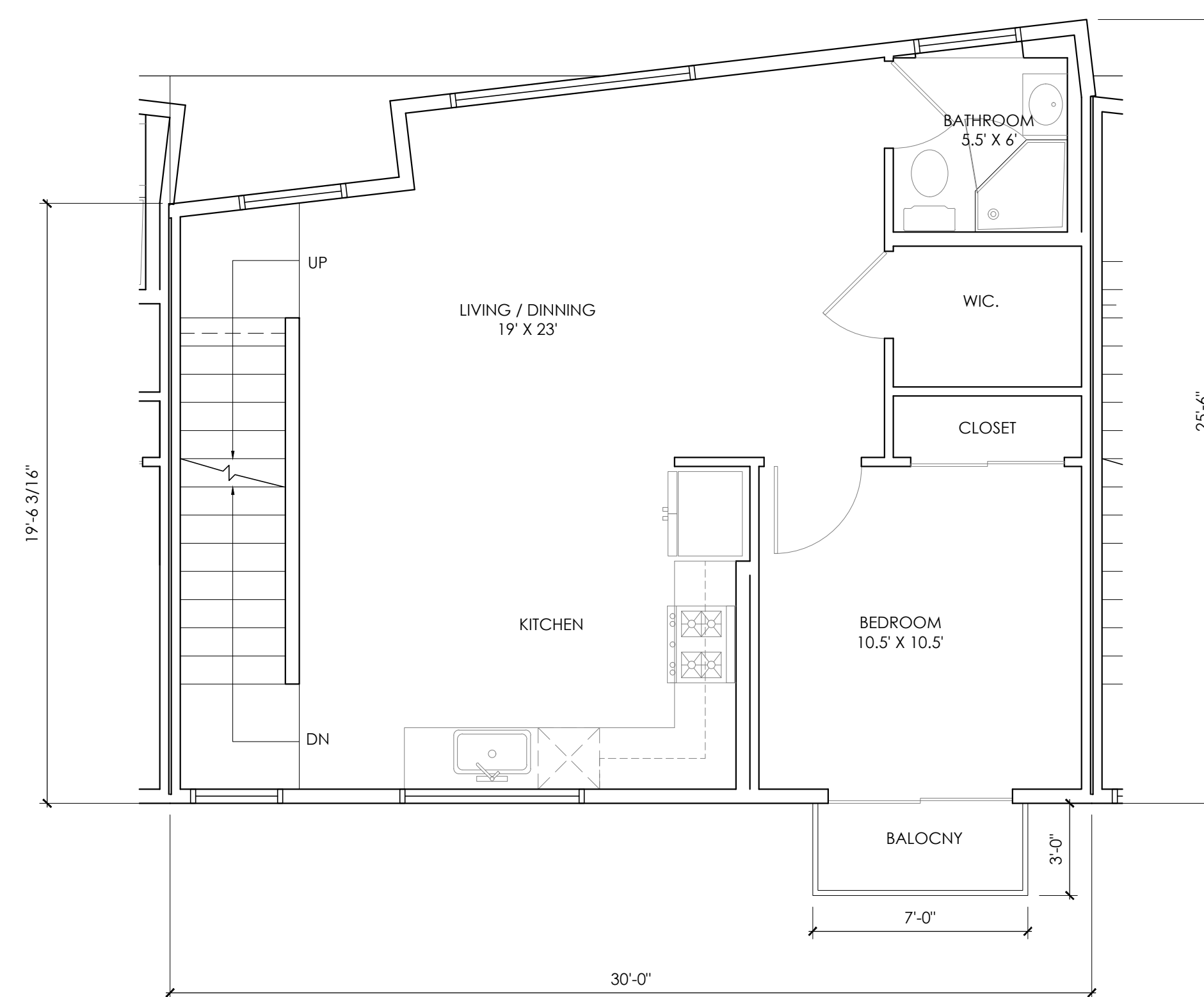
GROUND FLOOR PLAN - C1

SCALE
1/4" = 1'-0"

1



KEY MAP



GROSS FLOOR AREA PER BPMC : 695 SF

SECOND FLOOR PLAN - C1

SCALE
1/4" = 1'-0"

