

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
March 12, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on March 12, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Davis, Judeh, Schoales, Patiño, and Diep

Matt Foulkes, Community and Economic Development Director
Harald Luna, Acting Planning Manager
Ian McAleese, Senior Planner
Moises Lomeli, Planning Technician
John W. Lam, Assistant City Attorney
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL
- 1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None

3. ELECTION OF CHAIR AND VICE CHAIR

Commissioner Davis, District 3, declined the appointment as Chair. Commissioner Patiño, District 5, declined the appointment as Vice Chair.

Commissioner Diep, District 4, was appointed as Chair, and Commissioner Judeh, District 1, was appointed as Vice Chair.

4. CONSENT CALENDAR

Chair Diep recommended, and the Commissioners agreed, to take separate action on Item 4C to accommodate a request to speak on the item from a member of the public.

4A. APPROVAL OF MINUTES – December 11, 2024 Planning Commission Meeting

4B. EXTENSION OF APPROVAL NO. EXT-25-1 - A request to extend the approval by one (1) year for Extension of Nonconforming Privilege No. ENP-22-2 and Conditional Use Permit No. CU-22-3, as previously approved, to restore operation of a walk-up window use, along with the addition of a 231 square-foot covered patio, facade update, and related onsite improvements for an existing 1,189 square-foot restaurant located at 6925 Western Avenue within the ACSP (Auto Center Specific Plan) B-1 Sub-District zone

with a Mixed Use Overlay-45. The property-owner/applicant is Deron Matsuoka, Trico Trading Corporation, 6855 Western Avenue, Suite N, Buena Park, CA 90621.

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve Items 4A and 4B under the Consent Calendar.

The motion passed unanimously

AYES: 5 COMMISSIONERS: Judeh, Davis, Patiño, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6368
EXTENSION OF APPROVAL EXT-25-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR PREVIOUSLY APPROVED EXTENSION OF NONCONFORMING PRIVILEGE NO. ENP-22-2 AND CONDITIONAL USE PERMIT NO. CU-22-3 FOR A REQUEST TO RESTORE OPERATION OF A WALK-UP WINDOW USE, ALONG WITH THE ADDITION OF A 231 SQUARE-FOOT COVERED PATIO, FAÇADE UPDATES, AND RELATED SITE IMPROVEMENTS FOR AN EXISTING 1,189 SQUARE-FOOT RESTAURANT LOCATED AT 6925 WESTERN AVENUE WITHIN THE ACSP (AUTO CENTER SPECIFIC PLAN) B-1 SUB-DISTRICT WITH A MIXED USE OVERLAY-45 ZONE

4C. TERMINATION ON NONCONFORMING USE - A request to consider whether to initiate proceedings and schedule a future public hearing pursuant to Section 19.132.020 of the Buena Park Municipal Code, at which the Planning Commission would hear all evidence submitted and consider whether to terminate the nonconforming use operating on the property and/or declare a public nuisance at the property located at 7891 Whitaker. The property owner is Patel Balubhai Gopal, The Coral Motel, 7891 Whitaker Street, Buena Park, CA 90621.

Frank A. Weiser, counsel for The Coral Motel business owner, stated that the business owner is working towards resolving the issues, and asked for an extension on the date of the public hearing.

Staff recommended that there be no change to the proposed public hearing date of April 23, 2025.

Commissioner Davis moved and Commissioner Patiño seconded the motion to approve Item No. 4C under the Consent Calendar.

The motion passed unanimously

AYES: 5 COMMISSIONERS: Davis, Patiño, Judeh, Schoales, and Diep
NOES: 0 COMMISSIONER:
ABSENT: 0 COMMISSIONER:
ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6369
INITIATING THE TERMINATION OF A NONCONFORMING USE**

**A RESOLUTION OF THE PLANNING COMMISSION OF
BUENA PARK INITIATING AND SCHEDULING A PUBLIC
HEARING TO TERMINATE A NONCONFORMING MOTEL
USE AT 7891 WHITAKER STREET (APN: 277-052-27)
WITHIN THE ACSP (AUTO CENTER SPECIFIC PLAN) A-2
SUB-DISTRICT AND MIXED USE OVERLAY-60 ZONING
PURSUANT TO THE BUENA PARK MUNICIPAL CODE
SECTION 19.132.020**

5. NEW BUSINESS

5A. COMMUNITY MEETING FOR THE LAND USE AND COMMUNITY DESIGN ELEMENT AND RESIDENTIAL ZONING CODE UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1

Danielle Ornelas, CASC Consulting and Engineering, presented the report.

There were no questions from the Commissioners and the public.

6. STAFF REPORT:

Mr. Foulkes announced the designation of Harald Luna as Acting Planning Manager and introduced Moises Lomeli, Planning Technician.

7. AGENDA FORECAST:

Mr. Luna announced that there are no items scheduled for the March 26, 2025 Planning Commission meeting.

8. COMMISSION REPORTS:

Chair Diep thanked Vice Chair Judeh for her role as Chair in 2024, and for accepting the position of Vice Chair in 2025.

9. **ADJOURNMENT:**

At 6:50 p.m., Chair Diep adjourned the Planning Commission meeting.



Deborah Diep
Chair

ATTEST:



Harald Luna
Acting Planning Manager