

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

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on July 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
Harald Luna, Planning Manager
Ian McAleese, Senior Planner
John Lam, Assistant City Attorney
Robert Cravens, Code Enforcement Supervisor
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

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

1.A. ANNOUNCEMENTS

Matt Foulkes announced the promotion of Harald Luna to Planning Manager, and introduced Robert Cravens, Code Enforcement Supervisor.

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

- 3A. APPROVAL OF MINUTES – July 9, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Schoales seconded the motion to approve the minutes of the July 9, 2025 Planning Commission meeting.

The motion carried unanimously.

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

4. PUBLIC HEARING

4A. SHORT-TERM RENTAL NO. STR-25-000003

A request to operate a short-term rental within an existing 1,132 square-foot single-story, single-family dwelling.

The property owner is WV Britton Family Trust, 7446 El Centro Way, Buena Park, CA 90620. The applicant is Vershawn Britton, 7446 El Centro Way, Buena Park, CA 90620.

Mr. Cravens presented the staff report.

Vice Chair Judeh asked if there is another short-term rental property in the neighborhood that has caused concerns from the neighbors.

Mr. Craven said that there is no other short-term rental property in the neighborhood.

Commissioner Davis asked if the property owners live in the subject property.

Mr. Cravens said that the property is their primary residence.

There being no other questions for staff, Chair Diep opened the public hearing.

William and Vershawn Britton, property owners/applicants, confirmed that the location is their primary residence. They described various renovations that they did to enhance the home and clarified that they are willing to make adjustments to the south wall in order to alleviate privacy and noise concerns raised by neighbors.

Mr. Luna stated that another email was received, close to the start of the meeting, from Jami Bebout who owns the property behind the short-term rental. She expressed concerns about privacy and noise, as well as the structural soundness of the block wall.

Vice Chair Judeh recommended including a condition to increase the height of the south wall to address the concern.

Commissioner Schoales asked if there is a maximum on the number of occupants.

Mr. Britton said yes, they have a maximum number of occupants. He discussed their strong limitations on the number of occupants.

Commissioner Patiño asked about the possibility of adding a condition to ensure that changes in ownership and STR operation are monitored.

Mr. Luna stated that the proposed resolution for approval includes a condition requiring a Planning Commission staff update after six months of operation. Mr. Lam added that, as required by code, the property will be subject to annual inspections.

Juvainne Tutor and TJ Gomez, Property Managers, spoke about the company, their strict monitoring of applicants and enforcement of maximum number of guests, and the security measures in place which include cameras and noise monitors.

Chair Diep asked if the property management contact information is available to the neighbors. Ms. Tutor said that they gave out their business cards to the neighbors.

The following speakers expressed their concerns regarding privacy, noise, safety, parking, and traffic on their narrow street:

1. Jami Bebout
2. Brian Saul
3. Mark Seaman
4. Martha Kiefer

Mr. Britton addressed the concerns raised by stating that renters will be required to park in the driveway, which will fit four cars, and in the garage. He added that adjustments will be made to the rear wall to address noise and privacy concerns.

There being no other speakers and no other written communications, Chair Diep closed the public hearing.

After deliberations, the Planning Commission added conditions requiring renters aged 18 and older to submit Identification as part of the registration process; that prior to the start of operation, the property owner will make adjustments to the rear wall to provide screening and sound barrier.

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to adopt the resolution approving Short-Term Rental No. STR-25-000003, with the following added conditions: 1) requirement of valid ID for renters aged 18 and older; and 2) implementation of sound and privacy barriers along the rear (south) wall. This decision is final.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6383
SHORT TERM RENTAL PERMIT NO. STR-25-000003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BUENA PARK APPROVING A REQUEST FOR A SHORT-TERM
RENTAL UNIT NO. STR-25-000003, LOCATED AT 7446 EI CENTRO
WAY, WITHIN THE RS-6 (SINGLE-FAMILY) ZONE, AND MAKING
FINDINGS IN SUPPORT THEREOF**

5. STAFF REPORT:

None

6. **AGENDA FORECAST:**

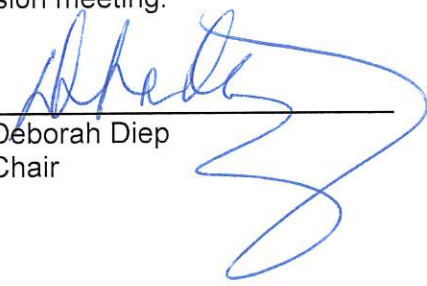
Mr. Luna announced that the next Planning Commission meeting will include a Conditional Use Permit (CUP) for a new restaurant drive-through at 6201 Lincoln Avenue, and a Minor Modification to amend the hours of operation for an existing restaurant at 7115 Beach Boulevard.

7. **COMMISSION REPORTS:**

None

8. **ADJOURNMENT:**

At 7:36 p.m., Chair Diep adjourned the Planning Commission meeting.



Deborah Diep
Chair

ATTEST:



Harald Luna
Planning Manager