

**NOTICE OF EXEMPTION NO. 25-7**

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To: ■ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency)  
City of Buena Park  
Attn: Matt Foulkes  
6650 Beach Blvd  
Buena Park, CA 90621

■ Orange County Clerk Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

**Project Title:** Conditional Use Permit No. CU-25-2

**Project Location - Specific:** 6430 and 6450 Roland Street

**Project Location - City:** Buena Park

**Project Location - County:** Orange

**Description of Nature, Purpose, and Beneficiaries of the Project:** A request to allow the operation of a contractor's office and storage facility within the two (2) existing industrial buildings (6430 Roland Street and 6450 Roland Street, 5,984 square feet and 6,269 square feet respectively) totaling 12,253 square feet; and to permit certain uses "Automatically Permitted Uses", labeled as "Pc" in Table 19.512.010 within Title 19 Zoning of the Buena Park Municipal Code, to permit those uses located within 330 feet of a residential zone. Beneficiaries include the residents and business community of Buena Park.

**Name of Public Agency Approving Project:** City of Buena Park

**Name and Address of Person or Agency Carrying Out Project:** The property owner is Chang Hu Lee of CLHK Properties, LLC, a California limited liability company, 6430 and 6450 Roland Street, Buena Park, CA 90621. The applicant is Michael Kang, 6031 La Prada Street, Los Angeles, CA 90042.

**Exempt Status:** *(check one)*

- Ministerial (Sec.21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption. State type and section number: Class 1, Section 15301 (Existing Facilities)
- Statutory Exemptions. State code number:

**Reasons why project is exempt:**

The project complies with Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines and criteria, and the provisions of the City's Code, Ordinances, and General Plan, because the proposed uses will be within existing industrial buildings involving no expansions.

Lead Agency Contact Person: Harald Luna, Acting Planning Manager  
Area Code/Telephone/Ext: (714) 562-3611



Signature:   
Matt Foulkes

Date: 4/17/25

Title: Director of Community & Economic Development

- Signed by Lead Agency Date received for filing at OPR: N.A.
- Signed by Applicant