2

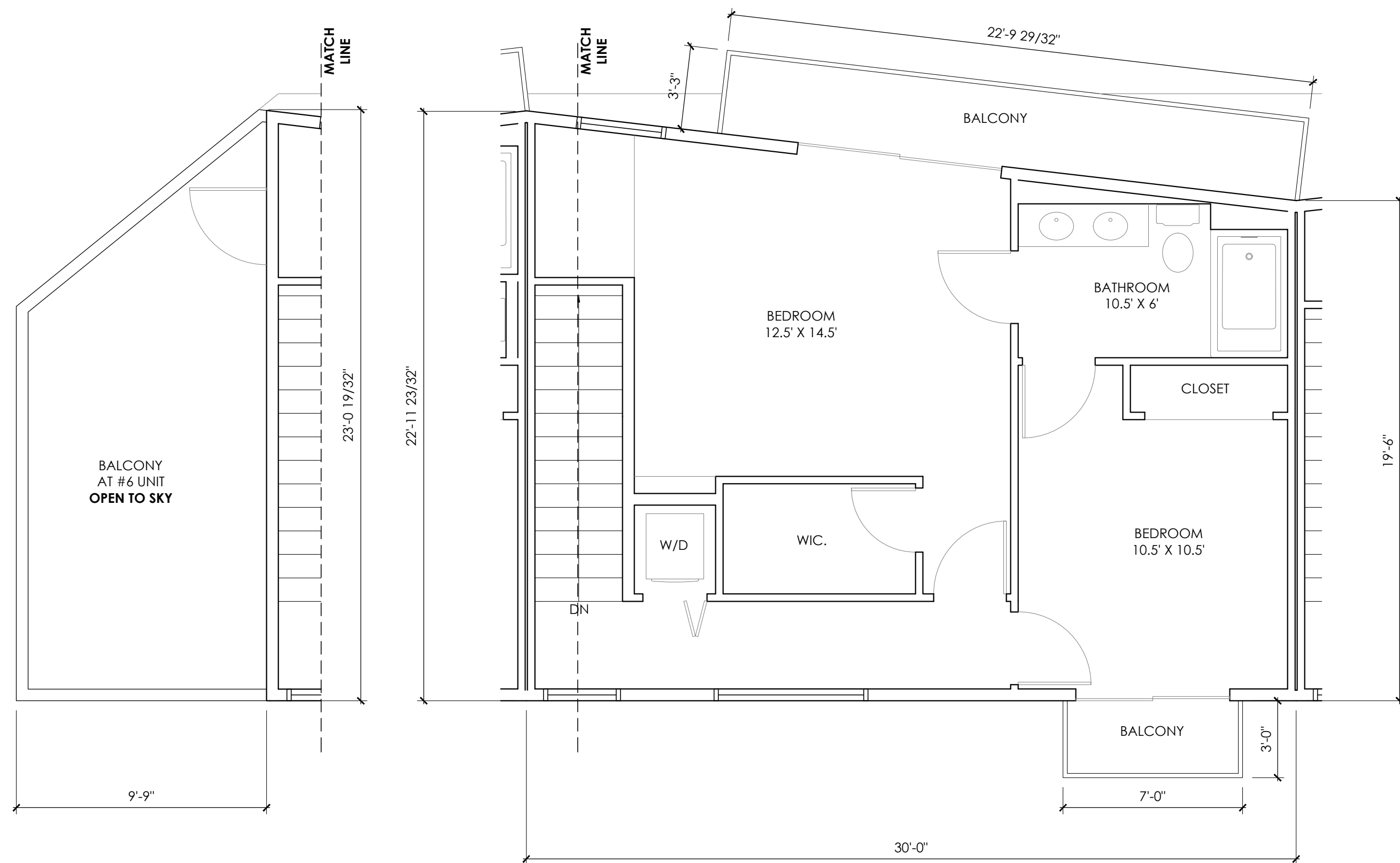
ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23

SEAL

JOB NO: 211101
SHEET TITLE
ENLARGED
PLAN -
UNIT TYPE C1

STATUS:
SHEET NO.

