

NOTICE OF EXEMPTION NO. 26-33

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-25-11

Project Location - Specific: 8840 Knott Avenue

Project Location - City: Buena Park

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of the Project: A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type - 41 - On-sale Beer and Wine - Eating Place) within an existing approximately 1,401 square-foot restaurant (Top Sot) at 8840 Knott Avenue. 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 UNEDRA 5253 Family Limited Partnership, 3919 Beverly Boulevard, Suite 200, Los Angeles, CA 90004. The applicant is Steve Kim, 800 W 1st Street, Suite 1907, Los Angeles, CA 90012.

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:
- Not a CEQA Exempt Project, Section 15061(b)(3)

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 restaurant is within an existing structure with no proposed expansion. The sale of alcoholic beverages (ABC License Type-41 - On-Sale Beer and Wine - Eating Place) is ancillary to the operation of an existing full-service restaurant.

Lead Agency Contact Person: Joshua Alvarez, Associate Planner 
Area Code/Telephone/Ext: (714) 562-3611

Signature: 
Matt Foulkes

Date: 4/2/26

Title: Director of Community & Economic Development

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