

Thursday, July 16, 2026, 8:00 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:00 a.m.

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Zoning Administrator, speakers should come forward, and upon recognition by the Zoning Administrator, state their names and addresses.

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, July 16, 2026. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Zoning Administrator are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on August 4, 2026.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. 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 Cuerva, Jr., 5243 E. Beverly Boulevard, Los Angeles, CA 90022.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit NO. CU-25-6.

2.B. 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, applicant, 3435 Wilshire Boulevard Suite 1030, Los Angeles, CA 90010.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit NO. CU-25-14

3. ADJOURNMENT

3.A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: July 9, 2026



July 16, 2026
PUBLIC HEARING
Item No. 2A.

Zoning Administrator Agenda Report

CONDITIONAL USE PERMIT NO. CU-25-6

PREPARED BY	PRESENTED BY
Ian McAleese, Senior Planner	Harald Luna, Planning Manager
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Conduct a public hearing and, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Conditional Use Permit No. CU-25-6 and; find that the project is Categorically Exempt per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA).

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	7912 Commonwealth Avenue / 277-033-16
Lot Area:	6,053 Square feet (0.14 acres)
Street Frontage:	135 feet (Commonwealth Avenue) 50 feet (Marshall Avenue)
General Plan Designation:	General Mixed-Use
Zoning District:	(CG) Commercial General
Existing Development:	An approximately 1,211 square-foot freestanding restaurant.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Commercial	(CG) Commercial General	Parking Lot
South	Commercial	(CG) Commercial General	Single-family residential dwelling
East	Commercial	(CG) Commercial General	Retail and repair service

West	Commercial	(CG) Commercial General	Smog Check
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BACKGROUND:

The subject property under this application is located on the southwest corner of Commonwealth Avenue and Marshall Avenue. The building was originally constructed in 1954, and has operated as a variety of restaurants for over the past 20 years. Several improvements have been processed over the years including signage and a trash enclosure, with the application of a Type 41 ABC License being the first entitlement on the property.

APPLICATION ANALYSIS:

Project Description:

The applicant, Raul Cueva Jr., on behalf of the business owner, has submitted the subject application, plans, and project narrative letter requesting Zoning Administrator approval to allow for the sale of beer and wine for on-site consumption (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) ancillary to the operation of a restaurant containing approximately 1,211 square feet (Boonsik Jip). According to the submitted business plan, alcoholic (beer and wine) beverage sales for on-site consumption will be incidental to the sale of food. The restaurant business hours of operation are from 11:00 a.m. to 10:00 p.m., Monday through Sunday.

Discussion:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted) the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant is subject to a Conditional Use Permit in the CG zone. BPMC Section 19.128.020 (Conditional Use Permit) authorizes the Zoning Administrator to grant a conditional use permit in matters involving existing facilities. As stated above, the request for the sale of beer and wine for on-site consumption is in conjunction with a proposed restaurant and no expansion of floor area is involved with this request.

In reviewing the applicant's request, staff reviewed the project narrative letter, submitted plans, and visited the property and has determined that the facility and site are adequate to support the sale of beer and wine for on-site consumption within the restaurant. Further, on-site sale and consumption of alcoholic beverages (beer and wine) will be appropriate within the context of the full-service restaurant and will not negatively impact the subject and surrounding properties, as conditioned.

The Buena Park Police Department provided a memo, dated April 16, 2026, regarding the proposed request and concluded that there were no concerns or any conditions of approval.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the full-service restaurant use. A condition of approval requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. To be consistent with other restaurants of similar size and operational characteristics, a condition of approval requiring that the sale and serving of alcoholic beverages shall stop 1 hour before the designated restaurant closing time.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the restaurant is within an existing structure with no proposed expansion. The sale of alcoholic beverages (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) is ancillary to the operation of a full-service restaurant.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, Orange County Fire Authority, Fire Station 61, and Ehlers Event Center on July 2, 2026; and 45 notices were mailed to property owners located within 300-feet of the subject property on July 2, 2026. As of the publication of this report, no comments have been submitted regarding the proposed action.

Attachments

[Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-25-6.pdf](#)

[CU-25-6 Development Plans stamped RECEIVED APR 15 2026 PLANNING DIV.pdf](#)

[CU-25-6 Project Narrative stamped RECEIVED DEC 22 2025 PLANNING DIV.pdf](#)

[CU-25-6 Vicinity Map.pdf](#)

RESOLUTION NO.
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

A. Recitals.

(i) Raul Cueva Jr., applicant, 5243 E. Beverly Boulevard, Los Angeles, CA 90022, on behalf of the business owner Boonsik Jip 7912 Commonwealth Avenue, Buena Park, California, 90621, and Galilee Investment LLC, a California Limited Liability Company, 2508 Fullerton Road, Rowland Heights, CA, 91748, property owner, has filed an application to allow the on-site sale and consumption of beer and wine, through a Type-41 ABC license at a full-service restaurant (Boonsik Jip) located at 7912 Commonwealth Avenue, Buena Park, California, 90621, (APN: 277-033-16) in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the “Application.”

(ii) On July 16, 2026, the Zoning Administrator conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, business plan dated “RECEIVED DEC 22 2025 PLANNING DIV”, and development plans dated “RECEIVED APR 15 2026 PLANNING DIV”, the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The proposed use and development are consistent with the General Plan and any applicable specific plans.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with a full-service restaurant is consistent with the City’s

General Plan and Zoning Ordinance, as conditioned, and will meet applicable operating standards.

- b. **Finding:** The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.

Fact: The site is developed with a freestanding single-story restaurant. Based on the distance and buffering from nearby residential zones, the conditioned hours allowed for the sales of alcohol, and operational consistency with adjacent properties, the site is adequate for the proposed use.

- c. **Finding:** Adequate street access and traffic capacity are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area.

Fact: The subject site is located on the southwest corner of Commonwealth Avenue and Marshall Avenue. Commonwealth Avenue is considered a Primary Highway in the City's Mobility Element, within the General Plan. A Primary Arterial is a four-lane divided roadway, with a typical right-of-way width of 100 feet, and a roadway width curb to curb of 84 feet. The primary purpose of a primary arterial is to carry intermediate-range trips to, or between, major residential and non-residential land uses, and to connect these land uses to the regional circulation system. Additionally, Marshall Avenue is considered a local street. Local streets primarily provide direct access to adjacent land uses and collect and distribute traffic to and from secondary arterials. As such, adequate street access and traffic capacity are available to serve the restaurant with proposed ancillary on-site consumption of beer and wine as well as existing development in the surrounding area.

- d. **Finding:** Adequate utilities and public services will be available to serve the use, as well as existing and anticipated development in the surrounding area.

