



CHAIR DIEP
VICE CHAIR JUDEH
COMMISSIONER DAVIS
COMMISSIONER PATINO
COMMISSIONER SCHOALES

Wednesday, September 24, 2025, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

1. GENERAL

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

2.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

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3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

- 3.A. APPROVAL OF MINUTES
August 27, 2025

4. PUBLIC HEARING

4.A. TEXT AMENDMENT NO. C-25-2

A recommendation to the City Council to consider amendments to Title 19 (Zoning) Division 5 (Commercial and Industrial Zones) of the Buena Park Municipal Code (BPMC) regarding uses permitted and special requirements for certain uses within the commercial zones.

The project proponent is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622.

The proposed Zoning Text Amendment is exempt from CEQA, pursuant to Section 15061(b)(3) which provides that it is exempt from CEQA if it can be seen with certainty that the action or project does not have any potential for causing a significant effect on the environment.

— RECOMMENDED ACTION: Adopt Resolution recommending City Council approval to update Title 19 (Zoning) Division 5 (Commercial and Industrial Zones) Sections 19.512.010 (Uses Permitted) and 19.552.040 (Gaming Machine Arcade) of the Buena Park Municipal Code (BPMC).

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.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 Planning Commission 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 in the Planning Division. Video streaming of the meeting is available on the City's website. 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.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

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: September 18, 2025



September 24, 2025
CONSENT CALENDAR
Item No. 3A.

Planning Commission Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Ruth Santos, Senior Administrative Assistant	Ruth Santos, Senior Administrative Assistant
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

Attachments

[2025-08-27 PC M DRAFT.pdf](#)

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 27, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on August 27, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Davis, Judeh, Patiño, Schoales, and Diep

Matt Foulkes, Community and Economic Development Director
Harald Luna, Planning Manager
Ian McAleese, Senior Planner
Lotus Thai, Sustainability Manager
John Lam, Assistant City Attorney
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

- 1A. CALL TO ORDER
- 1B. ROLL CALL
- 1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

- 3A. APPROVAL OF MINUTES – August 13, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to approve the minutes of the August 13, 2025 Planning Commission meeting.

The motion carried unanimously.

AYES: 5 COMMISSIONERS: Judeh, Patiño, Davis, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING**4A. GENERAL PLAN AMENDMENT NO. GP-25-3 AMENDING CHAPTER 7 SAFETY ELEMENT OF THE 2035 GENERAL PLAN**

Adoption of a Planning Commission resolution recommending that the City Council approve General Plan Amendment No. GP-25-3 to amend Chapter 7 Safety Element of the 2035 General Plan to update the text and exhibits to include Principles, Goals, and Policies for climate change and resiliency, fire safety, hazardous materials, emergency management, flood hazards, and incorporation of relevant State Laws.

An Initial Study/Negative Declaration (IS/ND) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15070-15073; and the IS/ND found that the project would have no impacts or less than significant impacts on the environment, with no mitigation measures required.

Mr. McAleese presented the staff report.

There being no speakers and no written communication, Chair Diep closed the public hearing.

Vice Chair Judeh moved and Commissioner Davis seconded the motion to adopt the resolution recommending City Council approval of General Plan Amendment No. GP-25-3.

AYES: 5 COMMISSIONERS: Judeh, Davis, Patiño, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6387
GENERAL PLAN AMENDMENT NO. GP-25-3**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY
COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GP-25-3 TO
UPDATE CHAPTER 7 SAFETY ELEMENT OF THE 2035 GENERAL PLAN
AND A NEGATIVE DECLARATION**

5. STAFF REPORT:

Mr. Foulkes reported that the General Plan Amendment (GP-25-3), with the Initial Study/Negative Declaration, and the Climate Action Adaptation Plan will be considered by the City Council on September 23, 2025.

