

Joel W. Rosen, AICP, Director

August 2009

### John's Incredible Pizza



The once-empty lower level at the Buena Park Downtown is now vibrating with energy with the opening of John's Incredible Pizza on July 13, 2009. Without any advertisements and a main entrance that is still in the last stages of construction, the supposedly soft opening exceeded John's opening week sales for all his previous restaurants. Current access is through the interior of the Mall and the colorful new entrance from the rear. The lower level of the Mall is buzzing as people of all ages fill its dining halls and entertainment areas from noon till evening. John's is an exciting 55,200 sq. ft. all-you-can-eat full menu pizza and pasta restaurant that includes entertainment rides as well as beer and wine service. Customers are greeted with three large buffet bars for pasta and potatoes, salads, and of course, pizza. A dessert bar features an automated doughnut maker. At full capacity, the kitchen can crank out 800 pizzas an hour using a four-level oven with conveyors. The popular choice among John's specialty pizzas is the peanut butter with pepperoni pizza.

### Walmart

The Buena Park Walmart is working on an extensive interior remodel that began this month. The 149,000 sq. ft. store will remain the same size but will transform its interior to help accommodate new features and design based on customer feedback. New features will include wider aisles, low-profile shelving, bright interior paint, easy-to-read signage to help customers find the products they need, and a new layout to make shopping for everyday items easier and faster by aligning products that customers purchase the most. The majority of the construction and moving will be completed during the overnight hours to enable the store to remain open during the renovation, which is expected to be completed by September 30, 2009.



### Future Vision for Buena Park



RBF Consulting has completed the first phase of the General Plan Update for the City of Buena Park. The objective of the first phase is to fully understand the extent to which the existing General Plan requires updating and to arrive at a community-based vision for the City. With help from the community, city staff, and the City Council and Planning Commission, RBF was able to prepare a new 20-Year Vision for the City. The project is currently in the second phase of the update process. The objective of this phase is to arrive at a Draft Updated Buena Park General Plan. In order to better understand the existing state of the City, RBF has collected and analyzed background data from the City to prepare an Existing Conditions Report. RBF

and city staff have been working together to develop future land use scenarios. Once formalized, the land use scenarios will be presented to the City Council and Planning Commission for confirmation. The public will also have the opportunity to review and comment on the scenarios at the Land Use Future Workshop tentatively scheduled for October. The result of Phase 2 will be the development of the draft General Plan document featuring the preferred land use map, goals, and policies. The third phase of the update process includes preparation of the Program Environmental Impact Report (PEIR). The PEIR is a document which analyzes the environmental impacts associated with the Updated General Plan document. Finally, in phase 4, public hearing will be conducted in order to adopt the General Plan and PEIR documents.



### DEMON DROP

Knott's Berry Farm will be replacing the existing "Screamin' Swing" ride with "Demon Drop", in the area previously occupied by "Vertigo." Demon Drop will be 131 ft. tall and consist of a 4-person enclosure that rises on tracks to the top of a tower before descending into a horizontal slide above the midway before returning to the starting point. Demon Drop installation is scheduled to begin on January 4, 2010.