Fact: Adequate utilities and public services are available to serve the proposed on-site sale and consumption of beer and wine in conjunction with the full-service restaurant use as well as existing and anticipated development in the surrounding area. The site is fully developed with a freestanding restaurant, and meets the City standards for public services and utilities to serve the site.

- e. **Finding:** The use and development will be compatible with the intended character of the area.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with the full-service restaurant use will be compatible with the existing and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established

and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

- f. **Finding:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

Fact: The Buena Park Municipal Code (BPMC) allows for alcoholic beverage service at any restaurant as an incidental use. As conditioned, the proposed restaurant will comply with the standards required within the BPMC.

- g. **Finding:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

Fact: Any adverse effects that may come from the on-site sale and consumption of beer and wine in conjunction with the full-service restaurant at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the restaurant is to serve food; the sale of alcohol will be incidental to the preparation and service of food. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public, due to the sale of alcohol for on-site consumption at this location.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the business plan dated "RECEIVED DEC 22 2025 PLANNING DIV", and plans dated "RECEIVED APR 15 2025 PLANNING DIV" as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PLANNING DIVISION:

1. This approval shall be to allow for the sale and on-site consumption of beer and wine through an ABC Type-41 License (On-sale Beer and Wine – Eating Place) in conjunction with an approximately 1,211 square-foot restaurant at 7912 Commonwealth Avenue (APN: 277-033-16) as described and shown on the

- business plan dated "RECEIVED DEC 22 2025 PLANNING DIV", and plans dated "RECEIVED APR 15 2026 PLANNING DIV", except as modified herein.
2. The sale of alcoholic beverages (beer and wine) within the restaurant shall stop 1 hour before the designated restaurant closing time, daily.
 3. The sale of alcohol for off-site consumption shall be prohibited. Signage prohibiting the off-site consumption shall be posted at a location that is clearly visible to public.
 4. The on-site sale and consumption of beer and wine shall be incidental to the operation of the full-service restaurant. Consumption of beer and wine shall only be in conjunction with food sales at the dining tables.
 5. The sale of beer and wine for on-site consumption shall be made only with food sales to the person(s) ordering the beverage.
 6. Quarterly gross sales of beer and wine shall not exceed quarterly gross sales of food. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of Buena Park upon request.
 7. The business owner or designee shall be responsible for ensuring that all managers, employees, and servers receive "Responsible Beverage Service (RBS)" training as offered through programs established by the California Department of Alcoholic Beverage Control. Evidence of such training records of all employees shall be maintained on-site during business hours and shall be made available for inspection upon request.
 8. The premises shall be continuously maintained as a bona fide eating and beverage establishment and shall provide menus containing an assortment of foods and beverages typically offered in such establishments.
 9. No live entertainment, including live music bands, performance acts, pool tables, video games, dancing, karaoke or other amusement devices, shall be permitted without first obtaining an Entertainment Permit approved by the Community and Economic Development Department and Police Department detailing permissible entertainment types and any requirements for security in accordance with the provisions of Chapter 5.24 (Entertainment Permits) of the Buena Park Municipal Code prior to commencing any entertainment on the premises.
 10. Amplified music, except for special approved events, shall not be permitted, except background music that complements a dining experience. Such amplified music shall be at a level that does not impede normal conversation. Any interior and exterior amplified music shall be maintained at a level so as not to disturb adjacent residents.
 11. All the storefront windows of the restaurant tenant space shall remain sufficiently uncovered to allow unobstructed view into the establishment from the exterior, except that mini-blinds or shades may be used during daytime hours for sun shielding.
 12. The restaurant establishment shall maintain a business license as required by the Buena Park City Code.
 13. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena

- Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
14. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
 15. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
 16. The business owner/operator shall maintain all necessary permits and licenses to operate the use authorized by this approval such as, but not limited, to Orange County Health Department and Orange County Fire Department.
 17. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.
 18. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
 19. The proposed trash enclosure on plans dated "RECEIVED APR 15 2026 PLANNING DIV" shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities). Any modification to the trash enclosure shall be subject to review and approval by the Community and Economic Development Director and EDCO.
 20. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
 21. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after effective date of this approval or prior to the issuance of a building permit or certification of occupancy, whichever may occur first.
 22. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses, whatsoever, occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Resolution No.
Conditional Use Permit No. CU-25-6
July 16, 2026

PASSED AND ADOPTED this 16th day of July 2026.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna,
Planning Manager

Resolution No.
Conditional Use Permit No. CU-25-6
July 16, 2026

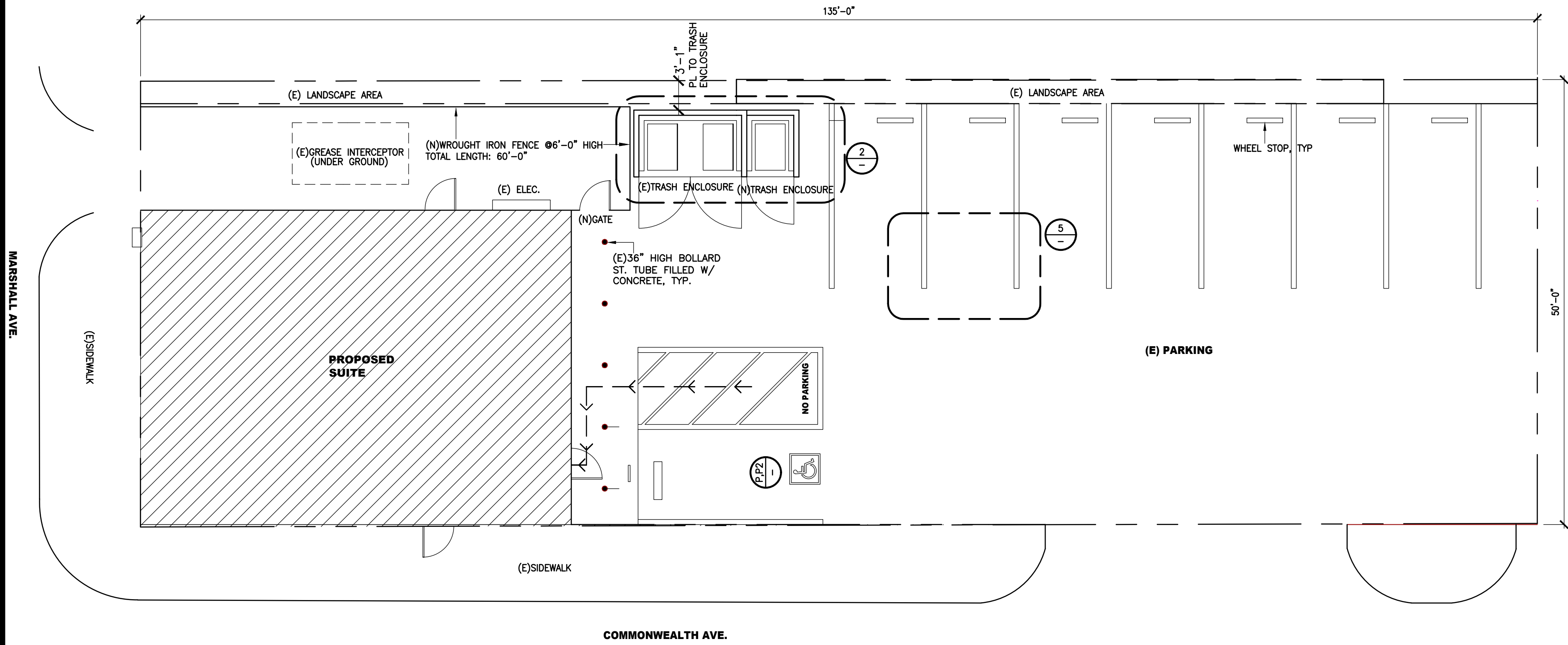
AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-25-6 and do agree that I/We shall conform with and abide by all such conditions.

