

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
March 24, 2021

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

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

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

- 1. APPROVAL OF MINUTES February 24, 2021
Cancelled meeting of March 10, 2021

Commissioner Cangey moved and Commissioner Lee seconded the motion to approve the minutes.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

PUBLIC HEARING:

NEW BUSINESS:

- 2. SHORT-TERM RENTAL NO. STR-20-0001

A request to approve a Short-Term Rental permit to operate a short-term rental use within the owner's primary residence. The property under application is located within the cul-de-sac of Via Balboa Circle, near the cross streets of Holder Avenue and Via Arroyo Drive. The property maintains a street frontage of 39 feet and a total land area of approximately 9,554 sq. ft. It carries a General Plan designation of Low Density Residential, a Zoning classification of RS-6 (Single Family Residential), and is currently developed with an approximately 1,904 sq. ft. single-family house containing five bedrooms and four bathrooms, an attached two-car garage, and related

residential site improvements. The project is Class 31, Section 15331 (Existing Facilities), categorically exempt from CEQA.

PROPERTY OWNERS/APPLICANTS: Liem Nguyen & Ngoc (Pearl) Nguyen
9160 Via Balboa Circle
Buena Park, CA 90621

RECOMMENDED ACTION: Continuance to April 28, 2021

Commissioner Diep moved and Commissioner Eades seconded the motion to approve continuance of this item to the Planning Commission meeting of April 28, 2021.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

OLD BUSINESS:

3. REVOCATION OF CONDITIONAL USE PERMIT NO. CU-13-006 RVK

Pursuant to Buena Park Municipal Code Section 19.132.030.B, the Planning Commission hereby declares its intent to consider revocation of Conditional Use Permit No. CU-13-006 to operate a motel located at 8530 Beach Boulevard within the CG (Commercial General) zone. This revocation is based upon the operation of the motel in a manner that is (i) detrimental to the public health, safety, or welfare; (ii) not in compliance with all applicable conditions of approval; and, (iii) in violation of the requirements applicable to the granting of conditional use permits under the Buena Park Zoning Code. The project is Class 1, Section 15301 (Existing Facilities), categorically exempt from CEQA.

BUSINESS OWNER: Best Host Inn
8530 Beach Boulevard
Buena Park, CA 90620

RECOMMENDED ACTION: Continuance to a Date Uncertain

Commissioner Cangey moved and Chair Schoales seconded the motion to approve continuance of this item to a date uncertain.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAIN: 0 COMMISSIONER:

ORAL COMMUNICATIONS:

Corey Taylor, 629 Camino de los Mares, #305, San Clemente, CA 92673, introduced himself as an attorney representing Best Host Inn and Mike Reazuddin, the business owner. He reminded Commission and staff that Mike Reazuddin was responsible for the turnaround of Best Host Inn after the Conditional Use Permit was revoked in 2012. Mr. Taylor said he was shocked to receive a memo from staff enclosing a letter from a law firm hired by the landlord in what, to Mr. Taylor, is a seeming attempt to keep his client from operating the business that is owned 50/50 by Mike Reazuddin and the landlord's son. He said he and his client will attend the next hearing but they are hoping that a solution will be found before the hearing. He clarified that the statement that the business was sold to a third party is not true. Mr. Reazuddin continues to operate the business, with Mr. Parvez who runs it day to day; the business dispute with the Nguyens, including a PPP loan in the name of BestHost Inn that was not disclosed by Mr. Nguyen, should not involve the City. The City should not make an agreement with the landlord to the detriment of Best Host Inn. Mr. Taylor stated that Mr. Parvez met with staff to bring the hotel into compliance, the police reports have decreased significantly in six to eight months, and the TOT and other taxes have been paid, except for the penalty/interest charges, which are being appealed. Mr. Taylor concluded that he and his client desire to work with the City to have the problems solved as soon as possible.

AGENDA FORECAST:

Dr. Meshram said there are no items scheduled for the first meeting in April; the next meeting is on April 28, which includes the Short-Term Rental item that was continued from tonight's meeting. She thanked the Commissioners for their response to the survey about their availability for a Joint City Council-Planning Commission Study Session on the Housing Element Update, which will be on April 8, via Zoom. She said more details will follow.

STAFF REPORTS:

Mr. Crabtree reiterated the significance of the April 8, 2021, Joint Study Session.

Mr. Crabtree emphasized that the speaker at tonight's Oral Communication spoke about Item 3, which is continued to a date uncertain. He therefore reminded Commission and staff that discussions on the topic should take place only during the scheduled public hearing to consider the revocation.

COMMISSION REPORTS:

None

ADJOURNMENT:

At 7:15 p.m., Vice Chair Desai adjourned to the next Planning Commission meeting on Wednesday, April 14, 2021, at 7:00 p.m. in the City Council Chamber



Pradip Desai
Vice Chair

ATTEST:



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