A2.11



variation
at #6 unit

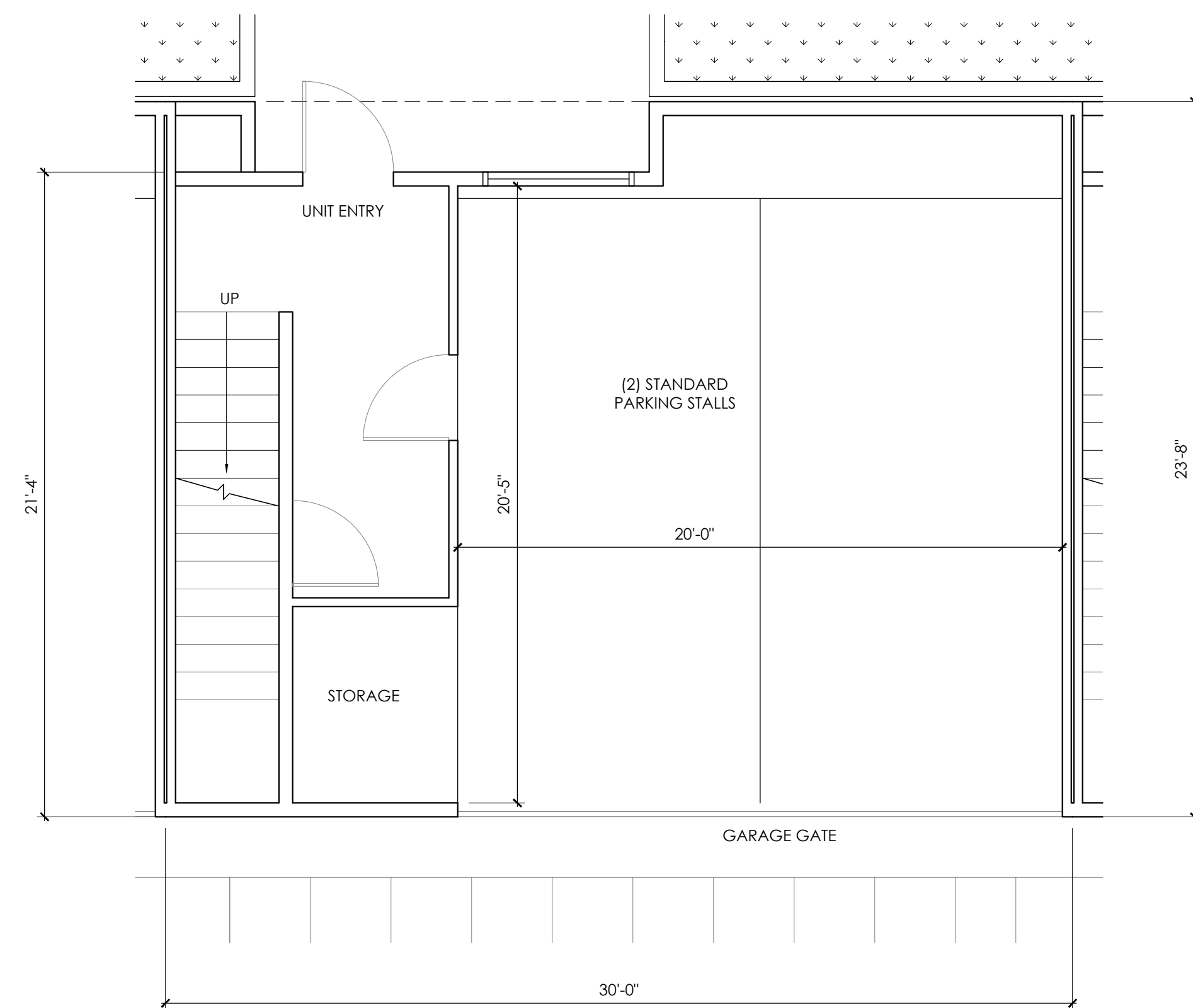
typical
gross floor area per bpmc : 637

SF

THIRD FLOOR PLAN - C2

SCALE
1/4" = 1'-0"