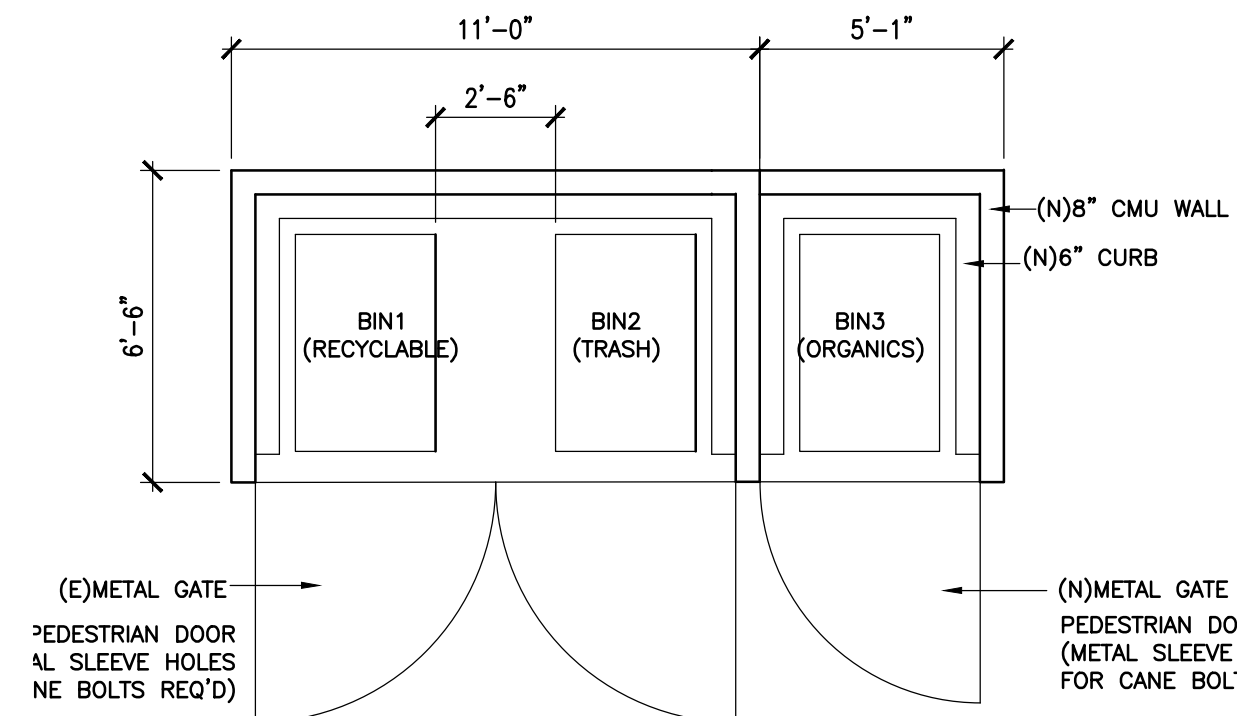
Date: _____

Printed Name and Signature
Owner/Applicant

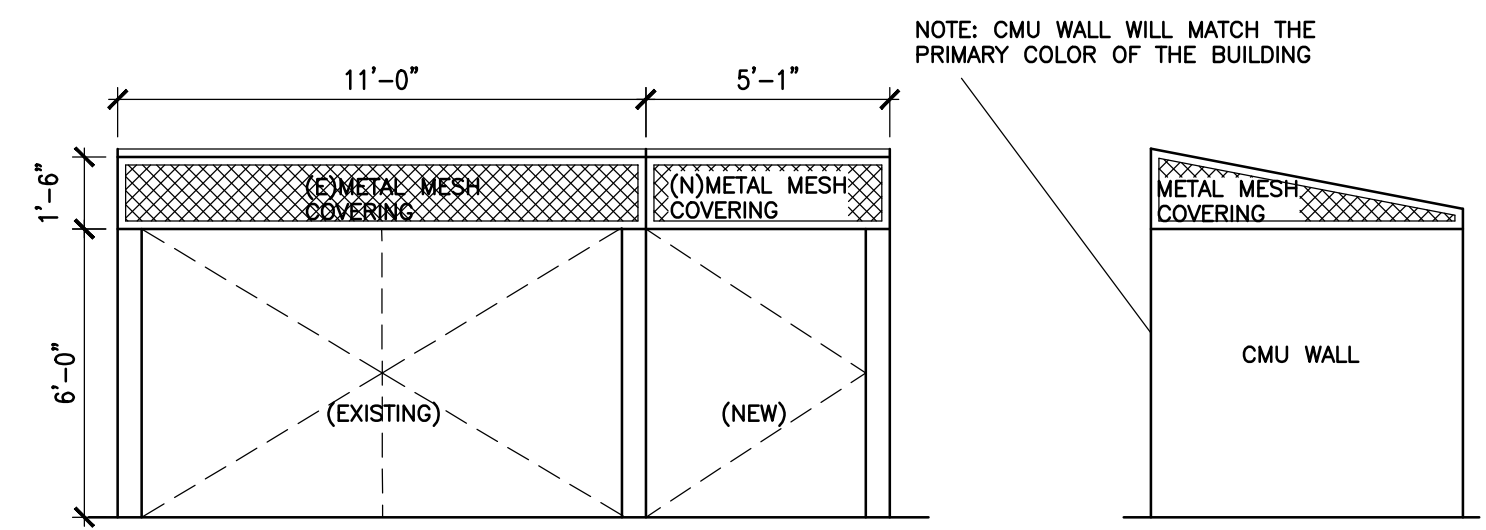
APN: 277-033-16
LEGAL DESCRIPTION: N TR624 BLK LOT 107
BLDG SIZE: 1,211 SF
PROPOSED HOURS OF ALCOHOL SALES: NOON - 9:00 PM.
PROJECT SCOPE:
TENANT IMPROVEMENT OF EXISTING OF 1211 SF SPACE
NEW EXTERIOR WROUGHT IRON FENCE
INSTALLATION OF KITCHEN EQUIPMENT, NEW SUSPENDED CEILING SYSTEM AND
FLOORING. BUILDING AREA REMAIN AS, NO ADDITIONAL SQUIRE FEET IS PROPOSED
ELECTRICAL- NEW ELECTRICAL RECEPTACLES AND LIGHT FIXTURES
PLUMBING- NEW SCULLERY, HAND SINK, FLOOR SINK, PREP SINK AND 3-COMP SINK
ADA RESTROOM
HVAC- SUPPLY AND RETURN REGISTERS



