

**CITY OF BUENA PARK
MINUTES OF ZONING ADMINISTRATOR HEARING
May 1, 2025**

1: GENERAL

1A: CALL TO ORDER

The Zoning Administrator convened the meeting at 2:30 p.m. on May 1, 2025, in the Main Conference Room, City of Buena Park Civic Center, 6650 Beach Boulevard, Buena Park, California.

PRESENT: Eddie Fenton, Zoning Administrator
Harald Luna, Acting Planning Manager
Ian McAleese, Senior Planner
Ruth Santos, Senior Administrative Assistant

2: PUBLIC HEARING

2A: SITE PLAN NOS. SP-25-2, SP-25-3, AND SP-25-4

A request to construct three (3) approximately 2,120 square-foot, single-story single-family dwellings, each consisting of four (4) bedrooms, three (3) bathrooms, and with an attached three-car garage on three newly created lots.

The applicant and property owner is Marc Lebanoff of Valley View Resdev, LLC, 18031 Irvine Boulevard, #106, Tustin, CA 92780.

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.

Marc Lebanoff, applicant and property owner, spoke to thank staff.

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 Nos. SP-25-2, SP-25-3, and SP-25-4 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 May 20, 2025.

**RESOLUTION NO. 6376
SITE PLAN NOS. SP-25-2, SP-25-3, AND SP-25-4**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT THREE (3) APPROXIMATELY 2,120 SQUARE-FOOT SINGLE-STORY, SINGLE-FAMILY DWELLINGS WITH ATTACHED GARAGES ON THREE (3) NEWLY DIVIDED LOTS LOCATED AT 7242, 7248,

AND 7254 VALLEY VIEW STREET UNIT A, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

3: ADJOURNMENT

3A: At 2:35 p.m., Mr. Fenton adjourned the Zoning Administrator meeting.

Eddie Fenton

Eddie Fenton
Zoning Administrator

ATTEST:

Ruth Santos

Ruth Santos
Sr. Administrative Assistant