
Thursday, April 16, 2026, 8:30 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:30 a.m.

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Zoning Administrator, speakers should come forward and, upon recognition by the Zoning Administrator, state their names and addresses.

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, April 16, 2026. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Zoning Administrator are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on May 5, 2026.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. ENTERTAINMENT PERMIT NO. ENT-26-1

A request to allow for live entertainment (live music, bands, DJs, and specialty performances) at an existing approximately 8,240 square-foot restaurant (Rock & Brews) at 7777 Beach Boulevard.

The property owner is Kim Bolsa, LLC, 1709 Via Coronel, Palos Verdes Estates, CA 90274. The applicant is Mike Talavera, 7777 Beach Boulevard, Buena Park, CA 90620.

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

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Entertainment Permit No. ENT-26-1.

3. ADJOURNMENT

3.A. 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 Zoning Administrator 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. 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.

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 9, 2026



Zoning Administrator Agenda Report

ENTERTAINMENT PERMIT NO. ENT-26-1

PREPARED BY	PRESENTED BY
Ian McAleese, Senior Planner	Ian McAleese, Senior Planner
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Conduct a public hearing and based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Entertainment Permit No. ENT-26-1 and; find that the project is Categorically Exempt per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA).

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	7777 Beach Boulevard 136-211-68
Lot Area:	60,739 square feet (1.39 acres)
Street Frontage:	250 feet
Zoning District:	ECSP (Entertainment Corridor Specific Plan) Sub-District C-2
General Plan Designation:	Tourist Entertainment
Existing Development:	One (1) single-story restaurant totaling approximately 8,240 square feet

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Tourist Entertainment	ECSP (Entertainment Corridor Specific Plan) Sub-District C-2	Southern California Edison Right-of-Way parking lot
South	Tourist Entertainment	ECSP (Entertainment Corridor Specific Plan) Sub-District C-2	Restaurant

East	Tourist Entertainment	ECSP (Entertainment Corridor Specific Plan) Sub-District C-2	Beach Boulevard followed by The Buena Park Grand Hotel & Suites
West	Tourist Entertainment	RS-6 (One-Family Residential)	Single-family residential dwellings

BACKGROUND:

DATE	ACTION TAKEN
January 14, 2015	The Planning Commission adopted Resolution No. 5941 recommending to the City Council approval of Development Agreement No. DA14-007 for the development of an approximately 6,750 square-foot restaurant with a 3,400 square-foot outdoor dining patio, associated on-site improvements, and an Alcohol Beverage Control (ABC) Type 47 – On-Sale General – Eating Place.
January 27, 2015	The City Council adopted Ordinance No. 1584 approving Development Agreement No. DA14-007.
May 18, 2015	The Community Development Director approved Entertainment Permit No. ENT15-01 to allow for live music for Rock & Brews to include a mix of four-piece bands and solo acoustical singers between the hours of 7:00pm to 11:00pm twice a month.
April 25, 2017	Rock & Brews management requested the cancellation of the existing Entertainment Permit No. ENT15-01.

APPLICATION ANALYSIS:

Project Description:

The applicant, on behalf of the property owner, has submitted the application, plans, and project narrative requesting Zoning Administrator approval to allow for live entertainment (live music, bands, DJs, and specialty performances) as an incidental use to an existing approximately 8,240 square-foot restaurant (Rock & Brews). According to the submitted business plan, the proposed live entertainment will offer indoor and outdoor performances depending on the event type, and will complement restaurant dining. The proposed live entertainment will be offered only during the restaurant's business hours of operation and will be limited to the proposed hours of Monday through Saturday 11:30 AM – 10:00 PM and Sundays 11:00 AM – 9:00 PM. Live entertainment will be limited to no more than six (6) hours in duration per day. The restaurant will utilize on-site management and security staff to monitor the live entertainment including noise levels, as needed, to comply with the city's noise ordinance at all times. There are no proposed expansions or alterations of the existing restaurant as part of this request.