1 (E) SITE PLAN
SCALE 1/8"=1'-0"



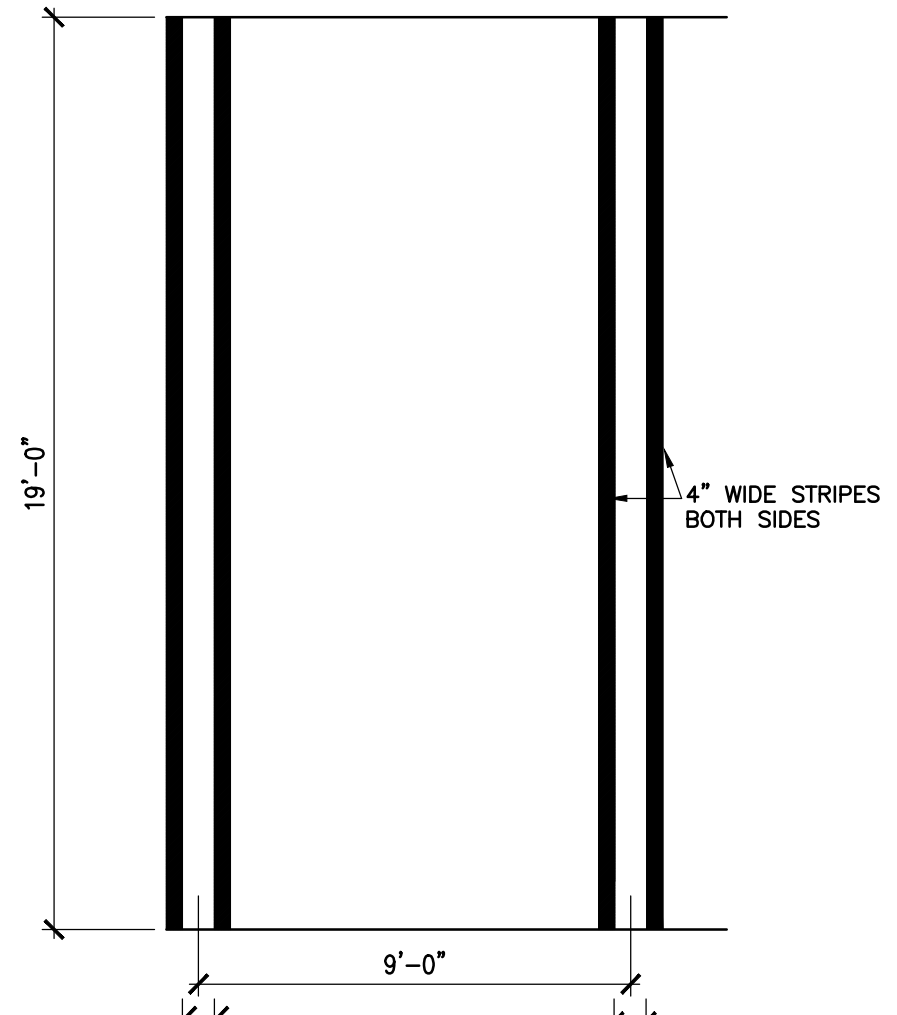
2 TRASH ENCLOSURE
SCALE 1/4"=1'-0"



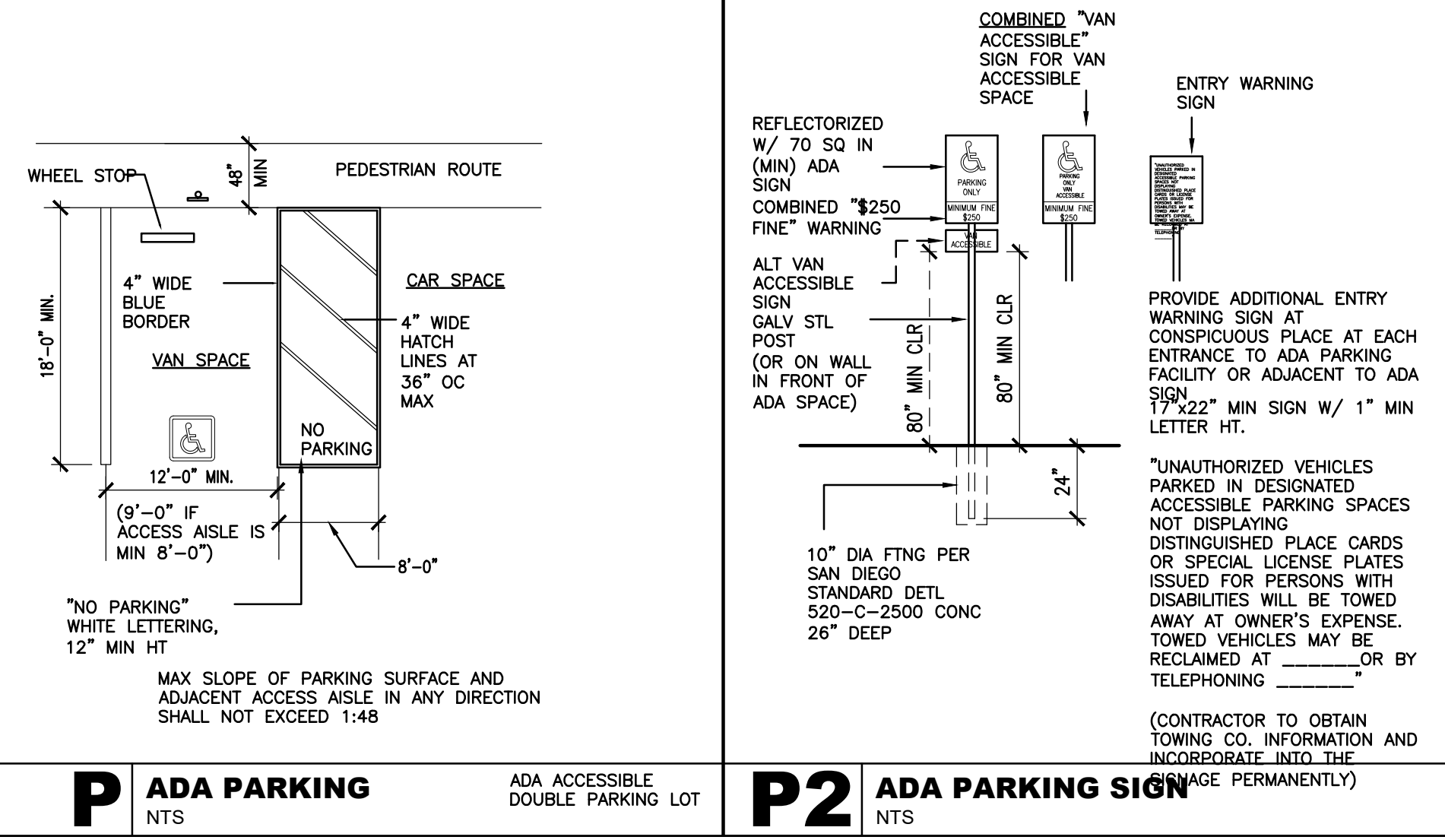
4 FRONT ELEVATION
SCALE 1/4"=1'-0"