6. AGENDA FORECAST:

Mr. Luna announced that there are no items scheduled for the September 10, 2025 Planning Commission meeting. He also reminded the Planning Commissioners about the upcoming Commissioner and Committee Recognition Event on September 25, 2025, at 6:00 p.m., to be held at the Beach Boulevard Club, with "A Roaring Good Time" theme; invitations will follow.

7. COMMISSION REPORTS:

Vice Chair Judeh reported on the Buena Park Koreatown Freeway Sign unveiling, which she recently attended.

8. ADJOURNMENT:

At 6:42 p.m., Chair Diep adjourned the Planning Commission meeting.

Deborah Diep
Chair

ATTEST:

Harald Luna
Planning Manager



September 24, 2025
PUBLIC HEARING
Item No. 4A.

Planning Commission Agenda Report

TEXT AMENDMENT NO. C-25-2

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

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, Staff recommends that the Planning Commission adopt the attached Resolution recommending that the City Council adopt the Ordinance approving Text Amendment No. C-25-2, and find that the proposed Zoning Code Text Amendment is exempt pursuant to the State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) based on the facts and findings provided herein.

BACKGROUND:

Division 5 (Commercial and Industrial Zones) of the Buena Park Municipal Code (BPMC) Title 19 (Zoning) Chapter 19.512 (Uses) regulates the types of uses permitted within the commercial and industrial zones. In 1998, the City Council adopted Ordinance No. 1382 to create the CR (Regional Commercial) zone along with the establishment of permitted uses. The CR zoning classification is only applied to parcels in and around the Buena Park Downtown, including the shopping center on the north side of La Palma Avenue. Between 2000 and 2021, the City Council adopted Ordinance No.'s 1405, 1437, and 1701 to allow supermarkets (north side of La Palma Avenue), veterinary clinics, medical/dental clinics and tobacco shops to the list of uses permitted within Section 19.512.010 (Uses Permitted).

DISCUSSION:

Section 19.504.010 (Purpose and General Plan Consistency) outlines the purpose of Division 5 which is to implement the General Plan goals and objectives that relate to commercial and industrial land uses that will provide for the establishment of a wide range of employment and economic opportunities within the community, provide for appropriate facilities to serve the needs of the residents and visitors of the community, and enhance the visual, economic, and environmental character of the community. Since the last update to the permitted uses table for the CR zone, Staff has received multiple inquiries from property and business owners proposing uses that are currently not permitted within CR zoned properties. As a result, property owners have had difficulty leasing properties within the CR zone based on required processing times, as well as uncertainty regarding acceptability of the businesses requiring a Conditional Use Permit (CUP) or not permitted at all. Over the past twenty-five years, malls have shifted from exclusively offering a gathering of brick-and-mortar retail establishments to offering a mix of food and entertainment-type uses that draw customers for a mix of experiences, rather than exclusively a shopping experience. Adding new uses to the CR zone will help Buena Park Downtown attract more diverse and unique businesses to serve the needs of residents and visitors of the community.

The proposed text amendment to BPMC Table 19.512.010, will add or amend the following uses within the CR zone:

Automatically Permitted Uses "P":

- Indoor only:
 - Batting cages
 - Screen golf driving range
 - Simulated sports activities
 - Axe throwing
 - Virtual Reality activities
 - Miniature golf
 - Pickleball
- Outdoor fixed kiosk
- Printing
- Small animal grooming
- Music studio, recording studio
- Skating rink
- Skateboard park
- Game machine arcade
- Bowling alley

Conditionally Permitted "C" Uses:

- Batting cages (outdoor)
- Banquet caterer/hall

Outdoor fixed kiosks within the CR zone will require review and approval through an Interdepartmental Review (IDR) application and banquet caterer/hall will require approval through a conditional use permit. This entitlement/review process will allow city staff to evaluate the potential impacts and create appropriate conditions of approval for these types of uses.

