

Wednesday, August 13, 2025, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

**** Revised ****

PLANNING COMMISSION
AGENDA

6:30 p.m.

Members of the public may submit their comments in writing for the Planning Commission by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 6:00 p.m. on Wednesday, August 13, 2025. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Planning Commission are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on September 2, 2025.

1. GENERAL

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

2. ORAL COMMUNICATIONS

2.A. 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. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

- 3.A. APPROVAL OF MINUTES
July 23, 2025

4. PUBLIC HEARING

4.A. MINOR MODIFICATION OF CONDITIONS NO. MM-25-6 MODIFYING PREVIOUSLY APPROVED
CONDITIONAL USE PERMIT NO. CU-21-11

A request to modify the permitted hours of live entertainment for an existing full-service restaurant (Golden Rose Mediterranean Grill) to match the business hours of operation; 11:00am - 12:00am Sunday through Thursday and 11:00am - 2:00am Friday and Saturday at 7115 Beach Boulevard.

The property owner is Nemty LLC, 21520 Yorba Linda Blvd., Unit G521, Yorba Linda, CA 92887. The applicant is Fouad Yacoub, 21520 Yorba Linda Blvd., Unit G521, Yorba Linda, CA 92887.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Minor Modification No. MM-25-6 modifying previously approved Conditional Use Permit No. CU-21-11.

4.B. CONDITIONAL USE PERMIT NO. CU-25-1

A request to allow the development of an approximately 3,786 square-foot restaurant with drive-through service, required off-street parking, landscaping, and associated on- and off-site improvements at 6201 Lincoln Avenue.

The property owners are Kenneth and Joanne Skoumbis, 1261 Lemon Tree Drive, La Habra, CA 90631. The applicant is Sararee Jirattikanchote, of DesignUA, Inc., 153 E. City Place Drive, Santa Ana, CA 92705.

The project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-25-1.

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.A. ADJOURNMENT

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 Planning Division 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.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 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.

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: August 7, 2025