
Wednesday, March 12, 2025, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

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. ELECTION OF CHAIR AND VICE-CHAIR

4. CONSENT CALENDAR

4A. APPROVAL OF MINUTES

December 11, 2024

4B. EXTENSION OF APPROVAL NO. EXT-25-1

A request to extend the approval of Extension of Nonconforming Privilege No. ENP-22-2 and Conditional Use Permit No. CU-22-3, as previously approved, to restore operation of a walk-up window use, along with the addition of a 231 square-foot covered patio, facade updates, and related site improvements for an existing 1,189 square-foot restaurant located at 6925 Western Avenue in the ACSP (Auto Center Specific Plan) B-1 Sub-District with a Mixed Use Overlay-45 zone.

The property owner/applicant is Deron Matsuoka, Trico Trading Corporation, 6855 Western Avenue, Suite N, Buena Park, CA 90621.

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

RECOMMENDED ACTION: Approve by one (1) year for Extension of Nonconforming Privilege No. ENP-22-1 and Conditional Use Permit No. CU-22-3 as previously approved.

4C. TERMINATION OF NONCONFORMING USE

A request to consider whether to initiate such proceedings and schedule a future public hearing pursuant to Section 19.132.020 of the Buena Park Municipal Code, at which the Planning Commission would hear all evidence submitted and consider whether to terminate the nonconforming use operating on the property and/or declare a public nuisance at the property 7891 Whitaker Street.

The property owner is Patel Balubhai Gopal, The Coral Motel, 7891 Whitaker Street, Buena Park, CA 90621.

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

RECOMMENDED ACTION: Initiate proceedings and schedule a public hearing for April 23, 2025 pursuant to Section 19.132.020 of the Buena Park Municipal Code (BPMC) to consider whether to terminate the nonconforming use operating on the property and/or declare a public nuisance.

5. NEW BUSINESS

5A. COMMUNITY MEETING FOR THE LAND USE AND COMMUNITY DESIGN ELEMENT AND RESIDENTIAL ZONING CODE UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1

6. STAFF REPORTS

6A. STAFF REPORTS

7. AGENDA FORECAST

7A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. COMMISSION REPORTS

8A. COMMISSION REPORTS

9. ADJOURNMENT

9A. 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: March 6, 2025