



AGENDA

Planning Commission

MEETING DATE AND TIME:

May 26, 2021 - 7:00 p.m.

MEETING LOCATION:

City Hall Council Chamber
6650 Beach Boulevard, Buena Park, CA

SPECIAL NOTICE REGARDING COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Planning Commissioners to attend Planning Commission meetings telephonically. Please be advised that some, or all, of the City of Buena Park Planning Commissioners and staff may attend this meeting telephonically.

This meeting will allow public attendance in person with the following precautions in place to ensure the health and safety of the public:

- Attendees must submit to a verbal health screening and temperature check before entering the Council Chamber.
- Attendees will be required to wear a face covering at all times while in the Council Chamber or City Hall.
- Social distancing of 6 feet is required at all times. Designated seating has been identified for public use.

Members of the public may also submit their comments and questions in writing for Planning Commission consideration, by sending them to the Planning Division at: bpplancomments@buenapark.com. Please submit all comments and questions by 5:00 p.m. on Wednesday, May 26, 2021. All comments and questions will be read during the meeting.

CALL TO ORDER / FLAG SALUTE:

ROLL CALL:

Cangey, Desai, Diep, Eades, Lee, Sheibe, and Schoales

CONSENT CALENDAR (1-2):

1. APPROVAL OF MINUTES:

April 28, 2021 Meeting
May 12, 2021 Canceled Meeting

RECOMMENDED ACTION:

Approve

2. COVENANTS, CONDITIONS, AND RESTRICTIONS NO. CCR-21-1

A request to adopt a Minute Action approving Covenants, Conditions, and Restrictions No. CCR-21-1 at 8925 Orangethorpe Avenue (Magnolia Square).

PROPERTY OWNER: KB Home Coastal Inc.
36310 Inland Valley Drive, Suite 300
Wildomar, CA 92595

APPLICANT: Frank Chen
9915 Mira Mesa Blvd, Suite 100,
San Diego, CA 92131

RECOMMENDED ACTION: Adopt Minute Action. The appeal period ends on June 14, 2021.

END OF CONSENT CALENDAR

PUBLIC HEARING (3-4):

NEW BUSINESS:

3. CONDITIONAL USE PERMIT NO. CU-20-9

A request to demolish the existing structures, and construct a new single story, 3,578 sq. ft., restaurant with dual-lane drive-through, outdoor seating areas and associated parking and site improvements located at 5960 Orangethorpe Avenue. The project is Class 32, Section 15332 (In-Fill Development Projects), categorically exempt from CEQA.

PROPERTY OWNER: Lyons Buena Park, LLC
15125 Garfield Avenue
Paramount, CA 90723

APPLICANT: 4G Development
3485 Jefferson St. #10
Riverside, CA 92504

RECOMMENDED ACTION: Approve Resolution with Conditions. The appeal period ends on June 14, 2021.

OLD BUSINESS:

4. SHORT-TERM RENTAL NO. STR-20-0001

A request to approve a Short-Term Rental permit to operate a short-term rental use within the owner's primary residence. The property under application carries a General Plan designation of Low Density Residential, a Zoning classification of RS-6 (Single Family Residential), and is currently developed with an approximately 1,904 sq. ft. single-family house containing five bedrooms and four bathrooms, an attached two-car garage, and related residential site improvements. The project is Class 31, Section 15331 (Existing Facilities), categorically exempt from CEQA.

PROPERTY OWNERS / APPLICANTS: Liem Nguyen
Ngoc (Pearl) Nguyen
9160 Via Balboa Circle
Buena Park, CA 90621

RECOMMENDED ACTION: Review the draft resolution of approval, its draft conditions and findings and either act upon this resolution or alternatively provide staff direction for revisions or a substitute draft resolution for consideration at a future date. The Commission additionally has the opportunity to reopen the public comment portion of the hearing to assist in its deliberations. Planning Commission decision is final.

ORAL COMMUNICATIONS:

At this time, the public may address the members of the Planning Commission on any item that is within the jurisdiction of the Planning Commission.

AGENDA FORECAST:

STAFF REPORTS:

COMMISSION REPORTS:

ADJOURNMENT: To the next Planning Commission meeting on Wednesday, June 9, 2021, at 7:00 p.m. in the City Council Chamber.