

CITY OF BUENA PARK
MINUTES OF ZONING ADMINISTRATOR HEARING
July 17, 2025

1: GENERAL

1A: CALL TO ORDER

The Zoning Administrator convened the meeting at 8:30 a.m. on July 17, 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
Josh Alvarez, Assistant Planner
Moises Lomeli, Planning Technician
Ruth Santos, Senior Administrative Assistant

2: PUBLIC HEARING

2A: SITE PLAN NO. SP-25-8

A request to construct a 328 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story, single-family dwelling at 5866 Panama Drive. The proposed project will result in a 1,308 square-foot single-story, single-family dwelling with a total of three (3) bedrooms, two (2) bathrooms, and a 446 square-foot attached two-car garage.

The property owner is Yuri Salmeron, 5866 Panama Drive, Buena Park, CA 90620. The applicant is Allan Cabrera, 2402 W. Almond Avenue, Orange, CA 92868.

Mr. Lomeli presented 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 Site Plan No. SP-25-8 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 August 5, 2025.

**RESOLUTION NO. 6381
SITE PLAN NO. SP-25-8**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF A 328 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (SOUTH) ELEVATION OF AN EXISTING 980 SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY DWELLING, LOCATED AT 5866 PANAMA DRIVE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

2B: SITE PLAN NO. SP-25-9

A request to construct a 353 square-foot single-story addition to the rear (east) elevation of an existing 824 square-foot single-story, single-family dwelling at 5962 Rand Street. The proposed project will result in a 1,177 square-foot single-story, single-family dwelling with three (3) bedrooms, two (2) bathrooms, and a 360 square-foot detached two-car garage.

The property owners/applicants are Irais and Sandra J. Verduzco, 5962 Rand Street, Buena Park, CA 90621.

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.

Victor Gonzalez, 15545 Bellflower Blvd., Bellflower, CA 90706, designer for the proposed project, said that the project complies with City codes.

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-25-9 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 August 5, 2025.

**RESOLUTION NO. 6382
SITE PLAN NO. SP-25-9**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF A 353 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (EAST) ELEVATION OF AN EXISTING 824 SQUARE-FOOT SINGLE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 5962 RAND STREET, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

3: ADJOURNMENT

3A: At 8:37 a.m., Mr. Fenton adjourned the Zoning Administrator meeting.



Eddie Fenton
Zoning Administrator

ATTEST:



Ruth Santos
Sr. Administrative Assistant