3 SIDE ELEVATION
SCALE 1/4"=1'-0"

NOTE: GATE, ROOF, AND METAL MESH WILL MATCH THE SECONDARY COLOR OF THE BUILDING

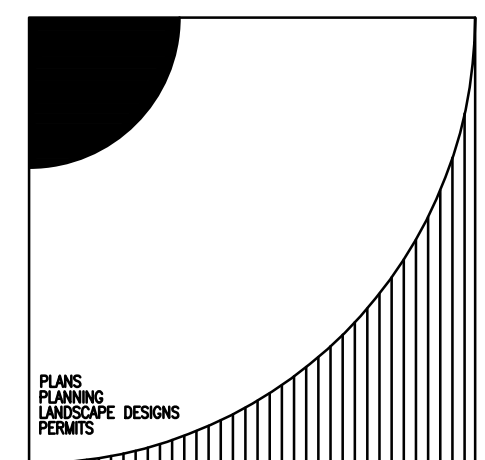


5 PARKING STALL
SCALE 1/4"=1'-0"



P ADA PARKING NTS
ADA ACCESSIBLE DOUBLE PARKING LOT

P2 ADA PARKING SIGN NTS



PLANS & PERMITS

3181 WILLOW TREE LN
ESCONDIDO, CA 92027
T: 858-201-6826
chriskcpark@yahoo.com

PLAN PREPARED BY
CHRIS PARK

AKI NO CALIFORNIA, LLC

7912 COMMONWEALTH AVE.
BUENA PARK, CA 90621

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☒	LIQUOR ABC COMMENTS

ISSUED	DESCRIPTION	DATE
I	S	S
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Contract Date : --
Drawn : --

Sheet Title

SITE PLAN

Sheet Number

A-0.2

RECEIVED
APR 15 2026
CU-25-6
PLANNING DIV



Business Narrative

The Applicant, Aki No California LLC, DBA Boonsik Jip is owned and operated by Kyu Seong Han. He is requesting a Conditional Use Permit to allow for the sale of beer and wine for on-site consumption in conjunction with a 1,211 square foot restaurant. The subject property is located at 7912 Commonwealth Ave, Buena Park, Ca 90621 Orange County Assessor's parcel number 277-033-16. The premise is located along Commonwealth Ave between Staton Ave and Darlington Ave.

The subject premise is located within a commercial shopping strip with other adjacent commercial uses. The space is not undergoing any structural changes to the size, mass or height of the existing building. However, the interior of the existing store was re-branded from the previous business occupancy. The location, which was Bernie's Place American & Mexican Food, was rebranded to hopefully become the city of Buena Park's new landmark. The owner Kyu Seong Han is trying to pioneer a new concept for a market that will encourage city tourism.

The restaurant, Boonsik Jip will be a full-service restaurant with fresh quality ingredients. The plan is to have a product mix that is slightly higher priced than a typical Korean restaurant and includes items that can only be purchased exclusively at the location. We strive to provide an exceptional dining experience for our patrons. We want to bring authentic Korean dishes to the city of Buena Park. We will always offer affordable dishes to the community.

The store's proposed operating hours will be from 11:00am to 10:00pm daily. The proposed hours of alcohol sales will be from 11:00am to 10:00pm daily. The interior design will be bright, clean and secure with prominent product displays and plenty of spacing between the various sections of the restaurant. The premise has its own parking lot with 10 spaces available on-site and street parking is available for the patrons.

The owner, Kyu Seong Han, will be closely involved with the day-to-day operations of the business and the training of employees on-site. When the restaurant opens, there will be 3 additional employees working. He will be personally responsible for training the employees hired and monitoring patron activity. Each employee will be trained in proper procedures for selling alcoholic beverages and observing the environment. The applicant plans to enroll the employees in one of the approved ABC training courses. On-site training will occur daily through observation to prevent any alcohol related concerns.

Security and safety are a high priority to maintaining a positive environment for both patrons and employees. Securing the location there are newly installed interior and exterior security cameras. Additionally, new exterior lights were recently installed to monitor the exterior area of the restaurant. The premise is currently fitted with a total of 7 surveillance cameras with 3 monitoring the exterior and 4 located along the interior perimeter. All video surveillance recordings are kept



on-site for a minimum of 30 days. If needed, the recordings will be made available to the local police department.

The location is set to enhance the current operation and neighborhood. The renovation and rebranding of the location will help generate higher commercial values and revenue streams for the city. The owner is incentivized to creating a well-rounded community friendly restaurant for all to enjoy.

As a small business owner and member of the community, the applicant is aware of the character of the neighborhood and is dedicated to not only preserving but contributing to it. The applicant is committed to operating the business responsibly and is prepared to take all necessary measures to ensure it is cohesive with the goals of the community. He is excited at the opportunity to rebrand the building to meet the needs of their customers. Early community feedback on the concept has been positive and favorable. Any conditions imposed with the herein grant will further safeguard the welfare of the community.



VICINITY MAP



ZONING ADMINISTRATOR

Thursday, July 16, 2026 – 8:00 a.m.
CONDITIONAL USE PERMIT NO. CU-25-6
7912 COMMONWEALTH AVENUE
APN: 277-033-16



July 16, 2026
PUBLIC HEARING
Item No. 2B.

Zoning Administrator Agenda Report

CONDITIONAL USE PERMIT NO. CU-25-14

PREPARED BY	PRESENTED BY
JOSHUA ALVAREZ, ASSOCIATE PLANNER	JOSHUA ALVAREZ, ASSOCIATE PLANNER
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Conduct a public hearing and, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Conditional Use Permit No. CU-25-14 and; find that the project is Categorically Exempt per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA).