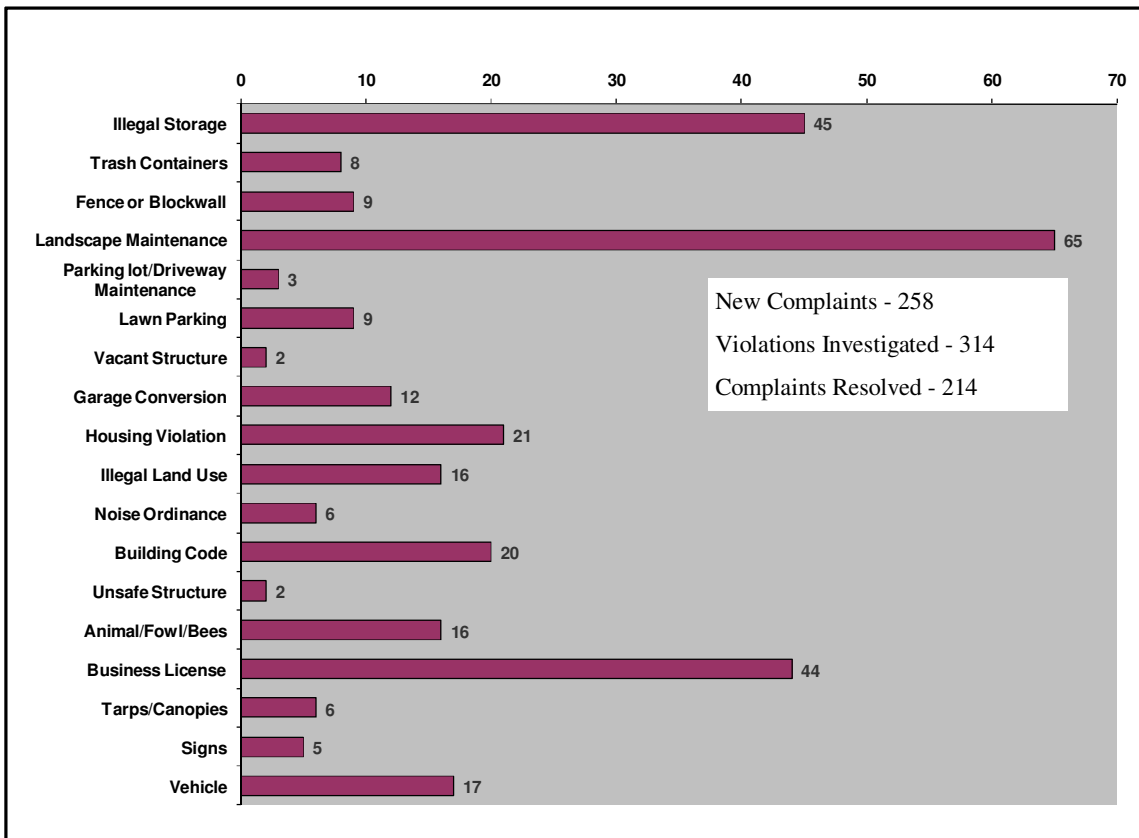
## Building Division Statistics

	July 2008		July 2009	
	No. of Permits	Valuation	No. of Permits	Valuation
<b>New Single-Multiple Residential</b>	1	\$521,060.00	0	\$0.00
<b>SFR Addition/Patio</b>	14	\$374,062.00	10	\$98,438.00
<b>Misc./Residential</b>	55	\$371,835.00	91	\$618,959.00
<b>Pools/Spa</b>	2	\$59,000.00	0	\$0.0
<b>New Misc./Commercial</b>	14	\$7,085,612.00	23	\$1,461,406.00
<b>New Misc./Industrial</b>	2	\$45,000.00	0	\$0.00
<b>Demolition</b>	4	\$4,000.00	6	\$6,000.00
<b>Total</b>	<b>92</b>	<b>\$8,460,569.00</b>	<b>130</b>	<b>\$2,184,803.00</b>

### Fees Collected for July 2009

Permit Fees:	21,538.64
Bedroom Tax:	0.00
Miscellaneous Fees:	5,163.74
Plan Check Fees:	8,814.18
Soil Reports:	0.00
NPDES:	1,550.79
Fire (County) Fees:	12,141.40
<b>Total Fees Collected:</b>	<b>49,508.75</b>

CODE ENFORCEMENT STATISTICS - JULY 2009



**Next Planning Commission Meetings**

- August 26, 2009
- September 9, 2009



**Planning Commission Members:**

**Larry Barstow, Chair**

**Deborah Diep, Vice-Chair**

**Joyce Capelle**

**Brian Chambers**

**Paul D. Gonzales**

**Richard McGuire**

**Jim Schoales**