

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 13, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on August 13, 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
Josh Alvarez, Assistant Planner
Carlos Castellanos, Assistant Planner
John Lam, Assistant City Attorney
Deepthi Arbolu, P.E., T.E., Assistant City Engineer
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 – July 23, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the July 23, 2025 Planning Commission meeting.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING**4A. MINOR MODIFICATION OF CONDITIONS NO. MM-25-6 MODIFYING PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. CU-21-11**

A request to modify the permitted hours of live entertainment for an existing full-service restaurant (Golden Rose Mediterranean Grill) to match the business hours of operation; 11:00 a.m. - 12:00 a.m. Sunday through Thursday, and 11:00 a.m. - 2:00 a.m. Friday and Saturday, at 7115 Beach Boulevard.

The property owner is Nemty LLC, 21520 Yorba Linda Blvd., Unit G521, Yorba Linda, CA 92887. The applicant is Fouad Yacoub, 21520 Yorba Linda Blvd., Unit G521, Yorba Linda, CA 92887.

Mr. Alvarez presented the staff report.

Commissioner Schoales said he remembered that when this restaurant was considered by Planning Commission in the past, a sound wall was required in order to address noise concerns raised by adjacent neighbors. He asked if noise is still a problem.

Mr. Foulkes stated that the sound wall has been an effective solution to past noise concerns.

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

Commissioner Davis moved and Vice Chair Judeh seconded the motion to adopt the resolution approving Minor Modification of Conditions No. MM-25-6 modifying previously approved Conditional Use Permit No. CU-21-1.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6385
MINOR MODIFICATION OF CONDITIONS NO. MM-25-6
FOR CONDITIONAL USE PERMIT NO. CU-21-11**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO MODIFY THE PERMITTED HOURS OF LIVE ENTERTAINMENT FOR AN EXISTING FULL-SERVICE RESTAURANT (GOLDEN ROSE MEDITERRANEAN GRILL) AT 7115 BEACH BOULEVARD IN THE ECSP (ENTERTAINMENT CORRIDOR SPECIFIC PLAN) ZONE SUB-DISTRICT A-3

4B. CONDITIONAL USE PERMIT NO. CU-25-1

A request to allow the development of an approximately 3,786 sq. ft. restaurant with drive-through service, required off-street parking, landscaping, and associated on- and off-site improvements at 6201 Lincoln Avenue.

The property owners are Kenneth and Joanne Skoumbis, 1261 Lemon Tree Drive, La Habra, CA 90631. The applicant is Sararee Jirattikanchote of DesignUA, Inc., 153 E. City Place Drive, Santa Ana, CA 92705.

Mr. Castellanos presented the staff report, including written comments from three residents who expressed concerns about possible increased traffic, parking, noise, and light (glare) affecting adjacent residents.

Vice Chair Judeh asked how staff will address the concerns raised by adjacent neighbors about trash and mosquitos, and cactus plants on the north side of the proposed project.

Mr. Castellanos stated that all cactus plants will be removed, and the new landscaping plans will include Jacaranda trees. He explained that trash enclosures will meet all development standards, as well as requirements by EDCO (the City's contracted company).

Commissioner Schoales, noting that the new landscaping will include Jacaranda trees, asked who will be responsible for maintenance of the trees, especially overgrowth extending to the property of the adjacent neighbors.

Mr. Castellanos said the owner/operator is responsible for landscape maintenance, which is part of the conditions of approval.

Commissioner Patiño asked about staff's response to concerns on traffic impact, especially along Lincoln Avenue during the rush hours.

Ms. Arabolu stated that the Traffic Study shows that the number of trips that the proposed project will generate will not significantly impact traffic, and will not trigger safety concerns.

Commissioner Judeh asked staff to address noise concerns expressed by two residents.

Mr. Castellanos said that the proposed resolution includes conditions of approval that requires the owner/operator to submit an acoustic analysis for the drive-through speaker system to ensure that noise levels do not exceed maximum decibels during hours of operation.

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

Robert Preece, representing the business operator, reiterated that the trash enclosures for the proposed project will meet City and EDCO standards, and added that they have well-trained staff to make sure that standards are maintained. He also gave an assurance that there are no complaints, at their other restaurants, regarding concerns raised by residents.

Commissioner Davis asked about the frequency of monitoring the site to avoid potential problems about trash, odor, and pest, and if the standards are case by case.

Mr. Foulkes explained that standards about trash are based on the results of EDCO's review process, such as how much trash the type of business generates. He added that McDonald's, like other national worldwide brands, has strict standards, but the City's Code Enforcement staff will respond to complaints that may come up.

Mr. Preece said that their contracted pest control company conducts regular inspections at the site, and the frequency may increase as needed.

Commissioner Patiño asked how the business operator will address potential vagrancy in the area.

Mr. Preece said that the property will be properly maintained to deter vagrancy. He said that one of the reasons why they propose a 24-hour (drive-through) business is because the activity deters loitering.

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

Commissioner Schoales moved and Commissioner Davis seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-25-1.

AYES: 4 COMMISSIONERS: Schoales, Davis, Judeh, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 1 COMMISSIONER: Patiño

**RESOLUTION NO. 6386
CONDITIONAL USE PERMIT NO. CU-25-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CU-25-1 TO ALLOW THE DEVELOPMENT OF AN APPROXIMATELY 3,786 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE, REQUIRED OFF-STREET PARKING, LANDSCAPING, AND ASSOCIATED ON- AND OFF-SITE IMPROVEMENTS LOCATED AT 6201 LINCOLN AVENUE (APN: 260-022-05 & 260-022-06), AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

None

6. **AGENDA FORECAST:**

Mr. Luna announced that the next regularly scheduled Planning Commission meeting on August 27, 2025 will include a General Plan Amendment to the Safety Element of the General Plan.

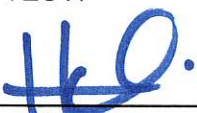
7. **COMMISSION REPORTS:**

NONE

8. **ADJOURNMENT:**

At 7:06 p.m., Chair Diep adjourned the Planning Commission meeting.

ATTEST:



Harald Luna
Planning Manager



Deborah Diep
Chair