In addition to the above-listed uses in the CR zone, several other uses will be included in the update to the permitted use table for properties located within the CG (Commercial General) zone including changes to Section 19.552.040 (Gaming Machine Arcades) of the BPMC as it relates to location and use approval. Specifically, the BPMC definition of Amusement Device is being amended to include capsule machines, karaoke booths and photo booths and the CR zone is exempted from restrictions on the number of amusement devices or game machine arcades allowed or separation requirements from other sensitive uses (schools, bar/lounge, residential zone, adult business).

ENVIRONMENTAL ASSESSMENT:

The Zoning Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within CR zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are permitted in other zones within the City or are substantially similar to other permitted uses.

PUBLIC HEARING NOTIFICATION:

Notice of the public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on September 11, 2025. Notice of the public hearing was also published in the Buena Park Independent on September 12, 2025, as required by law. As of the publication date of this report, the City has not received any inquiries or comments regarding the proposed action.

Attachments

[Proposed Planning Commission Resolution for Text Amendment No. C-25-2.pdf](#)

[Proposed City Council Ordinance.pdf](#)

RESOLUTION NO. _____
TEXT AMENDMENT NO. C-25-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. C-25-2 AMENDING TITLE 19 (ZONING) DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES) SECTION 19.512.010 (USES PERMITTED) AND SECTION 19.552.040 (GAMING MACHINE ARCADE) OF THE BUENA PARK MUNICIPAL CODE

A. Recitals.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern."

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code (BPMC) and Buena Park Zoning Code (Title 19 of the BPMC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City.

(iii) On September 24, 2025, the Planning Commission of the City of Buena Park held a duly noticed public hearing to consider a recommendation to the City Council to approve Zoning Text Amendment No. C-25-2. Said public hearing was concluded prior to the adoption of this Resolution; and

(iv) The Planning Commission has reviewed and considered all elements of said Text Amendment No. C-25-2 and the information contained therein and all legal prerequisites to the adoption of the Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby finds, determines, resolves and recommends the City Council find as follows:

1. The Planning Commission 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 Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, draft resolution, and draft Ordinance, the Planning Commission hereby specifically finds as follows:

- a. **Finding:** Explanation of the relationship to the General Plan and any applicable Specific Plans. (See California Government Code Section 65855).

Fact: The proposed text amendment conforms to the City of Buena Park General Plan and furthers the intent of the Land Use and Community Design Element for providing a variety of businesses in the City by furthering Policies 1.4, 11.1, 11.3, 19.17, and 19.18, and Goals LU-11 and LU-19.

- b. **Finding:** Consideration of the effect of the proposal on the housing needs of the region balanced against the public service needs of City residents and the fiscal and environmental resources available. (See California Government Code Section 65863.6).

Fact: The proposed text amendment is limited to uses permitted within commercial zones, which have no negative impact on housing needs and does not reduce or expand the allowances for housing within the City.

3. The Planning Commission hereby recommends that the City Council of the City of Buena Park finds that facts supporting the above-specified findings are contained in the staff report and attachments, and information provided to this Planning Commission during the public hearing conducted on September 24, 2025 with respect to the Project.

4. The Planning Commission hereby recommends that the City Council of the City of Buena Park find and determine that the proposed Zoning Text Amendment in this Resolution is exempt from California Environmental Quality Act (CEQA) of 1970, as amended and the Guidelines promulgated, thereunder, Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed zoning text amendment regulates the uses permitted and development standards within commercial zones, specifically the CR (Regional Commercial) zone, citywide.

5. The Planning Commission hereby recommends that the City Council of the City of Buena Park adopt the attached Ordinance approving Zoning Text Amendment No. C-25-2.

6. The Secretary of this Commission shall:

- a. Certify to the adoption of this Resolution.
- b. Transmit a copy of this Resolution to the City Council of the City of Buena Park together with the record prepared with respect to these proceedings including the attached ordinance approving Zoning Text Amendment No. C-25-2. This Resolution shall go into effect immediately upon its adoption.

