

Wednesday, May 22, 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/97123173658?pwd=KzFpSlZhc1ZWd1oxTDZoanpLRExSQTO9>

MEETING ID: 971 2317 3658

PASSCODE: 833679

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 complete a speaker identification at the kiosk 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 5:00pm 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/97123173658?pwd=KzFpSlZhc1ZWd1oxTDZoanpLRExSQTO9>
MEETING ID: 971 2317 3658 PASSCODE: 833679

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.

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. The appeal period ends on June 10, 2024.

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.

3: CONSENT CALENDAR

3A. APPROVAL OF MINUTES

April 10, 2024

4: PUBLIC HEARING

4A. CONDITIONAL USE PERMIT NO. CU-23-5

A request to create a year-round Halloween/horror-themed entertainment facility within the Buena Park Downtown Mall that includes two (2) interactive movie theaters, concessions, two (2) escape rooms, a seasonal Halloween maze, temporary horror-themed attractions, and common area at 8308 On the Mall. The project is Categorically Exempt, pursuant to Class 1, Section 15301 (Existing Facilities).

The property owner is NEWKOA, LLC, 3240 Wilshire Boulevard, Suite 570, Los Angeles, CA 90010. The applicant is Heather Luther, 360 E 1st Street #667, Tustin, CA 92780.

— RECOMMENDED ACTION: Adopt Resolution approving Conditional Use Permit No. CU-23-5.

4B. CONDITIONAL USE PERMIT NO. CU-24-4

A request to construct a 65-foot high double-sided freestanding sign fronting Beach Boulevard for an existing restaurant with drive-through service (McDonald's) at 7861 Beach Boulevard. The project is Categorically Exempt, pursuant to Class 11, Section 15311 (Accessory Structures).

The property owner is McDonald's Corporation, a Delaware corporation, 1 McDonald's Drive, Oak Brook, IL 60523. The applicant is John Crispis, 1700 W Anaheim Street, Long Beach, CA 90813.

— RECOMMENDED ACTION: Adopt Resolution approving Conditional Use Permit No. CU-24-4.

5: AGENDA FORECAST

5A. ANNOUNCEMENTS, CONFERENCE REPORTS, AND CALENDAR REQUESTS

6: STAFF REPORTS

6A. STAFF REPORTS

7: COMMISSION REPORTS

7A. COMMISSION REPORTS

8: ADJOURNMENT

8A. ADJOURNMENT

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 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: May 17, 2024