

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
April 23, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on April 23, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

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

Matt Foulkes, Community and Economic Development Director
Ian McAleese, Senior Planner
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. **CONSENT CALENDAR**

3A. APPROVAL OF MINUTES – March 12, 2025 Planning Commission Meeting

3B. SIGN PROGRAM NO. SN-24-4 - A request to establish a sign program for an existing single-story multi-tenant commercial center development and a freestanding restaurant with drive-thru establishment to provide consistent and complementary signage throughout the existing commercial development at 6131 and 6161 Lincoln Avenue within the Community Shopping (CS) zone.

The motion passed unanimously

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6374
SIGN PROGRAM NO. SN-24-4**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST TO ESTABLISH A SIGN PROGRAM NO. SN-24-4 FOR AN EXISTING SINGLE-STORY MULTI-TENANT COMMERCIAL CENTER DEVELOPMENT AND A FREE-STANDING RESTAURANT WITH DRIVE-THRU ESTABLISHMENT LOCATED AT 6131 AND 6161 LINCOLN AVENUE (APNS: 260-021-07, AND 08) WITHIN THE COMMUNITY SHOPPING (CS) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

4. PUBLIC HEARING

4A. **TERMINATION ON NONCONFORMING USE** - A request for the Planning Commission, pursuant to Buena Park Municipal Code Section 19.132.020, to consider termination of a nonconforming motel use at 7891 Whitaker Street, and to declare continued existence of the nonconforming use to be a public nuisance.

Mr. Foulkes presented the staff report.

Chair Diep opened the public hearing.

In response to Chair Diep, Ms. Santos stated that staff received and distributed copies of two emails from the following residents:

1. Brian Robinson wrote regarding several incidents where guests from the Coral Motel jumped the fence into his property, being chased by people with guns; harassed his dogs, stole vegetables from his plants, and threw trash and drug paraphernalia into his backyard;
2. Russ and Dorothy Higgins wrote about the Coral Motel being an eyesore of trash, prostitution, and drugs; the rundown look of the area; and that they would like to see it torn down and the land put to better use.

Frank A. Weiser, Law Offices of Frank A. Weiser, counsel for the business owner, spoke about the due process required in Conditional Use Permit (CUP) revocation and nonconforming use/declaration of nuisance hearings, the pending status of the Code Enforcement administrative hearing, and the business owner's intent to sell the property. He asked for a continuance of this item due to what he described as lack of due process, and until after the conclusion of the administrative hearing and the sale of the property.

Linda O'Donnell, 7932 8th Street, Buena Park, CA 90621, said that she lives behind the Coral Motel. She described the look of the motel as horrible and the surrounding areas unsafe. She said that there are police cars parked by the motel during the day and at night.

Luis Cardenas said that he owns the property next door to Coral Motel, described cases of vandalism on his property by occupants of the motel, and his desire to sell his property. He expressed his agreement with staff's recommendation.

Commissioners Davis and Vice Chair Judeh asked Mr. Weiser to respond to concerns raised in the staff report and expressed by members of the public.

Mr. Weiser stated that certain old violations cited in the Code Enforcement administrative hearing were handled in the past. He again spoke about the lack of due process on this case, the pending status of the administrative hearing, and the business owner's intent to sell the motel. He therefore requested for a continuance on this item or a denial of staff's recommended action.

Mr. Foulkes and Mr. Lam clarified that the Code Enforcement administrative hearing and the item under consideration at this meeting are two different issues. Mr. Lam explained that this item is not a revocation of the CUP, the sale of the motel is not on this agenda, and this public hearing is the due process for the action recommended by staff.

Chair Diep closed the public hearing.

Commissioner Davis moved and Vice Chair Judeh seconded the motion to approve the resolution terminating the nonconforming Land Use privilege at 7981 Whitaker Street (Coral Motel) and declaring continued existence of the nonconforming use to be a public nuisance.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6375
TERMINATION OF A NONCONFORMING PRIVILEGE**

**A RESOLUTION OF THE PLANNING COMMISSION OF
BUENA PARK, CALIFORNIA, TERMINATING A
NONCONFORMING LAND USE PRIVILEGE (OPERATION
OF A MOTEL IN THE AUTO CENTER SPECIFIC PLAN) AT
7891 WHITAKER STREET, CITY OF BUENA PARK (APN:
277-052-27) PURSUANT TO SECTION 19.132.020 OF THE
BUENA PARK MUNICIPAL CODE, AND DECLARING
CONTINUED EXISTENCE OF THE NONCONFORMING USE
TO BE A PUBLIC NUISANCE**

5. NEW BUSINESS

5A. STUDY SESSION – Staff gave a presentation regarding a future Public Hearing item to amend the Land Use and Community Design Element of the General Plan, amendments to the Buena Park Municipal Code, amendments to the Objective Design and Development Standards, and certification of an Environment Impact Report to implement multiple programs within the 2021-2029 General Plan Housing Element.

Staff responded to questions from the Planning Commission.

6. **STAFF REPORT:**

None

7. **AGENDA FORECAST:**

Mr. Foulkes announced that the Study Session item at this meeting will be considered at the May 14, 2025 Planning Commission meeting.

8. **COMMISSION REPORTS:**

Vice Chair Judeh reported on her attendance at the Estrella Awards.

9. **ADJOURNMENT:**

At 8:42 p.m., Chair Diep adjourned the Planning Commission meeting.



Deborah Diep
Chair

ATTEST:



Harald Luna
Acting Planning Manager