Resolution No. _____
Text Amendment No. C-25-2
September 24, 2025

PASSED AND ADOPTED this 24th day of September 2025, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Deborah Diep
Chair

ATTEST:

Harald Luna
Planning Manager

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
BUENA PARK, CALIFORNIA, AMENDING DIVISION 5
(COMMERCIAL AND INDUSTRIAL ZONES) OF TITLE 19
(ZONING) OF THE BUENA PARK MUNICIPAL CODE

A. RECITALS.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern."

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code (BPMC) and Buena Park Zoning Code (Title 19 of the BMPC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City.

(iii) On September 24, 2025, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation to the City Council to approve Zoning Text Amendment No. C-25-2 and recommended that the City Council approve the Text Amendment.

(iv) On October 28, 2025, the City Council conducted a duly noticed public hearing to consider Text Amendment No. C-25-2.

(v) This Ordinance is a text change to the BPZC and has been processed and considered in accordance with the provisions of BPMC Section 19.124.010 (Text Change), as well as applicable provisions of California law, and all other legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The facts set forth in the Recitals, Part A, of this Ordinance are true and correct, and incorporated into this Ordinance as substantive findings.

SECTION 2. Table 19.512.010 of the Buena Park Municipal Code, titled "Uses Permitted-Commercial and Industrial Zones," is hereby amended to read as follows (new text reflected in underline and deleted text in ~~strikethrough~~):

Symbol	Meaning
P	Automatically permitted use.
I	Incidental use—use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

Symbol	Meaning
C	Conditional use—use eligible for consideration under the conditional use procedure (Section 19.128.020) and permitted only if a conditional use permit is approved, subject to the specific conditions of such permit.
Ci	Incidental conditional use—use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is automatically permitted or permitted by conditional use permit.
Pc	Automatically permitted use, except such use is subject to a conditional use permit when located within three hundred thirty feet of a residential zone.
Pc*	Automatically permitted use, except such use is subject to a conditional use permit when located within six hundred feet of a residential zone.
IC	Incidental or conditional use—automatically permitted as an incidental use, when the primary use is automatically permitted, or eligible for consideration as a primary use under the conditional use procedure.