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	8192 Commonwealth Avenue Suite A / 070-012-03
Lot Area:	12,201 square feet (0.27 acres)
Street Frontage:	50 feet (Commonwealth Avenue)
General Plan Designation:	Commercial Office Mixed-Use
Zoning District:	ML (Light Industrial) with NC (Neighborhood Commercial) Overlay
Existing Development:	An approximately 3,460 square-foot multi-tenant commercial building.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Commercial	ML (Light Industrial) with NC (Neighborhood Commercial) Overlay	Vehicle repair service
South	Low Density Residential	RS-6 (One-Family Residential) with HOO (Housing Opportunities) Overlay	Single-family residential dwelling
East	Commercial	ML (Light Industrial) with NC (Neighborhood Commercial) Overlay	Multi-tenant commercial building
West	Commercial	ML (Light Industrial) with NC (Neighborhood Commercial) Overlay	Vacant Lot

BACKGROUND:

The subject property under this application is located south of Commonwealth Avenue, west of Indiana Avenue, and east of Los Robles Avenue. The property was originally entitled on July 11, 1962 via adoption of Buena Park Planning Commission Resolution No. 1086 approving Site Plan No. SP-135 for the construction of an approximately 1,820 square foot multi-tenant commercial office building.

On November 28, 1962 the City of Buena Park Planning Commission adopted Resolution No. 1150 approving Variance No. V-336 for a reduction in required off-street parking spaces.

On March 28th, 2001 the City of Buena Park Planning Commission adopted Resolution No. 5013 approving Conditional Use Permit No. CU-1272 to construct a 1,398 square foot single-story addition to the existing multi-tenant commercial building and a new parking lot at the rear portion of the property.

City business license records indicate that Mindeulle restaurant has operated at this location for over 10 years.

APPLICATION ANALYSIS:

Project Description:

The applicant, Alex Woo, on behalf of the business owner, has submitted the subject application, plans, and project narrative letter requesting Zoning Administrator approval to allow for the sale of beer and wine for on-site consumption (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) ancillary to the operation of a restaurant containing approximately 851 square feet (Mindeulle). According to the submitted business plan, alcoholic (beer and wine) beverage sales will be incidental to the sale of food. The restaurant business hours of operation are from 11:00 a.m. to 10:00 p.m., Monday through Sunday.

Discussion:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted) the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant is subject to a Conditional Use Permit in the ML zone. BPMC Section 19.128.020 (Conditional Use Permit) authorizes the Zoning Administrator to grant a conditional use permit in matters involving existing facilities. As stated above, the request for the sale of beer and wine is in conjunction with an existing restaurant and no expansion of floor area is involved with this request.

In reviewing the applicant's request, staff reviewed the project narrative letter, submitted plans, and visited the property and has determined that the facility and site are adequate to support the sale of beer and wine for on-site consumption within the restaurant. Further, on-site sale and consumption of alcoholic beverages (beer and wine) will be appropriate within the context of the full-service restaurant and will not negatively impact the subject and surrounding properties, as conditioned.

The Buena Park Police Department provided a memo, dated January 22, 2026, regarding the proposed request and concluded that there were no concerns or any conditions of approval.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the full- service restaurant use. A condition of approval requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. To be consistent with other restaurants of similar size and operational characteristics, a condition of approval requiring that the sale and serving of alcoholic beverages shall stop 1 hour before the designated restaurant closing time.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the restaurant is within an existing structure with no proposed expansion. The sale of alcoholic beverages (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) is ancillary to the operation of a full-service restaurant.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, Orange County Fire Authority, Fire Station 61, and Ehlers Event Center on July 2, 2026; and 50 notices were mailed to property owners located within 300-feet of the subject property on July 2, 2026. As of the publication of this report, one written comment in opposition to the application was submitted by Airan Yang on July 7, 2026 regarding the proposed action.

Attachments

[Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-25-14.pdf](#)

[CU-25-14 PROJECT NARRATIVE.pdf](#)

[CU-25-14 DEVELOPMENT PLAN.pdf](#)

[CU-25-14 VICINITY MAP.pdf](#)

[PUBLIC COMMENT SUBMITTED 7.7.26.pdf](#)

RESOLUTION NO.
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

A. Recitals.

(i) Alex Woo, applicant, 3435 Wilshire Boulevard Suite 1030, Los Angeles, CA 90010, on behalf of the business owner Jason Han 8192 Commonwealth Avenue Suite A, Buena Park, CA, 90621, and Asim and Mumtaz Chagani, 8192 Commonwealth Avenue, Buena Park CA, 90621, property owner, has filed an application to allow the on-site sale and consumption of beer and wine, through a Type-41 ABC license at a full-service restaurant (Mindeulle) located at 8192 Commonwealth Avenue Suite A, Buena Park, California, 90621, (APN: 070-012-03) in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the “Application.”

(ii) On July 16, 2026, the Zoning Administrator conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, business plan dated “RECEIVED MAY 27 2026 PLANNING DIV”, and development plans dated “RECEIVED JAN 7 2026 PLANNING DIV”, the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The proposed use and development are consistent with the General Plan and any applicable specific plans.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with a full-service restaurant is consistent with the City’s

General Plan and Zoning Ordinance, as conditioned, and will meet applicable operating standards.

- b. **Finding:** The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.

Fact: The site is developed with a multi-tenant commercial building. Based on the distance and buffering from nearby residential zones, the conditioned hours allowed for the sales of alcohol, and operational consistency with adjacent properties, the site is adequate for the proposed use.

- c. **Finding:** Adequate street access and traffic capacity are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area.

Fact: The subject site is located on the south of Commonwealth Avenue, west of Indiana Avenue, and east of Los Robles Avenue. Commonwealth Avenue is considered a Primary Highway in the City's Mobility Element, within the General Plan. A Primary Arterial is a four-lane divided roadway, with a typical right-of-way width of 100 feet, and a roadway width curb to curb of 84 feet. The primary purpose of a primary arterial is to carry intermediate-range trips to, or between, major residential and non-residential land uses, and to connect these land uses to the regional circulation system. Additionally, Indiana Avenue and Los Robles Avenue are considered local streets. Local streets primarily provide direct access to adjacent land uses and collect and distribute traffic to and from secondary arterials. As such, adequate street access and traffic capacity are available to serve the restaurant with proposed ancillary on-site consumption of beer and wine as well as existing development in the surrounding area.

- d. **Finding:** Adequate utilities and public services will be available to serve the use, as well as existing and anticipated development in the surrounding area.

Fact: Adequate utilities and public services are available to serve the proposed on-site sale and consumption of beer and wine in conjunction with the full-service restaurant use as well as existing and anticipated development in the surrounding area. The site is fully developed with a multi-tenant commercial building, and meets the City standards for public services and utilities to serve the site.

