



## AGENDA

### PLANNING COMMISSION

WEDNESDAY, FEBRUARY 22, 2023  
6:30 P.M.

COUNCIL CHAMBER  
6650 BEACH BOULEVARD  
BUENA PARK, CALIFORNIA

VIDEOCONFERENCE (ZOOM PARTICIPATION)

<https://us06web.zoom.us/join/91DDaF2Cp>

MEETING ID: 840 1037 5010 PASSCODE: 502828  
CONFERENCE CALL: (669) 900-6833

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### **SPECIAL NOTICE REGARDING PUBLIC MEETINGS**

On September 13, 2022, Governor Newsom signed Assembly Bill 2449, which permits Planning Commission Members to participate in Planning Commission Meetings via teleconferencing for emergency circumstances or just-cause reasons. Videoconferencing allows the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees and limit exposure. Please be advised that some Planning Commission Members may attend this meeting via videoconference.

The public has the following options to provide comments during the meeting:

#### **OPTION 1: IN-PERSON**

The public may attend this meeting in-person. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern. Comments are limited to no more than three minutes each.

#### **OPTION 2: VIA EMAIL**

Members of the public may submit their comments in writing by sending them to the Planning Division at [bpplancomments@buenapark.com](mailto:bpplancomments@buenapark.com). **Please submit all comments and questions by 5:00 p.m. on Wednesday, February 22, 2023.** All comments and questions will be read during the meeting.

#### **OPTION 3: VIRTUALLY (VIA ZOOM)**

#### ***Zoom Conference Call: (669) 900-6833***

You may request to speak by dialing \*9 from your phone when the designated public comment period, as listed on the agenda, has been opened. After City staff confirms the last three digits

of the caller's phone number or Zoom ID and unmutes you, ***the caller must press \*6***. Callers are encouraged, but not required, to identify themselves by name. Each caller has three (3) minutes to speak.

**Zoom Virtual Participation**

<https://us06web.zoom.us/meeting/register/tZAtdumrqT4qG9Q0NE8OaXNQ00Z91DDaF2Cp>

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Virtually "raise your hand" when the designated public comment period, as listed on the agenda has been opened. Wait to be called on by City staff, unmute your audio, your name and city of residency is requested, but not required. Each participant has three (3) minutes to speak.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, please contact the Planning Division at (714) 562-3620. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

All actions by the Planning Commission are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision. The appeal period ends on March 9, 2023.

**CALL TO ORDER**

6:30 P.M.

**ROLL CALL**

COMMISSIONER DIEP  
COMMISSIONER EADES  
COMMISSIONER FONTANEZ  
COMMISSIONER LEE  
COMMISSIONER SCHOALES  
VICE CHAIR SHEIBE  
CHAIR DESAI

**PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR:**

- APPROVAL OF MINUTES:** January 25, 2023 - PC Meeting  
February 8, 2023 - Canceled Meeting

Recommended Action: Approve

**END OF CONSENT CALENDAR**

**PUBLIC HEARING:**

**NEW BUSINESS:**

**2. CONDITIONAL USE PERMIT NO. CU-22-5:**

A request to demolish an existing 8,790 square-foot McDonald's restaurant and construct a new 6,030 square-foot McDonald's restaurant along with dual-drive through lane, outdoor seating, parking lot improvements, new landscaping, and other site improvements at the location of 7861 Beach Boulevard in the ECSP (Entertainment Corridor Specific Plan) Zone. This project is Class 32, Section 15332 (In-Fill Development Projects) Categorically Exempt from CEQA.

PROPERTY OWNER: McDonald's Corporation, a Delaware Corporation  
1 McDonald's Dr.  
Oak Brook, IL 60523

APPLICANT: Jessica Steiner, Bickel Group Architecture  
3600 Birch Street, Suite 120  
Newport Beach, CA 92660

RECOMMENDED ACTION: Adopt a Resolution of Conditions of Approval

**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, March 8, 2023 at 6:30 p.m. in the City Council Chamber.

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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](http://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](http://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 Planning Division at (714) 562-3620 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.

I, Ruth Santos, Sr. Administrative Assistant, 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](http://www.buenapark.com).

Date Posted: February 16, 2023

Ruth Santos, Sr. Administrative Assistant

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