

Wednesday, April 23, 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.

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3. CONSENT CALENDAR

3A. APPROVAL OF MINUTES

March 12, 2025

3B. SIGN PROGRAM NO. SN-24-4

A request to establish a sign program for an existing single-story multi-tenant commercial center development and a free-standing restaurant with drive-thru establishment to provide consistent and complementary signage throughout the existing commercial development located at 6131 Lincoln Avenue and 6161 Lincoln Avenue within the Community Shopping (CS) zone.

The property owner is Lincoln MLSTWS, LLC 20929 Ventura Boulevard, Suite 47, Woodland Hills, CA 91364. The applicant is Hans C. Krake, 1475 Wellington Avenue, Pasadena, CA 91103.

The project is Categorically Exempt, pursuant to Section 15311 (Accessory Structures) Class 11 of the State California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolution approving Sign Program No. SN-24-4.

4. PUBLIC HEARING

4A. TERMINATION OF NONCONFORMING USE

A request for the Planning Commission, pursuant to Buena Park Municipal Code Section 19.132.020, regarding the March 12, 2025, Planning Commission meeting to consider termination of a non-conforming motel (Coral Motel) use at 7891 Whitaker Street.

The property owners are Balubhai G. Patel and Sardabenb Patel, 243 N. Rampart Boulevard, Los Angeles, CA 90026.

The proposed action is Categorically Exempt, pursuant to Section 15061(b)(3). The General Rule exemption can be applied to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDED ACTION: To terminate the nonconforming motel use operating on the property and declare the continued operation of the motel to be a public nuisance pursuant to Buena Park Municipal Code Section 19.148.030.

5. NEW BUSINESS

5A. STUDY SESSION

Community Development staff presentation regarding a future Public Hearing item to amend the Land Use and Community Design Element of the General Plan, amendments to the Buena Park Municipal Code, amendments to the Objective Design and Development Standards and certification of an Environmental Impact Report to implement multiple programs within the 2021-2029 General Plan Housing Element.

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: April 17, 2025