- e. **Finding:** The use and development will be compatible with the intended character of the area.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with the full-service restaurant use will be compatible with the existing and intended character of the area. The proposal,

as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

- f. **Finding:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

Fact: The Buena Park Municipal Code (BPMC) allows for alcoholic beverage service at any restaurant as an incidental use. As conditioned, the proposed restaurant will comply with the standards required within the BPMC.

- g. **Finding:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

Fact: Any adverse effects that may come from the on-site sale and consumption of beer and wine in conjunction with the full-service restaurant at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the restaurant is to serve food; the sale of alcohol will be incidental to the preparation and service of food. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public, due to the sale of alcohol for on-site consumption at this location.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the business plan dated "RECEIVED MAY 27 2026 PLANNING DIV", and plans dated "RECEIVED JAN 7 2026 PLANNING DIV" as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PLANNING DIVISION:

1. This approval shall be to allow for the sale and on-site consumption of beer and wine through an ABC Type-41 License (On-sale Beer and Wine – Eating Place) in conjunction with an approximately 851 square-foot restaurant at 8192 Commonwealth Avenue, Suite A as described and shown on the business plan

- dated "RECEIVED MAY 27 2026 PLANNING DIV", and plans dated "RECEIVED JAN 7 2026 PLANNING DIV".
2. All previous Planning Commission Resolution No. 5013 Conditions of Approval for Conditional Use Permit No. CU-1272 shall remain in full force and effect, except as modified herein.
 3. Upon establishment of the sales of alcoholic beverages for on-site consumption in conjunction with the restaurant, should the use create any nuisance at any time for neighboring uses, properties, or individuals, the operator of the restaurant shall take any and all reasonable actions to terminate the nuisance, including but not limited to altering the business operating hours to the satisfaction of the Director of Community and Economic Development.
 4. The sale of alcoholic beverages (beer and wine) within the restaurant shall stop 1-hour before the designated restaurant closing time, daily.
 5. The sale of alcohol for off-site consumption shall be prohibited. Signage prohibiting the off-site consumption shall be posted at a location that is clearly visible to the public.
 6. The on-site sale and consumption of beer and wine shall be incidental to the operation of the full-service restaurant. Consumption of beer and wine shall only be in conjunction with food sales at the dining tables.
 7. The sale of beer and wine for on-site consumption shall be made only with food sales to the person(s) ordering the beverage.
 8. Quarterly gross sales of beer and wine shall not exceed quarterly gross sales of food. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of Buena Park upon request.
 9. The business owner or designee shall be responsible for ensuring that all required employees receive "Responsible Beverage Service (RBS)" training as offered through programs established by the California Department of Alcoholic Beverage Control. Evidence of such training records of all employees shall be maintained on-site during business hours and shall be made available for inspection upon request.
 10. The premises shall be continuously maintained as a bona fide eating and beverage establishment and shall provide menus containing an assortment of foods and beverages typically offered in such establishments.
 11. No live entertainment, including live music bands, performance acts, pool tables, video games, dancing, karaoke or other amusement devices, shall be permitted without first obtaining an Entertainment Permit approved by the Community and Economic Development Department and Police Department detailing permissible entertainment types and any requirements for security in accordance with the provisions of Chapter 5.24 (Entertainment Permits) of the Buena Park Municipal Code prior to commencing any entertainment on the premises.
 12. Exterior amplified music shall not be permitted. Any interior amplified music that complements the restaurant dining experience shall be at a level that does not impede normal conversation at the exterior of the building. Any interior amplified

- music shall be maintained at a level so as not to disturb adjacent commercial properties and the residents located to the east and south of the subject property.
13. All the storefront windows of the restaurant tenant space shall remain sufficiently uncovered to allow unobstructed view into the establishment from the exterior, except that mini-blinds or shades may be used during daytime hours for sun shielding.
 14. Prior to commencing the sale of alcohol pursuant to this approval, a separate trash enclosure review and approval by the Planning Division is required for the trash enclosure location, capacity, and design. The existing trash enclosure that serves the subject restaurant shall be modified, as needed, to accommodate bins for organic, recycling, and trash per Buena Park Municipal Code (BPMC) Section 19.524.010 (Trash Storage Facilities). An anti-graffiti coating shall be applied to all exterior walls of the structure. A building permit for construction of the trash enclosure shall be obtained within six (6) months of the expiration of the appeal period and thereafter diligently advanced until completion of the structure.
 15. Prior to commencing the sale of alcohol pursuant to this approval, security lighting shall be provided in all parking areas accessible to the public after dark. A minimum of one (1) foot candle of illumination shall be provided throughout the project site including the parking lot and landscaped areas at all times. Security lighting shall be on a time clock or photo sensor system. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. All site lighting shall match the existing lighting on the property. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits.
 16. The business operator and property owner shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed within 24 hours of occurrence so as not to present a public nuisance.
 17. No loitering shall be permitted on the property. Signs prohibiting loitering shall be posted in prominent places throughout the subject property including in the parking lot area.
 18. Prior to commencing the sale of alcohol pursuant to this approval, plantings within the existing 10-foot wide landscape areas along the southerly and easterly property lines, and adjacent to the trash enclosure shall include defensible type of landscaping, (5-gallon minimum size), such as agave or bougainvillea, or other similar plants to deter loitering. Additionally, a row of screening trees (15-gallon minimum size) shall be placed 20 feet on center within the existing landscape planter along the south and east property lines. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.
 19. No outdoor storage shall be permitted on-site in accordance with Buena Park Municipal Code Section 19.524.020.

20. There shall be no outdoor dining activities associated with the restaurant including in the sidewalks, parking lot areas or other outdoor spaces.
21. All required drive aisles shall remain free and clear of parked vehicles with vehicular parking limited to striped parking stalls only. The curbing along the west of the drive aisle shall be painted red to prohibit vehicles from parking within that drive aisle.
22. The restaurant establishment shall maintain a business license as required by the Buena Park City Code.
23. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
24. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
25. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
26. The business owner/operator shall maintain all necessary permits and licenses to operate the use authorized by this approval such as, but not limited, to Orange County Health Department and Orange County Fire Department.
27. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.
28. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
29. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
30. The applicant and/or property owner shall sign the Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval.
31. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses, whatsoever, occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees

Resolution No.
Conditional Use Permit No. CU-25-14
July 16, 2026

and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 16th day of July 2026.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna,
Planning Manager

Resolution No.
Conditional Use Permit No. CU-25-14
July 16, 2026

AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-25-14 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

RECEIVED

MAY 27 2026

PLANNING DIVISION



3435 Wilshire Boulevard, Suite 1030, Los Angeles, CA 90010 • O 213.228.3288 • F 213.536.8134 • W www.gci-la.com

May 22, 2026

City of Buena Park Planning Department
6650 Beach Blvd.
Buena Park, CA 90622

RE: CU-25-14
8192 Commonwealth Ave, Buena Park

Mr. Alvarez:

The name of the restaurant is Mindeulle and it is an authentic Korean restaurant that has served the community over the years. We are requesting to add beer & wine as an ancillary use to the full-service dining to enhance our patrons' dining experience. The restaurant serves many items that are customary to be paired with beer & wine, especially soju which is traditional Korean rice wine.