3

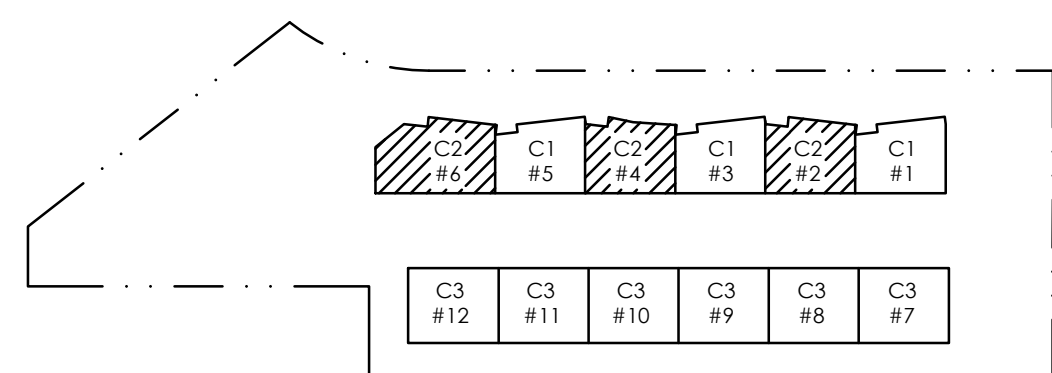


gross floor area per bpmc : 680 SF

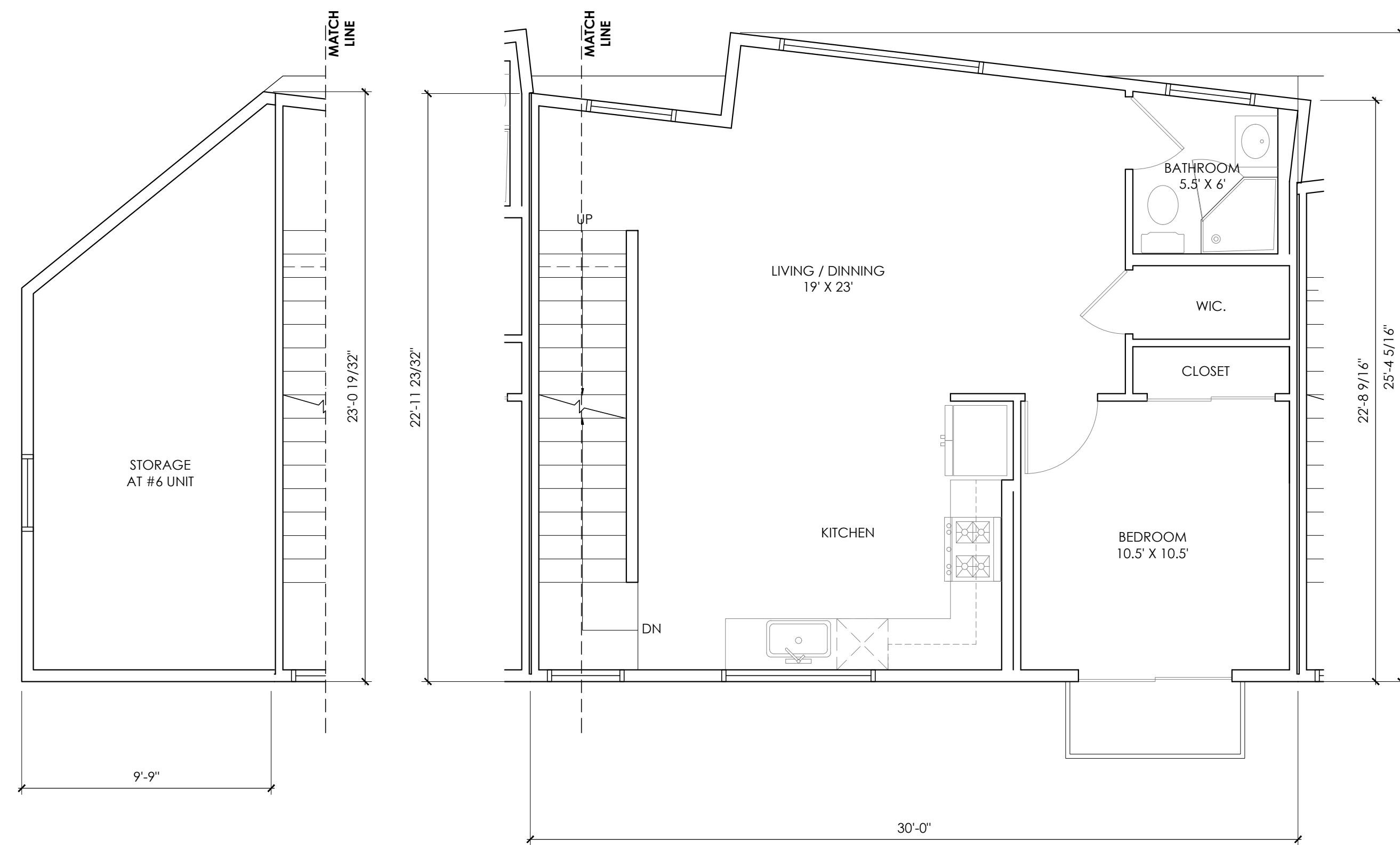
GROUND FLOOR PLAN - C2

SCALE
1/4" = 1'-0"

1



KEY MAP



variation at #6 unit
gross floor area per bpmc : 829 SF

typical