Discussion:

Pursuant to the ECSP Exhibit A (Permitted Land Uses by Sub-District), Entertainment Uses are subject to a Conditional Use Permit in the C-2 Sub-District. Pursuant to the executed and recorded Development Agreement No. DA14-007 Section B.11 (Permitted Uses), no entertainment can occur on-site until an Entertainment Permit is issued. Per Section 5.24.070 (Hearing on permit – Action by city) of the Buena Park Municipal Code (BPMC), authorizes the City Manager or their designee (Zoning Administrator) to grant entertainment permits. As stated above, the request is to allow for live entertainment as an ancillary use to an existing restaurant with no expansion of floor area proposed as part of this request.

Staff reviewed the business operations letter, submitted plans, and visited the property and has determined the proposed use will not have a detrimental effect on the surrounding properties, as conditioned. The proposed entertainment, as conditioned, is consistent with the goals and policies of the General Plan which allows live entertainment within the Tourist Entertainment Land Use designation. The proposal, as conditioned, will not create a use inconsistent with established and anticipated uses in the area due to required operating conditions, existing site and building design, as well as separation and buffering from residential properties located to the west.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorical Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the proposed live entertainment use will be incidental to an existing restaurant building and outdoor dining patio involving no expansion.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on April 6, 2026; and 31 notices were mailed to property owners located within 300-feet of the subject property on April 6, 2026. As of the publication of this report, no comments have been submitted regarding the proposed action.

Attachments

[Proposed Zoning Administrator Resolution for Entertainment Permit No. ENT-26-1.pdf](#)

[ENT-26-1 Floor Plans stamped RECEIVED FEB 10 2026 PLANNING DIV.pdf](#)

[ENT-26-1 Project Narrative stamped RECEIVED FEB 10 2026 PLANNING DIV.pdf](#)

[ENT-26-1 Vicinity Map.pdf](#)

RESOLUTION NO.
ENTERTAINMENT PERMIT NO. ENT-26-1

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW FOR LIVE ENTERTAINMENT (LIVE MUSIC, BANDS, DJS, AND SPECIALTY PERFORMANCES) AS AN INCIDENTAL USE TO AN EXISTING APPROXIMATELY 8,240 SQUARE-FOOT RESTAURANT (ROCK & BREWS) AT 7777 BEACH BOULEVARD, WITH FINDINGS

A. Recitals.

(i) Mike Talavera, Rock & Brews, 7777 Beach Boulevard, Buena Park, CA 90620, applicant, on behalf of Kim Bolsa, LLC, property owner, 1709 Via Coronel, Palos Verdes Estates, CA 90274, has filed an application to allow for live entertainment (live music, bands, DJs, and specialty performances) as an incidental use to an existing approximately 8,240 square-foot restaurant (Rock & Brews) at 7777 Beach Boulevard (APN: 136-211-68) in the County of Orange. Hereinafter in this Resolution, the Entertainment Permit request is referred to as the "Application."

(ii) On April 16, 2026, the Zoning Administrator conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, development plans, and business plan dated "RECEIVED FEB 10 2026 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The conduct of the establishment or the granting of the application would be contrary to the public health, safety or welfare.

Fact: The proposed live entertainment use would not pose a detriment to health, safety, or welfare by operating under the conditions imposed by this Entertainment Permit.

b. **Finding:** The premises or establishment is likely to be operated in an illegal, improper or disorderly manner.

- Fact:** Since the restaurant's establishment, no evidence of illegal or improper operations have been observed by City staff, nor have there been any Code Enforcement complaints received in regards to nuisances.
- c. **Finding:** The applicant, or any other person associated with him or her as principal or partner, or in a position or capacity involving partial or total control over the conduct of the business for which such permit is sought to be issued, has been convicted in a court of competent jurisdiction of any offense involving the presentation, exhibition or performance of any obscene show of any kind, or of a felony, or has had any approval, permit or license issued in conjunction with the sale of alcohol or the provision of entertainment revoked within the preceding five years.
- Fact:** The project applicant has not been convicted of any offenses listed above, nor has the alcohol or previous entertainment permit been revoked in the past five (5) years.
- d. **Finding:** That granting the application would create a public nuisance.
- Fact:** Adequate conditions of approval have been placed on the operation of live entertainment, and past evidence of operations have proven to not pose a public nuisance.
- e. **Finding:** That the normal operation of the premises would interfere with the peace and quiet of any surrounding residential neighborhood.
- Fact:** The proposed live entertainment will be an incidental to the primary restaurant use and will be compatible with the existing residential uses in the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site, and building design, as well as separation and buffering.
- f. **Finding:** The applicant has made any false, misleading or fraudulent statement of material fact in the required application.
- Fact:** There is no evidence presented that shows any false, misleading, or fraudulent statements have been made within the application.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the

development plan and business plan dated "RECEIVED FEB 10 2026 PLANNING DIV" as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PLANNING DIVISION:

1. This approval shall be to allow for live entertainment (live music, bands, DJs, and specialty performances) as an incidental use to an existing restaurant (Rock & Brews) on a property located at 7777 Beach Boulevard, as described and shown on the development plan and business plan dated "RECEIVED FEB 10 2026 PLANNING DIV", except as modified herein.
2. The applicant and/or property owner shall ensure that a copy of the Zoning Administrator Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings (if required) and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
3. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The business owner(s) and all employees shall be knowledgeable of the conditions of approval.
4. The Community and Economic Development Department may, from time to time, conduct a review of this Entertainment Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
5. All previous conditions of approval contained in executed Development Agreement No. DA14-007 shall remain in full force and effect, except as modified herein.
6. Live entertainment hours shall be limited to Monday through Saturday: 11:30 a.m. – 10:00 p.m. and Sunday: 11:00 a.m. – 9:00 p.m. and not to exceed a total of six (6) hours in a single day.
7. No noise from live entertainment, or other business-related activities, shall be audible beyond 100 feet from the exterior walls of the premises including the stage in any direction. Any sound producing equipment shall be operated in a manner which does not disturb the surrounding area, per section 19.548.010 (B) Noise Control of the Buena Park Municipal Code (BPMC).
8. The proposed live entertainment shall be operated and maintained so as not to be hazardous, obnoxious, or offensive due to noise, vibration, illumination, glare, or similar effects detrimental to public health, safety, and welfare. All federal, state, and local laws and regulations concerning environmental protection shall be complied with.
9. The proposed live entertainment shall comply with exterior noise level requirements as specified in the City's Noise Ordinance. Noise levels from all

- activities on site, including vehicle back up alarms, shall not exceed those noise levels as stated in Chapter 8.28 Noise of the BPMC, as measured at the property line.
10. Upon establishment of live entertainment, should the use create any nuisance related to noise or vibration at any time for neighboring uses, properties, or individuals, the operator (Rock & Brews) shall take any and all reasonable actions to terminate the nuisance including, but not limited to, altering the live entertainment operating hours to the satisfaction of the Director of Community and Economic Development and/or the Chief of Police.
 11. Entertainment shall be confined to the interior of the business establishment or within the patio dining area/outdoor stage, except as may be specifically authorized by the City. No live entertainment shall occur within the parking lot areas.
 12. Any interior and exterior amplified music shall be maintained at a decibel level so as not to disturb adjacent properties.
 13. Security personnel, whether employed by the establishment or contracted to a third party, shall be readily identifiable through an identification badge and/or other uniform with lettering to include "SECURITY" or "STAFF".
 14. The business shall provide an adequate number of management staff, security personnel and employees to effectively manage the establishment. The following are the recommended minimum number of security personnel to be provided during any time when Entertainment is provided on the premises:
 - a. One (1) Security personnel for every anticipated 35-50 patrons
 - b. One (1) Security supervisor for every 5-security people
 - c. One (1) Doorman at each entrance/exit
 15. All managers and bartenders/servers must complete the Department of Alcoholic Beverage Control RBS certified training or equivalent.
 16. Applicant and persons in their employ, including but not limited to employees of Rock & Brews, shall immediately contact the Buena Park Police Department to report any incident or disturbance requiring law enforcement intervention, and/or report the request of any patron, employee or other occupant for police to respond.
 17. The operator shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed immediately so as not to present a public nuisance.
 18. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies and regulations.
 19. The business owner/operator shall maintain all necessary permits and licenses to operate the use authorized by this approval.
 20. This Entertainment Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.