My name is Alex Woo and our office address is 3435 Wilshire Blvd Suite 1030, Los Angeles, CA 90010 and I will be attending the hearing.

The property owner's name is Mumtaz Chagani.

The preferred address for the hearing notice will be 8192 Commonwealth Ave, Buena Park, CA 90621.

Thank you very much for all your time and assistance with this case.

Best regards,

A handwritten signature in black ink, appearing to read 'Alex Y Woo', is written over a large, faint, stylized 'G' logo that serves as a background for the signature area.

Alex Y Woo
President

PROJECT NARRATIVE

8192 Commonwealth Avenue, Suite A

Conditional Use Permit (CUP) – Type 41 ABC License

1. Project Overview

The proposed project consists of a request for approval of a Conditional Use Permit (CUP) to allow the on-sale service of beer and wine (ABC Type 41 License) within an existing, legally established restaurant located at 8192 Commonwealth Avenue, Suite A, in the City of Buena Park. The restaurant occupies approximately 851 square feet within an existing one-story commercial building. The project does not involve any expansion of floor area, exterior modifications, or site improvements.

2. Existing Site and Surrounding Uses

The subject property is located along Commonwealth Avenue within a developed commercial corridor characterized by retail, service, and restaurant uses. The site is fully improved and served by existing infrastructure including public utilities, paved parking areas, and established vehicular access from Commonwealth Avenue and Indiana Street. Residential neighborhoods are located beyond the commercial frontage.

3. Proposed Use and Operations

The project proposes continued operation of a bona fide eating establishment with the addition of incidental beer and wine service. Alcohol service will be limited to beer and wine only, served in conjunction with meals. No distilled spirits, live entertainment, outdoor seating, or bar-only operation is proposed.

4. Hours of Operation

The restaurant will operate daily from 11:00 AM to 10:00 PM. Alcohol service will be limited to these approved hours.

5. Operational Plan

All activities will occur indoors. Management will ensure compliance with City regulations and ABC requirements, including responsible beverage service practices. Noise will be limited to typical indoor restaurant levels. Trash and

recycling will be handled through existing refuse services, and the site will be maintained in a clean and orderly condition.

6. Parking Analysis

The property provides 88 existing on-site parking spaces. No changes to parking configuration are proposed. The addition of beer and wine service does not increase seating capacity or operational intensity; therefore, existing parking is adequate to serve the restaurant.

7. Access and Traffic

Vehicular access is provided via existing driveways from Commonwealth Avenue and Indiana Street. The project does not result in increased traffic volumes beyond existing restaurant operations.

8. Public Services and Utilities

The site is currently served by adequate water, sewer, power, refuse, police, and fire services. The proposed project does not increase demand for public services.

9. Environmental Considerations

The project involves a minor operational change within an existing facility and qualifies for a Class 1 (Existing Facilities) categorical exemption under CEQA, subject to City confirmation.

10. Conclusion

Approval of the requested Conditional Use Permit will allow incidental beer and wine service within an existing restaurant while maintaining compatibility with surrounding uses and without adverse impacts to traffic, parking, or public services.

CU-25-14

RECEIVED
JAN 7 2026
PLANNING DIV

COMMON WEALTH AVE

INDIANA ST

TOTAL NUMBER OF PARKING SPACES: 88

EXISTING SITE PLAN



SCALE
1/16" = 1'-0"

2

8192 COMMONWEALTH AVE SUITE A,
BUENA PARK, CA 90621

PROJECT INFORMATION

SITE ADDRESS	8192 COMMONWEALTH AVE SUITE A, BUENA PARK, CA 90621
ZIP CODE	90621
LOT/PARCEL AREA	12,201 SQ.FT.
PROJECT AREA	851 SQ.FT.
APN	070-012-03
LEGAL DESCRIPTION	N TR 983 BLK LOT 5 TR 983 LOT 5 E 50 FT W 100 FT N 244 FT
LANDUSE	200
NUMBER OF STORIES	1 (ONE)
OCCUPANCY GROUP	B
PROJECT AREA	851 SQ.FT.

: EXISTING WALL TO REMAIN

(E) KITCHEN

(E) DINING AREA

(E) RESTROOM

(E) MOP SINK (E) W.H.

EXISTING FLOOR PLAN



SCALE
3/8" = 1'-0"

1

EXISTING SITE / FLOOR PLAN

8192 COMMONWEALTH AVE. SUITE A,
BUENA PARK, CA 90621

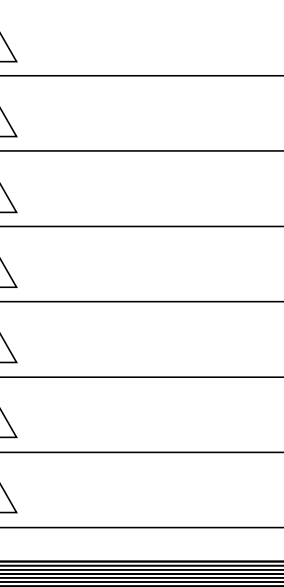
SPACE MASTERS
ARCHITECTURE ■ INTERIOR ■ PLANNING ■
3435 WILSHIRE BLVD. SUITE 2905, LOS ANGELES, CA 90010
TEL: (213) 386-3643



These drawings and/or specifications are
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documents without the expressed written
permission of KSK DESIGN INC.

PROJECT

REVISIONS



PROJECT NO.: NORMANDIE 938
DRAWN:

CITY SUBMITTAL
DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

SITE / FLOOR PLAN

SHEET NO.

A0.0

8192 COMMONWEALTH AVE. SUITE A,
BUENA PARK, CA 90621



VICINITY MAP



ZONING ADMINISTRATOR

Thursday, July 16, 2026 – 8:00 a.m.

CONDITIONAL USE PERMIT NO. CU-25-14

8192 COMMONWEALTH AVENUE, Suite A

APN: 070-012-03

Alvarez, Joshua

From: Airan Yang [REDACTED]
Sent: Tuesday, July 7, 2026 9:21 AM
To: Planning Commission
Subject: Re: APN 070-012-03

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Josh

Hello,

I am contacting in regards to property location 8192 Commonwealth Avenue, Suite A (APN 070-012-03). I won't be able to make it to the hearing for their permit no. CU-25-14 but I would like to report that that business has been illegally selling alcohol for many years. They have been selling alcohol but serving them in water cups to avoid getting caught. I do not think they should be allowed to obtain this permit but to be penalized for the illegal sale of alcohol.

Thank you.