

Thursday, September 4, 2025, 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, September 4, 2025. 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 September 23, 2025.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. CONDITIONAL USE PERMIT NO. CU-25-7

A request to allow for the establishment and operation of a plumbing contractor's storage with office facility within an existing approximately 3,888 square-foot industrial building at 8551 Whitaker Street.

The applicant and property owner is Lawrence Verne of Verne LLC, 8551 Whitaker Street, Buena Park, CA 90621.

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 Conditional Use Permit No. CU-25-7.

2.B. SITE PLAN NO. SP-25-7

A request to construct a 150 square-foot single-story addition to the rear (east) elevation of an existing 962 square-foot, single-story single-family dwelling at 6742 Highland Avenue. The proposed project will result in a 1,112 square-foot, single-story single-family dwelling consisting of two (2) bedrooms, two (2) bathrooms, and a 440 square-foot detached two-car garage.

The property owners/applicants are Erica Den and Bruce Den Hartog, 3641 Rebel Circle, Huntington Beach, CA 92649.

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 Site Plan No. SP-25-7.

2.C. SITE PLAN NO. SP-25-10

A request to construct a 530 square-foot first-floor addition and a new 1,141 square-foot second-story addition to an existing 1,312 square-foot single-story single-family dwelling at 6661 Thelma Avenue.

The property owners are Paul Bauthu Voong and Fonda Lyon Voong, 1165 Melia Place, Placentia, CA 92870. The applicant is Simon Lam, 8633 Knott Avenue, 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 Site Plan No. SP-25-10.

2.D. SITE PLAN NO. SP-25-12

A request to demolish the existing single-story single-family dwelling with an attached garage and construct a new 2,835 square-foot, two-story single-family dwelling with four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage at 6571 Mount Ripley Drive.

The property owners are Nam Phi Pham and Hoang Ngoc-Anh Nguyen, 1121 Heartfields Dr., Silver Spring, MD 20904. The applicant is Teedee Tran, 9286 Bolsa Avenue, Westminster, CA 92683.

The project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Site Plan No. SP-25-12.

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: August 28, 2025