

**CITY OF BUENA PARK
MINUTES OF ZONING ADMINISTRATOR HEARING
October 3, 2024**

1: GENERAL

1A: CALL TO ORDER

The Zoning Administrator convened the meeting at 8:30 a.m. on October 3, 2024, in the Main Conference Room, City of Buena Park Civic Center, 6650 Beach Boulevard, Buena Park, California.

PRESENT: Eddie Fenton, Zoning Administrator
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Ruth Santos, Senior Administrative Assistant

2: PUBLIC HEARING

2A: CONDITIONAL USE PERMIT NO. CU-24-9

A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type-41 – On-sale Beer and Wine – Eating Place) at an existing approximately 2,079 square-foot restaurant (Damee Korean Restaurant) within the existing K-Spa at 4520 Beach Boulevard

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is Norman Kim, 312 Los Padres Ln, Placentia, California 92870.

Mr. Fenton waived the reading of the staff report.

Mr. Fenton stated that this is a public hearing; if there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

There being no one wishing to speak and no written communication on the item, Mr. Fenton closed the public hearing and approved the adoption of a Resolution approving Conditional Use Permit No. CU-24-9 with findings of fact and conditions therein. Mr. Fenton stated that this action of the Zoning Administrator is final unless an appeal to the City Council is filed with the City Clerk within ten working days of the decision. The appeal period ends on October 22, 2024.

**RESOLUTION NO. 6361
CONDITIONAL USE PERMIT NO. CU-24-9**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU-24-9, TO ALLOW SALE OF BEER AND WINE (ALCOHOLIC BEVERAGE CONTROL [ABC] LICENSE TYPE-41 - ON-SALE BEER AND WINE - EATING PLACE) AT AN EXISTING 2,079 SQUARE-FOOT RESTAURANT (DAMEE KOREAN RESTAURANT), WITHIN AN EXISTING MEDICAL SPA (K-SPA) ON A PROPERTY LOCATED AT 4520 BEACH

**BOULEVARD (APN: 066-530-01), AND MAKING FINDINGS IN
SUPPORT THEREOF**

2B. SITE PLAN NO. SP-24-12

A request to construct an approximately 375 square-foot single-story addition to the rear (south) elevation, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling with a 440 square-foot attached two-car garage on a property located 5576 Cuba Circle.

The property owner is BSX Investments, 13047 Artesia Boulevard #C200, Cerritos, CA 90703. The applicant is Fady Tawadrous, 2944 East Blueridge Avenue, Orange, CA 92867.

Mr. Fenton waived the reading of the staff report.

Mr. Fenton stated that this is a public hearing; if there is anyone wishing to speak on the item, please come forward and state their name and address for the record.

There being no one else wishing to speak and no written communication on the item, Mr. Fenton closed the public hearing and approved the adoption of a Resolution approving Site Plan No. SP-24-12 with findings of fact and conditions therein. Mr. Fenton stated that this action of the Zoning Administrator is final unless an appeal to the City Council is filed with the City Clerk within ten working days of the decision. The appeal period ends on October 22, 2024.

**RESOLUTION NO. 6362
SITE PLAN NO. SP-24-12**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY
OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT AN
APPROXIMATELY 375 SQUARE-FOOT SINGLE-STORY ADDITION
TO THE REAR (SOUTH) AND SIDE (EAST) ELEVATIONS, AN
APPROXIMATELY 140 SQUARE-FOOT PORCH TO THE FRONT
(NORTH) ELEVATION, AND AN APPROXIMATELY 283 SQUARE-
FOOT PATIO COVER TO THE REAR (SOUTH) ELEVATION OF AN
EXISTING 1,088 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH
AN ATTACHED 440 SQUARE-FOOT TWO-CAR GARAGE ON A
PROPERTY LOCATED AT 5576 CUBE CIRCLE, WITHIN THE RS-6
(ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS**

3: ADJOURNMENT

3A: At 8:35 a.m., Mr. Fenton adjourned the Zoning Administrator meeting.

Eddie Fenton

Eddie Fenton
Zoning Administrator

ATTEST:

Ruth Santos

Ruth Santos
Sr. Administrative Assistant