

Thursday, April 17, 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, April 17, 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 May 6, 2025.

1. GENERAL

1A. CALL TO ORDER

2. PUBLIC HEARING

2A. CONDITIONAL USE PERMIT NO. CU-24-16:

A request to allow the operation of a tutoring facility within an existing 415 square-foot tenant space, of an existing multi-tenant commercial building, located at 6888 Lincoln Avenue, Suite G within the CO (Office) zone.

The property owners are Francis C. Hsu and Amy G. Hsu, 9012 Dartmouth Way, Buena Park, CA 90620. The applicant is Charisse Colmenar, 40943 Carnegie Circle, Lake Elsinore, CA 92532.

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-24-16.

2B. CONDITIONAL USE PERMIT NO. CU-25-2:

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, on the properties located at 6430 & 6450 Roland Street.

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.

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-25-2.

2C. SITE PLAN NO. SP-24-13:

A request to allow for the development of an approximately 145 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling located at 5846 Panama Drive, within the RS-6 (One-Family Residential) zone.

The property owners are Jose Silva and Estela T. Silva, 5846 Panama Drive, Buena Park, CA 90620. The applicant is Jeannice Carrillo, 110 Newport Center Drive, Suite 50, Newport Beach, CA 92660.

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-24-13.

2D. SITE PLAN NO. SP-25-6:

A request to construct a 516 square-foot single-story addition to the rear (west) elevation of an existing 1,095 square-foot single-story, single-family dwelling at 8011 San Marino Drive. The proposed project will result in a 1,611 square-foot single-story, single-family dwelling with four (4) bedrooms, three (3) bathrooms, and a 360 square-foot attached two-car garage.

The property owners are Frank and Shirley J. Rodriguez, 8011 San Marino Drive, Buena Park, CA 90620. The applicant is Gabriel Flores, 10253 Chaney Avenue, Downey, CA 90241.

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-25-6.

3. ADJOURNMENT

3A. 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 10, 2025