21. The use authorized by this Entertainment Permit shall be valid for one (1) year of the expiration of the appeal period and be renewed annually as per BPMC Section 5.24.110 (Permit-Fees and period of validity). Provided there are no changes to the type(s) and operation of the entertainment specified in ENT-26-1, and following a review of the calls for service generated by the business during the one (1) year period, the Police Chief shall have the authority to renew the Entertainment Permit without the need for a public hearing.
22. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
23. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.
24. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses, whatsoever, occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Entertainment Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 16th day of April 2026.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna
Planning Manager

Resolution No.
Entertainment Permit No. ENT-26-1
April 16, 2026

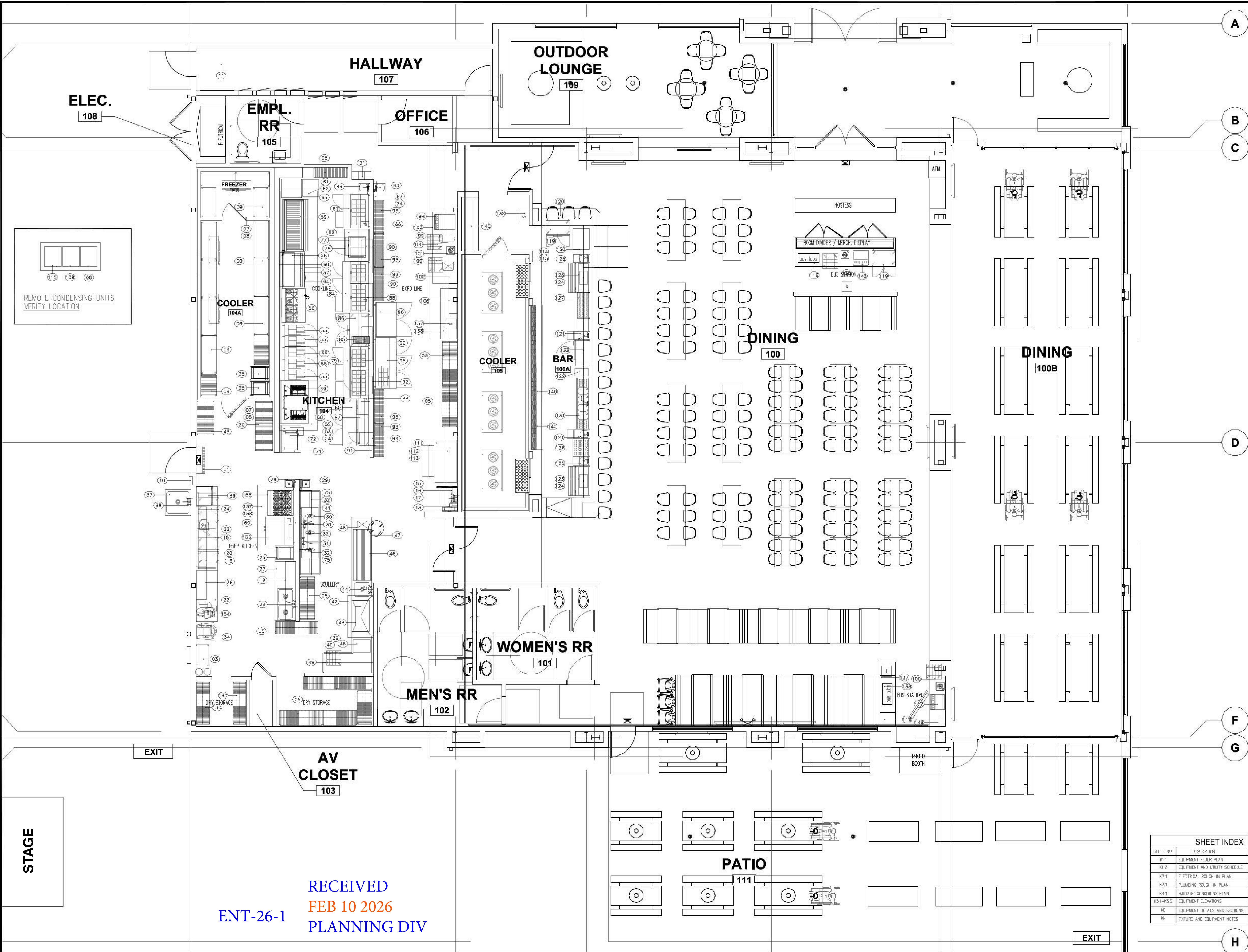
AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Entertainment Permit No. ENT-26-1 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