gross floor area per bpmc : 711 SF

SECOND FLOOR PLAN - C2

SCALE
1/4" = 1'-0"

2

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23

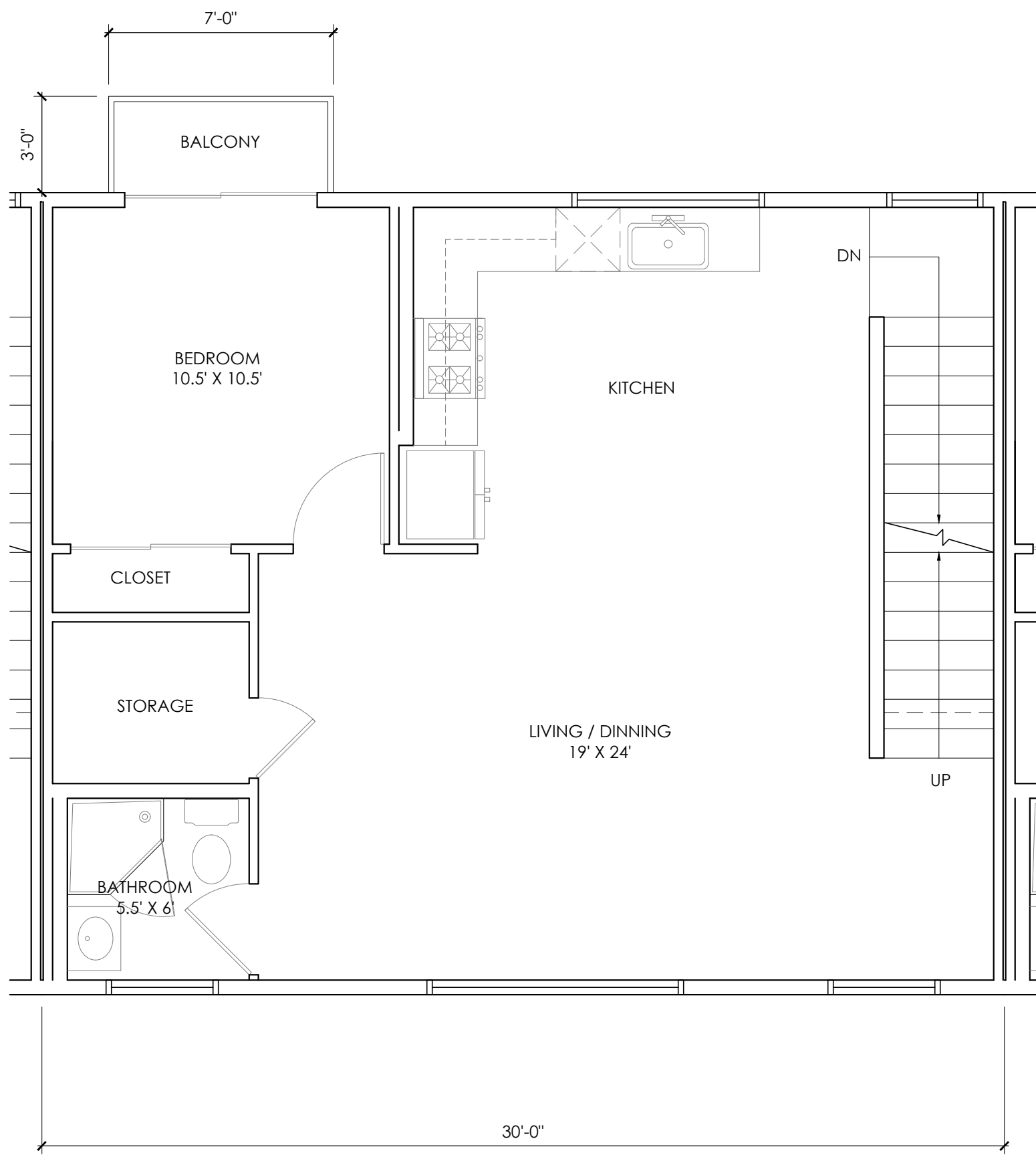
SEAL

JOB NO: 211101
SHEET TITLE

ENLARGED
PLAN -
UNIT TYPE C2

STATUS:
SHEET NO.

