

CITY OF BUENA PARK
MINUTES OF ZONING ADMINISTRATOR HEARING
July 16, 2026

1: GENERAL

1A: CALL TO ORDER

The Zoning Administrator convened the meeting at 8:00 a.m. on July 16, 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
Josh Alvarez, Associate Planner
Xiomara Solis, Assistant Planner
Ruth Santos, Senior Administrative Assistant

2: PUBLIC HEARING

2A: CONDITIONAL USE PERMIT NO. CU-25-6

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 1,211 square-foot restaurant (Boonsik Jip) at 7912 Commonwealth Avenue.

The property owner is Galilee Investment LLC, a California Limited Liability Company, 2508 Fullerton Road, Rowland Heights, CA, 91748. The applicant is Raul Cueva Jr., 5243 E. Beverly Boulevard, Los Angeles, CA 90022.

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.

Rudy Lopez, representing the business owner, described the nature and operational standards of the restaurant.

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-25-6 with findings of fact and conditions therein. 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 August 4, 2026.

**RESOLUTION NO. 6412
CONDITIONAL USE PERMIT NO. CU-25-6**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING 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 A 1,211 SQUARE-FOOT RESTAURANT AT 7912 COMMONWEALTH AVENUE WITHIN THE (CG) COMMERCIAL GENERAL ZONE, WITH FINDINGS

2B: CONDITIONAL USE PERMIT NO. CU-25-14

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 851 square-foot restaurant (Mindeulle) at 8192 Commonwealth Avenue, Suite A.

The property owners are Asim and Mumtaz Chagani, 8192 Commonwealth Avenue, Buena Park, CA 90621. The applicant is Alex Woo, 3435 Wilshire Boulevard Suite 1030, Los Angeles, CA 90010.

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.

Alex Woo, representing the business owner, spoke briefly about the restaurant operations, and described the business as family-friendly.

Nadine Staine, who described herself as a neighbor in the adjacent area, expressed her concerns about health, safety, and general welfare of the community.

Staff described in detail the conditions of approval that address the concerns raised by Ms. Staine, and informed her that the Police Department reviewed the request and had no concerns about the proposal.

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-25-14 with findings of fact and conditions therein. 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 August 4, 2026.

**RESOLUTION NO. 6413
CONDITIONAL USE PERMIT NO. CU-25-14**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING 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 A 851 SQUARE-FOOT RESTAURANT AT 8192
COMMONWEALTH AVENUE SUITE A WITHIN THE (ML) LIGHT
INDUSTRIAL ZONE WITH NC (NEIGHBORHOOD COMMERCIAL)
OVERLAY, WITH FINDINGS**

3: ADJOURNMENT

3A: At 8:15 a.m., Mr. Fenton adjourned the Zoning Administrator meeting.



Eddie Fenton
Zoning Administrator

ATTEST:



Ruth Santos
Sr. Administrative Assistant

