

Wednesday, August 28, 2024, 6:30 PM
6650 Beach Boulevard
Buena Park, CA 90621

**** Revised ****

PLANNING COMMISSION
AGENDA

6:30 p.m.

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. 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

3A. APPROVAL OF MINUTES

August 14, 2024

3B. EXTENSION OF APPROVAL NO. EXT-24-7

A request to extend the approval of Conditional Use Permit No. CU-22-2 to construct and operate an off-site 243 space parking lot for new car inventory and make site improvements on a vacant lot located at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, a California limited liability company. The applicant is Cyndi Park, The Brown Auto Group, 5825 Lincoln Avenue, Suite D-453, Buena Park, CA 90620.

The project is Class 32, Section 15332 (In-Fill Development), Categorically Exempt from CEQA.

– RECOMMENDED ACTION: Adopt Resolution of Approval

4: PUBLIC HEARING

4A. GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1, AND MITIGATED NEGATIVE DECLARATION NO. MND-24-2

A request to adopt Resolutions recommending to the City Council approval of a General Plan Amendment (GP-23-1) to amend the existing General Plan Land Use designation from Commercial to High Density Residential; a Zone Change (Z-23-1) to amend the existing zoning district from CS (Commercial Shopping) to RM-20 (Medium-Density Multifamily Residential); a Tentative Tract Map (TT-24-1) to subdivide an existing parcel into a single lot for condominium purposes (93-unit townhomes); a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development and associated site improvements; and a Mitigated Negative Declaration (MND-24-2) certifying the associated Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

The property owner is Perge Ventures, Inc. a Delaware Corporation, 13000 E. Firestone Boulevard, Santa Fe, CA 90670. The applicant is Christopher Courtney of Brandywine Homes, 2355 Main Street, Suite 220, Irvine, CA 92614.

– RECOMMENDED ACTION: Adopt Resolutions recommending City Council approval

5: STAFF REPORTS

5A. STAFF REPORTS

6: AGENDA FORECAST

6A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7: COMMISSION REPORTS

7A. COMMISSION REPORTS

8: ADJOURNMENT

8A. 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 City Council 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.

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

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