A2.12

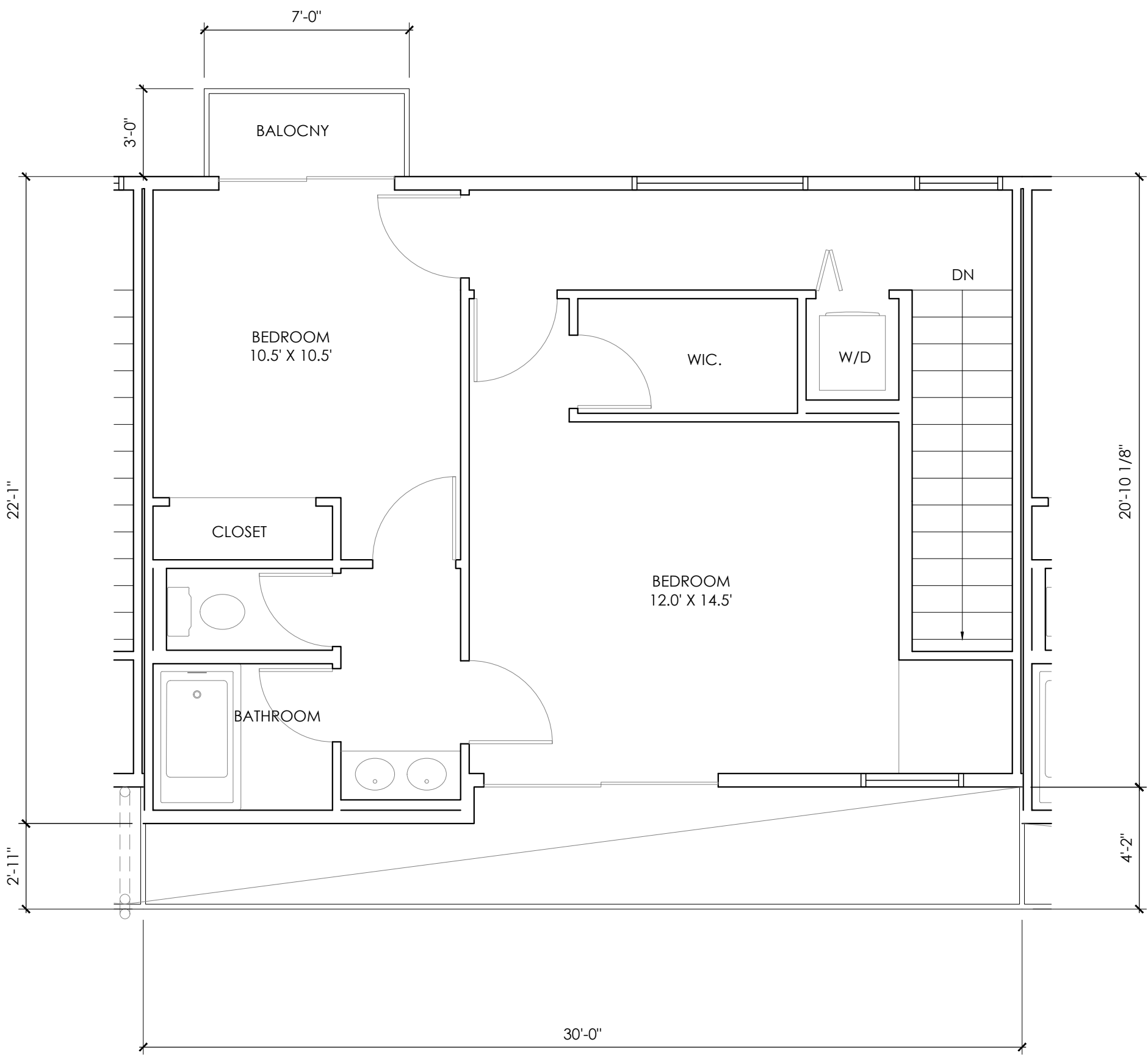


GROSS FLOOR AREA PER BPMC : 750 SF

SECOND FLOOR PLAN - C3

SCALE
1/4" = 1'-0"

