

**CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
February 24, 2021**

The regular meeting of the Planning Commission of the City of Buena Park convened at 7:00 p.m. on February 24, 2021, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Schoales presiding.

**PRESENT: COMMISSIONERS:** Cangey, Desai, Diep, Eades, Lee, Sheibe, and Schoales

David M. Crabtree, AICP, Interim Director of Community Development  
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager  
Braulio Moreno, Assistant Planner  
John W. Lam Assistant City Attorney  
Ruth Santos, Senior Administrative Assistant

**CONSENT CALENDAR (1-2)**

- 1. APPROVAL OF MINUTES** December 9, 2020  
Cancelled meetings of December, 23, 2020,  
January 13 and 27, and February 10, 2021

Commissioner Diep moved and Commissioner Eades seconded the motion to approve the minutes.

**AYES:** 7 **COMMISSIONERS:** Diep, Eades, Cangey, Desai, Lee, Sheibe, and Schoales

**NOES:** 0 **COMMISSIONER:**

**ABSENT:** 0 **COMMISSIONER:**

**2. EXTENSION OF TIME NO. EXT. 21-1**

A request to extend previous approval of Development Agreement DA17-26734 due to the Covid-19 delay. The request is for a two-story mixed-use development at 6172 Beach Boulevard. The project is Class 32, Section 15332, categorically exempt from CEQA.

**APPLICANT:** Jasmine Young Jeon  
6301 Beach Boulevard, Suite 180  
Buena Park, CA 90621

**PROPERTY OWNER/PROPONENT:** 6100 Beach LLC  
6301 Beach Boulevard, Suite 180  
Buena Park, CA 90621

**RECOMMENDED ACTION:** Adopt Minute Action Approving the Extension

Commissioner Diep moved and Commissioner Eades seconded the motion to approve Extension of Approval No. EXT-21-1.

AYES: 7 COMMISSIONERS: Diep, Eades, Cangey, Desai, Lee, Sheibe, and Schoales

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

===== END OF CONSENT CALENDAR=====

**PUBLIC HEARING:**

**3. EXTENSION OF NON-CONFORMING PRIVILEGE NO. ENP-20-1**

A request to expand an existing 2,900 sq. ft. dental office by 1,820 sq. ft. with the request to continue the existing building setback of 12 ft. along Western Avenue where 20 ft. is required for the location of 7490 Orangethorpe Avenue. The project is Class 1 (Existing Facilities), Section 15301, deemed to be exempt from CEQA.

APPLICANT: Seoung Jin An  
3055 Wilshire Boulevard, #810  
Los Angeles, CA 90010

PROPERTY OWNER: 102 Kenmore LLC & Pasedencal LLC  
936 Crenshaw  
Los Angeles, CA 90019

RECOMMENDED ACTION: Adopt Resolution Approving the Extension of  
Non-Conforming Privilege

The staff report was presented by Braulio M. Moreno, Assistant Planner.

Chair Schoales announced that Commission comments/deliberations should be reserved after the Public Hearing is closed. He asked if there were any Commissioner questions or clarifications of staff.

There being no questions/clarifications of staff, Chair Schoales opened the public hearing.

Seoung Jin An, applicant, attended the meeting by phone. He thanked staff and said the proposed project will enhance the site.

Chair Schoales asked if there were any written communication on the item.

Ms. Santos said staff distributed a memo with a corrected A-1.0 floor plan, which shows two bathrooms and the layout for the conference room.

Chair Schoales asked if there was anyone else wishing to speak on the item.

There being no one else wishing to speak on the matter, Chair Schoales closed the public hearing and advised that the item requires a Resolution for approval or denial with findings.

Commissioner Eades moved, and Commissioner Cangey seconded, the motion to adopt the Resolution approving Extension of Non-Conforming Privilege No. ENP-20-1 with findings of fact and conditions therein.

**RESOLUTION NO. 6209  
EXTENSION OF NON-CONFORMING PRIVILEGE NO. ENP-20-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR EXTENSION OF NON-CONFORMING PRIVILEGE TO EXPAND AN EXISTING 2,900 SQ. FT. DENTAL OFFICE BY 1,820 SQ. FT. WITH THE REQUEST TO CONTINUE THE EXISTING BUILDING SETBACK OF 12 FT. ALONG WESTERN AVE; WHERE 20 FT. IS REQUIRED WITHIN THE CG (COMMERCIAL GENERAL) ZONE LOCATED AT 7490 ORANGETHORPE AVE WITH FINDINGS IN SUPPORT

AYES: 7 COMMISSIONERS: Eades, Cangey, Desai, Diep, Lee, Sheibe, and Schoales

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**ORAL COMMUNICATIONS:**

Dr. Meshram acknowledged the presence of Council Member Elizabeth Swift, who is also the Planning Commission liaison.

Council Member Swift thanked the Planning Commissioners for the very important job that they do for the City. She also shared her memories of the property that was approved at tonight's meeting, and noted how the site has evolved and progressed.

**AGENDA FORECAST:**

Dr. Meshram informed the Commissioners that there are two items scheduled for the March 24, 2021 Planning Commission meeting, and no items as of this date for the March 10, 2021 meeting. She announced that a joint City Council/Planning Commission Study Session on the Housing Element will be held sometime soon, depending on the availability of City Council Members and Planning Commissioners. She added the Study Session will not be held on a regularly scheduled City meeting.

**STAFF REPORTS:**

Mr. Crabtree announced that Aaron France was unanimously appointed by City Council as City Manager.

**COMMISSION REPORTS:**

None

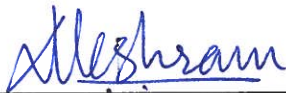
**ADJOURNMENT:**

At 7:30 p.m., Chair Schoales adjourned to the next Planning Commission meeting on Wednesday, March 10, 2021, at 7:00 p.m. in the City Council Chamber



James Schoales  
Chair

ATTEST:



Swati Meshram, Ph.D., AICP, LEED AP, AICP  
Planning Manager