DRAFT



REMOTE CONDENSING UNITS
VERIFY LOCATION

RECEIVED
ENT-26-1 FEB 10 2026
PLANNING DIV

SHEET INDEX	
SHEET NO.	DESCRIPTION
K1.1	EQUIPMENT FLOOR PLAN
K1.2	EQUIPMENT AND UTILITY SCHEDULE
K2.1	ELECTRICAL ROUGH-IN PLAN
K3.1	PLUMBING ROUGH-IN PLAN
K4.1	BUILDING CONDITIONS PLAN
K5.1-K5.2	EQUIPMENT ELEVATIONS
K6	EQUIPMENT DETAILS AND SECTIONS
K7	FIXTURE AND EQUIPMENT NOTES

DESIGN BY:
Cafe Concepts, Inc.
Equipment & Design
30366 Esperanza • Rancho Santa Margarita, CA 92688 • Phone: (949) 273-8500 • Fax: (949) 273-5442

APPROVED BY:
Project Name and Address:
Rock & Brews
BUENA PARK, CALIFORNIA

01.14.15 CLIENT REVISIONS
12.29.14 PROGRESS ISSUE
DATE REVISION/ISSUE

SHEET TITLES:
EQUIPMENT PLAN
SHEET NUMBER:
K1.1

DESIGNER: CAFE CONCEPTS
SCALE: AS SHOWN
JOB NUMBER: BUENA PARK, CALIFORNIA

EQUIPMENT PLAN SCALE

Business Plan for Live Entertainment

Business Name: Back Stage Buena LLC

Location: 77777 Beach Blvd, Buena Park, Ca

1. Executive Summary

Rock & Brews Buena Park seeks approval for a Live Entertainment Permit to offer live entertainment as part of our restaurant operations. The purpose of live entertainment is to enhance the guest experience, support community and cultural events, and provide a platform for musicians and performers, while operating in a safe, controlled, and compliant manner.

Entertainment will include a wide range of music styles with a primary focus on rock music. Events may include free events, ticketed events, private functions, fundraising events, and recitals. All entertainment will be conducted in accordance with city regulations, noise ordinances, and occupancy limits.

2. Description of Entertainment

- **Type of Entertainment:** Live music, bands, solo performers, duos, trios, DJs, and specialty performances
- **Music Styles:** All music genres with a focus on rock, classic rock, alternative, pop, blues, and acoustic performances
- **Example Event Formats:**
 - Free live entertainment for restaurant patrons
 - Ticketed events with controlled attendance
 - Private and semi private events (corporate, celebrations, buyouts)
 - Fundraising and community benefits
 - Recitals and showcase performances
- **Performance Areas:** Designated indoor and/or outdoor performance areas depending on event type

Live entertainment is intended to complement restaurant dining and community engagement.

3. Days and Hours of Entertainment

Live entertainment will be scheduled **only during the restaurant's normal operating hours** and will not exceed **six (6) hours in duration per day**.

Proposed entertainment schedule:

- **Weekdays:** 11:30 AM - 10:00 PM
- **Fridays:** 11:30 AM - 10:00 PM
- **Saturdays:** 11:30 AM – 10:00 PM
- **Sundays & Special Events:** 11:00 AM - 9:00 PM

All performances will conclude promptly within approved operating hours. No live or amplified entertainment will occur outside of business hours.

4. Sound Management & Noise Control

Rock & Brews is committed to minimizing noise impacts and being a responsible community partner:

- Sound levels will be appropriate for a restaurant and dining environment
- Amplification will be professionally managed and monitored
- Speakers and sound equipment will be positioned to direct sound toward Beach Blvd
- Management will actively monitor volume levels during performances with decibel detection devices
- Full compliance with all local noise ordinances

5. Crowd & Safety Plan

- All entertainment events will be overseen by on-duty management
- Clear and unobstructed exits are maintained at all times
- Capacity limits strictly enforced
- Staffing will be adjusted based on event size and type, if required.
- Additional security will be onsite if deemed necessary

6. Alcohol Service & Responsible Practices

- Alcohol service will comply with all ABC and local regulations
- No service to visibly intoxicated guests
- Entertainment will not promote excessive alcohol consumption
- Staff trained in responsible beverage service

7. Parking & Traffic Considerations

- Events are designed primarily for existing patrons and invited guests
- Use of existing on-site and shared parking facilities
- Event scheduling will consider peak traffic periods to minimize congestion
- No significant traffic impact anticipated

8. Community Benefits

- Supports local musicians and artists
- Provides family-friendly and community-oriented events
- Hosts charitable and fundraising events for local organizations
- Encourages positive community gathering in a controlled environment

9. Compliance Statement

Rock & Brews Buena Park agrees to comply with all conditions of the Live Entertainment Permit, including operating hours, noise regulations, occupancy limits, and safety requirements. Management understands that failure to comply may result in enforcement action.