2

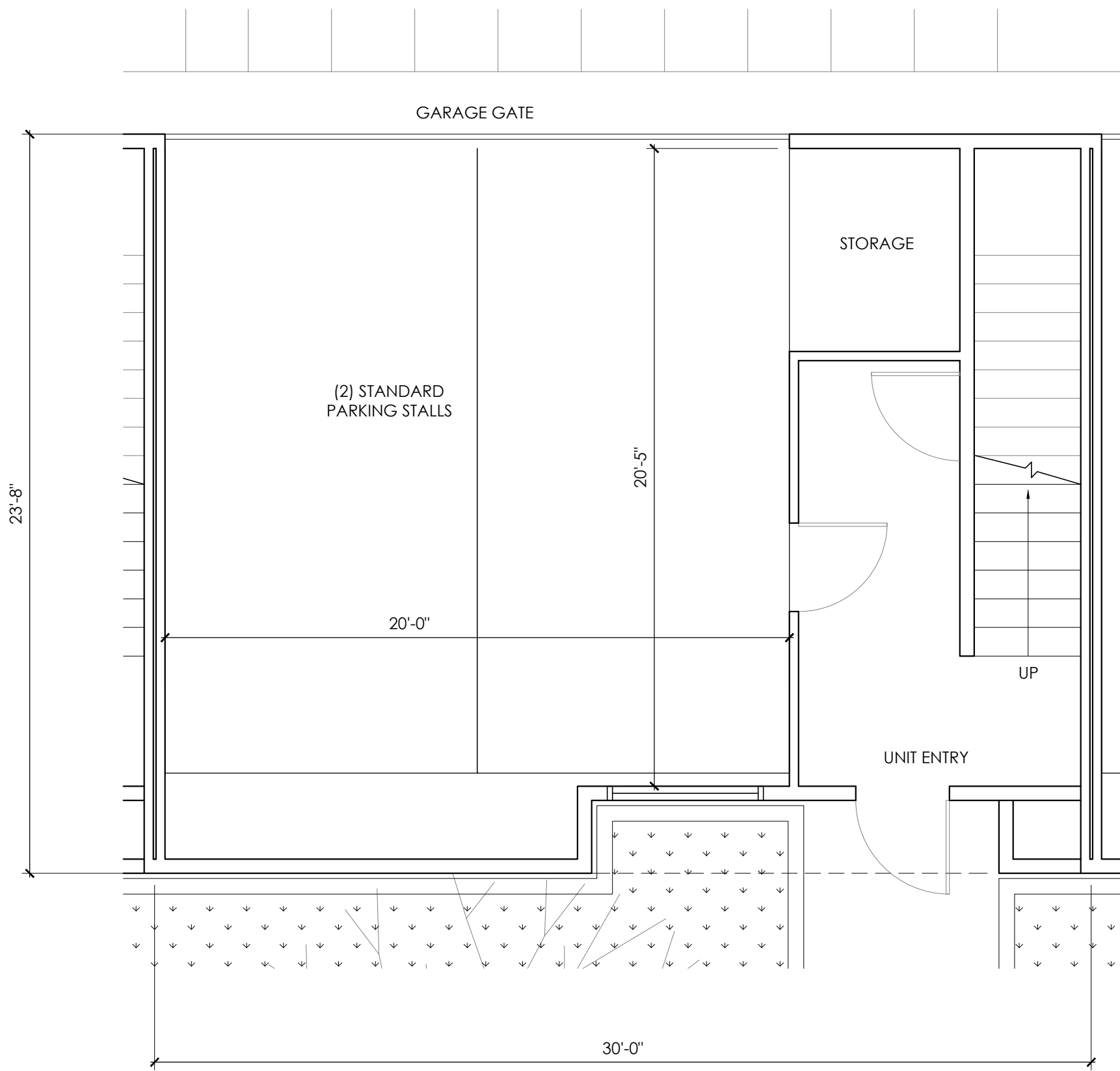


GROSS FLOOR AREA PER BPMC : 639 SF

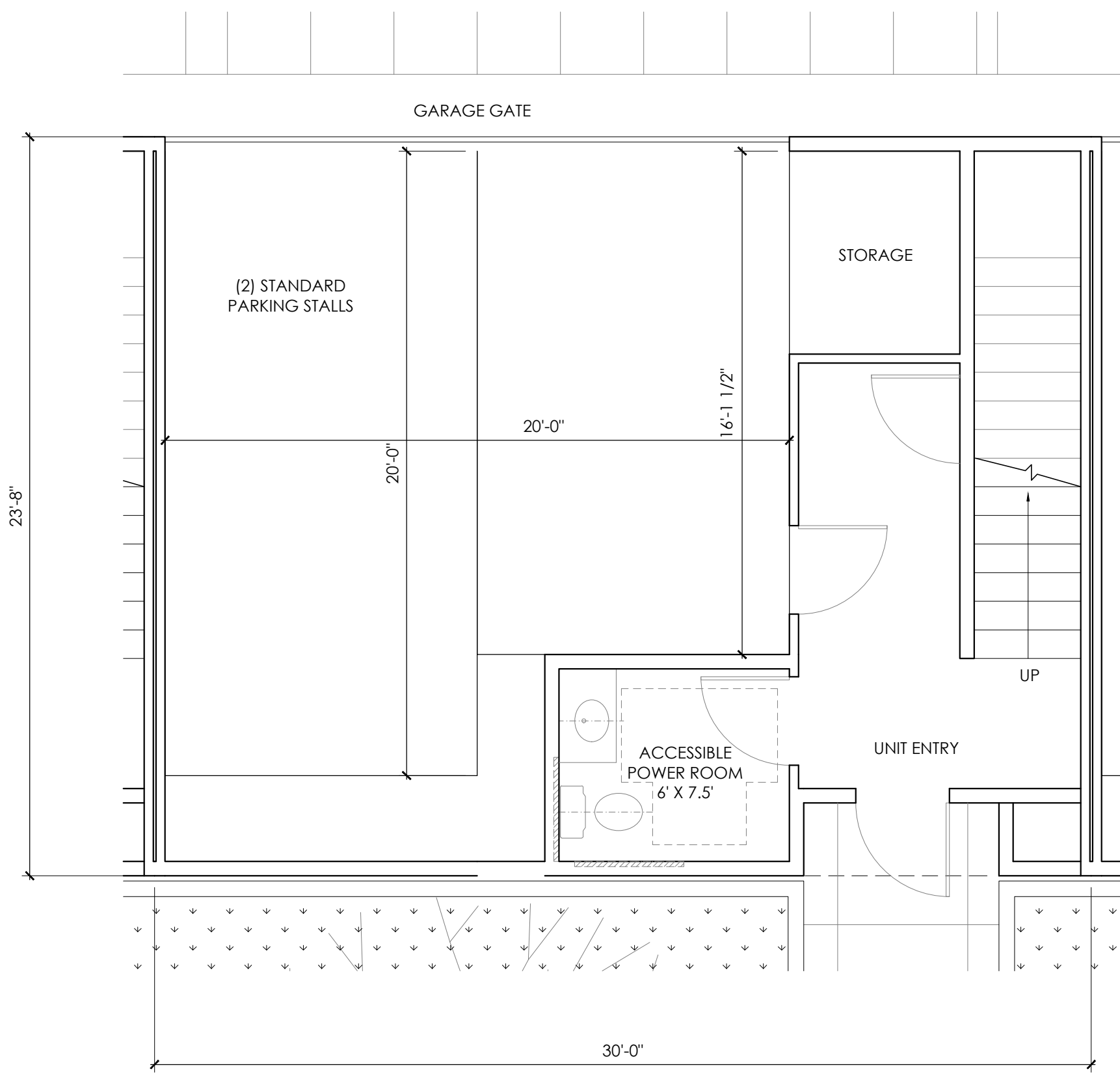
THIRD FLOOR PLAN - C3

SCALE
1/4" = 1'-0"

3



TYPICAL
GROSS FLOOR AREA PER BPMC : 680 SF



ACCESSIBLE UNITS AT #7 AND #8
GROSS FLOOR AREA PER BPMC : 695 SF

GROUND FLOOR PLAN - C3

SCALE
1/4" = 1'-0"

1

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23

SEAL

JOB NO: 211101
SHEET TITLE
ENLARGED
PLAN -
UNIT TYPE C3

STATUS:
SHEET NO.

A2.13

SCALE	1
1/16" = 1'-0"	

SCALE	2
1/16" = 1'-0"	

SCALE	4
1/16" = 1'-0"	

SCALE	3
1/16" = 1'-0"	

PLANT PALETTE

Lagerstroemia 'natchez'
"Natchez Crepemyrtle"

Rhus integrifolia
"Lemonade Berry"

Lavender x Intermedia 'Gr
"French Lavender"

Olea europaea 'Swan Hill'
"Fruitless Olive"

Trachelospermum jasminoides
"Star Jasmine"

Lomandra longifolia 'Breeze'
"Breeze Dwarf Mat Rush"

Pistacia x Red Push
"Red Push Pistache"

Verbena lilacina 'De La M
"De la Ming Verbena"

Coleonema pulchellum
'Sunset + Gold'

MATERIALS



ELEVATION NOTE:
REFER TO A5.01 FOR WINDOW & SITE WALL DETAIL

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/26/23



RENDERING

SCALE
NTS

1

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/26/23
6	SITE PLAN REVISION	9/26/23

