

CITY OF BUENA PARK
MINUTES OF ZONING ADMINISTRATOR HEARING
April 2, 2026

1: GENERAL

1A: CALL TO ORDER

The Zoning Administrator convened the meeting at 8:30 on April 2, 2026, in the Main Conference Room, City of Buena Park Civic Center, 6650 Beach Boulevard, Buena Park, California.

PRESENT: Eddie Fenton, Zoning Administrator
Harald Luna, Planning Manager
Rodrigo Pelayo, Senior Planner
Josh Alvarez, Associate Planner
Adrian Flores, Associate Planner
Xiomara Solis, Assistant Planner
Ruth Santos, Senior Administrative Assistant

INTRODUCTION

Mr. Luna introduced Rodrigo Pelayo, Senior Planner, Adrian Flores, Associate Planner, and Xiomara Solis, Assistant Planner.

2: PUBLIC HEARING

2A: CONDITIONAL USE PERMIT NO. CU-25-11

A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type - 41 – On-sale Beer and Wine – Eating Place) within an existing approximately 1,401 square-foot restaurant (Top Sot) at 8840 Knott Avenue.

The property owner is UNEDRA 5253 Family Limited Partnership, 3919 Beverly Boulevard, Suite 200, Los Angeles, CA 90004. The applicant is Steve Kim, 800 W 1st Street, Suite 1907, Los Angeles, CA 90012.

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.

Mr. Steve Kim, applicant, introduced himself and spoke briefly about the restaurant and the proposed license.

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 Conditional Use Permit No. CU-25-11. 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 April 21, 2026.

3: ADJOURNMENT

3A: At 8:35 a.m., Mr. Fenton adjourned the Zoning Administrator meeting.

Eddie Fenton

Eddie Fenton
Zoning Administrator

ATTEST:

Ruth Santos

Ruth Santos
Sr. Administrative Assistant