10. Contact Information

Management Contact: Michael Talavera

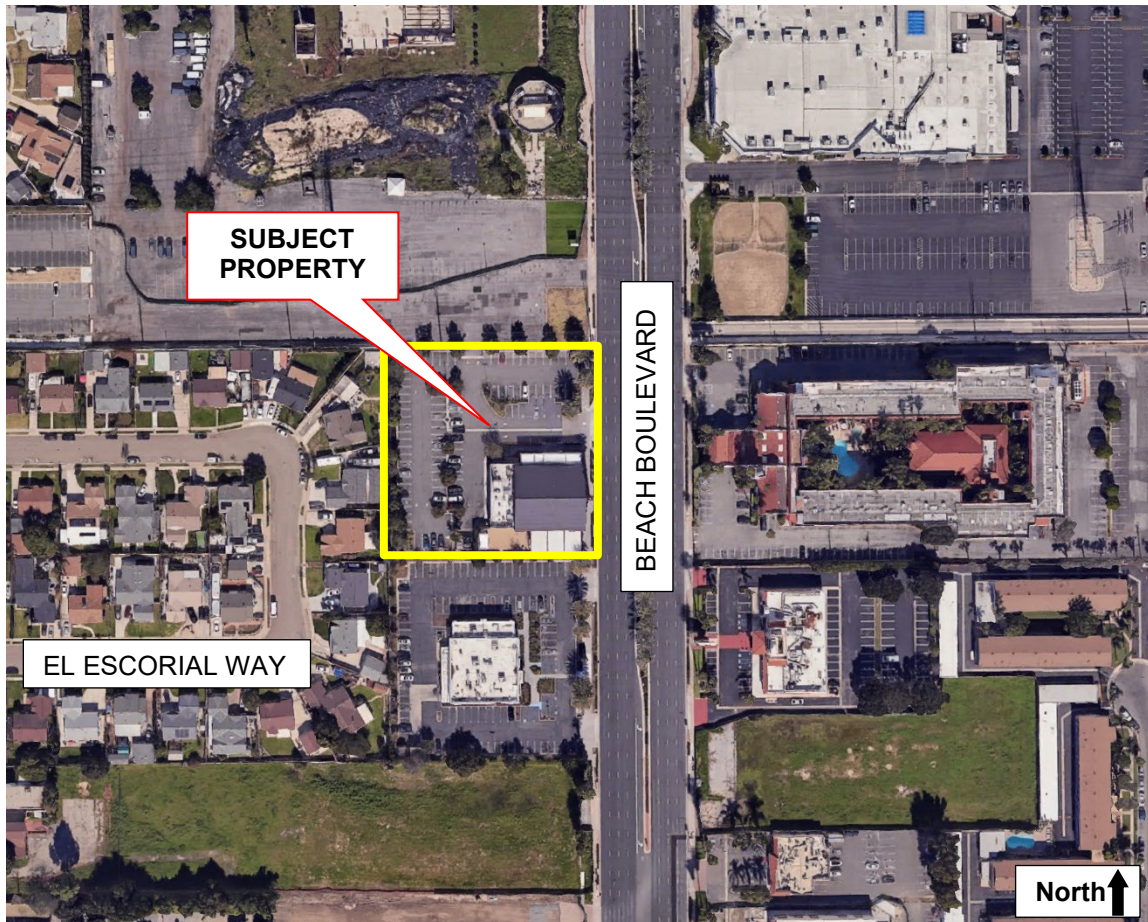
Title: General Manager

Business: Rock & Brews, Buena Park

Phone / Email: mike.talavera@rockandbrews.com



VICINITY MAP



ZONING ADMINISTRATOR

Thursday, April 16, 2026 – 8:30 a.m.

ENTERTAINMENT PERMIT NO. ENT-26-1

7777 BEACH BOULEVARD

APN: 136-211-68