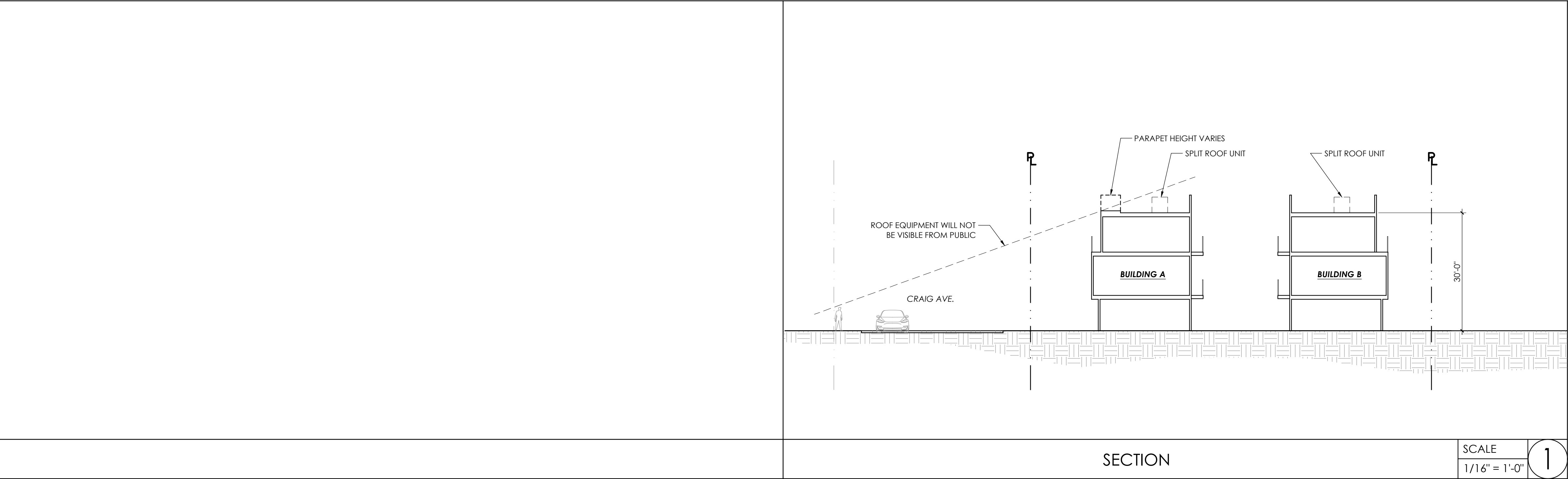
SEAL

JOB NO: 211101

SHEET TITLE

RENDERINGS

STATUS: _____
SHEET NO. _____
A3.21



SECTION

SCALE
1/16" = 1'-0"

1

CRAIG HOMES
7682, 7692, 7712, 7722 CRAIG AVE
BUENA PARK, CA 90621

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/06/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23
6	SITE PLAN REVISION	9/26/23

SEAL

JOB NO: 211101
SHEET TITLE
**BUILDING
SECTION**

STATUS:
SHEET NO.
A4.01



PLANTING PALETTE



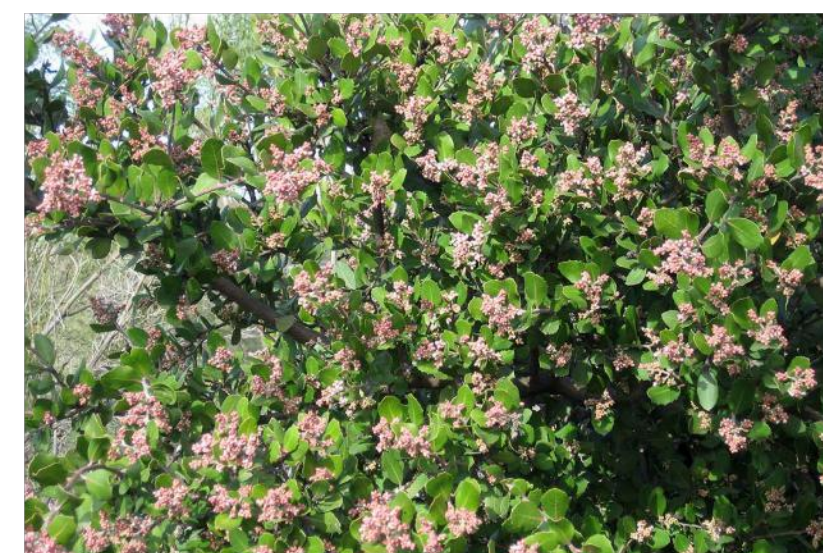
Lagerstroemia 'natchez'
"Natchez Crepemyrtle"



Olea europaea 'Swan Hill'
"Fruitless Olive"



Pistacia x Red Push
"Red Push Pistache"



Rhus integrifolia
"Lemonade Berry"



Coleonema pulchellum 'Sunset + Gold'
"Golden Breath of Heaven"



Lavender x Intermedia 'Grosso'
"French Lavender"



Verbena lilacina 'De La Mina'
"De la Mina Verbena"



Trachelospermum jasminoides
"Star Jasmine"



Lomandra longifolia 'Breeze'
"Breeze Dwarf Mat Rush"



CONCEPTUAL LANDSCAPE

SCALE
1/16" = 1'-0"

1

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	1ST PRE-APP REVIEW	12/04/21
2	PRE-APP REVISION	04/01/21
3	SITE PLAN REVISION	11/16/22
4	SITE PLAN REVISION	2/15/23
5	SITE PLAN REVISION	4/28/23

SEAL

JOB NO: 211101
SHEET TITLE
CONCEPTUAL
LANDSCAPE

STATUS:
SHEET NO.

L1.01

ATTACHMENT 6

Final Initial Study/Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program

[cms7files1.revize.com/buenaparkca/Document_center/City Departments/Community development/Planning Division/Keynote Projects/Craig Ave/Craig Apartments Project - Final MND Response to Comments and Errata.Final.V2.pdf](https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Keynote%20Projects/Craig%20Ave/Craig%20Apartments%20Project%20-%20Final%20MND%20Response%20to%20Comments%20and%20Errata.Final.V2.pdf)

VICINITY MAP



PLANNING COMMISSION

February 14, 2024

General Plan No. GP-22-1, Zone Change No. Z-22-1,

Site Plan No. SP-22-13, and

Mitigated Negative Declaration No. MND-22-1

7682, 7692, 7712, and 7722 Craig Avenue

APN: 066-132-09, -15, -16, and -17

ATTACHMENT 8

Public comment received February 9, 2024

From: [Greg H](#)
To: [Luna, Harald](#)
Subject: Apartments Craig Street
Date: Friday, February 9, 2024 9:10:18 AM

This location should stay single-family residence as a property owner at [REDACTED] I do not approve this. It will create more traffic bring property values down. This should be voted on by the people that live in the area not the city council that does not live in this area, as you know Craig Street is right off of beach Boulevard we have enough traffic flowing down Craig and Pacific we don't need anymore. This will create a hazard for local residence. Thank you Greg Hernandez [REDACTED], Buena Park.
Sent from my iPad