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Residential Uses								
<u>Group Quarters:</u>								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	Ci	Ci	Ci					
<u>Transient Quarters:</u> (See Commercial Uses— Tourist Services.)								
Public Service Uses								
<u>Community Day Care:</u>								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
<u>Health Facilities:</u>								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	P	P	P
• Pharmacy.	P	P	P	P	I	I	I	I
• Optician.	P	P	P	P				
<u>Public Assembly:</u> (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					
<u>Education:</u>								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			
• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	
• Trade school.			C		C		C	
<u>Recreation:</u> (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P		P	P	P	P
• Recreation area (play area, swimming pool, racquetball courts, etc.), as an accessory use (public or private use, indoor or outdoor) to a permitted commercial or industrial use.	C	C	C	C	C	C	C	C
• Private recreation facility.			C	C				
• Community recreation center.		P	P					
• Golf driving range.			C					
• <u>Indoor screen golf driving range.</u>			<u>P</u>	<u>P</u>				
• Miniature golf.			C					
• <u>Miniature golf, indoor only.</u>			<u>P</u>	<u>P</u>				
• <u>Indoor simulated sports activities.</u>			<u>P</u>	<u>P</u>				
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P				
• With outdoor courts.			C	C				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Racquetball, handball, <u>pickleball</u> , swimming, gym, athletic club, indoor only.		P	P	P				
• With outdoor area.			C	C				
<u>Natural Resource Development:</u>								
• Exploration and development.	C	C	C		C	C	C	C
<u>Utilities and Communications:</u> (13)								
• Telephone central office, relay station.	C	C	C		C	C	C	C
• Flood control channel and facilities, utility corridor.	P	P	P	P	P	P	P	P
• Other public utility facilities or structures, including electrical substations, and cellular telephone facilities.	C	C	C	C	C	C	C	C
• Radio, television, microwave transmitters.	C	C	C	C	C	C	C	C
• Aviation navigational aids.	C	C	C	C	C	C	C	C
<u>Transportation:</u>								
• Parking lot.	P	P	P	P	P	P	P	P
• Parking structure.	P	P	P	P	P	P	P	P
• Passenger station.	C	C	C	C			C	
<u>Other Public Services and Facilities:</u>								
• Non-City-owned public facilities.	C	C	C	C	C	C	C	C
Commercial Uses								
• Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.)								
<u>Offices:</u> (2)								
• Bank, financial institution.	P	P	P	P	P	P	P	P
• Business, administrative, professional.	P	P	P	P	P	P	I	I
<u>Studios, etc.:</u>								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	CP	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Sale of art or publications related to permitted use.	I	I	I	I				
<u>Schools:</u> (See Public Service Uses—Education.)								
<u>Personal Services:</u>								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
<u>Tourist Services:</u> (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
<u>Commercial Recreation:</u> (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	CP				
• Skateboard park.			C	CP				
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	CP				
• Batting cages.			C	<u>C</u>				
• <u>Batting cages, indoor only.</u>			<u>P</u>	<u>P</u>				
• <u>Axe throwing.</u>			<u>C</u>	<u>P</u>				
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	CP				
• <u>Virtual Reality activities.</u>			<u>P</u>	<u>P</u>				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Retail Sales:</u> (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)								
• Furniture, carpets.		P	P	P	P			
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P			
• Department store, variety store, dry goods and notions.		P	P	P				
• Apparel—clothing, millinery, shoes, etc.		P	P	P				
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P				
• Hobby shop.		P	P	P				
• Drugstore.		P	P	P				
• Tobacco shop. (21)	I	P	P	P				
• Pet shop and supplies.		P	P	P				
• Key shop kiosk.		P		P				
• Gifts, souvenirs.		P	P	P				
• Flower shop.	P	P	P	P				
• Flower kiosk.		P		P				
• Stationery and office supply		P	P	P	P			
• Books, newsstand.	I	P	P	P				
• Video sales, rental.		P	P	P				
• Video kiosk.		C		P				
• <u>Outdoor fixed kiosk. (22)</u>				<u>P</u>				
• Antiques.		P	P	P	P			
• Thrift shop, secondhand goods, pawnshop.			C					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies.		Pc	Pc	Pc	Pc			
• With outdoor display area.		C	C	C	C			
• Garden and patio furniture and equipment.		P	P	P	P			

Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• With outdoor display area.		C	C	C	C			
• Plant nursery, with outdoor display.		Pc	Pc	Pc	Pc		Pc	
• Pottery, ceramics.		P	P	P				
• With outdoor display area.		C	C	C				
• Deep discount/product liquidation.		P	P					
• With outdoor display area.		C	C					
• Swapmeet—Indoor/Outdoor. (18)			C					
<u>Food Sales and Service:</u>								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	P	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	C	C	C
• With on-sale liquor. (5)	C	C	C	C	C	C	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		C	C	Ci				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	Ci	P	P	P	P			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer / <u>hall</u> .		C	C	<u>C</u>	C			
• Catering truck terminal (including commissary and kitchens).							C	C
<u>Vehicle Sales and Rentals:</u> (See also Other Services—Equipment Rental.)								
• Automobile rental agency.		C	P		P			
• Vehicle sales, leasing and rental agency (office use only).				P				
• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.			Pc		Pc			
• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.					C		Pc	Pc

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Vehicle-Related Sales with Related Service and Repair:</u> (Any installation shall be conducted within a building.)								
• Retail sales of auto parts or accessories, not including tires.		Pc	Pc	Pc	Pc			
• Wholesale of auto parts or accessories, not including tires.					Pc		Pc	Pc
• Auto window tinting.			C		C		Pc	
• Machining or repair of auto parts or accessories, not including tires.			C		C		C	C
• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.		C	C	Ci	C			
• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.			C		C		C	
• Tires, wholesale and/or installation.							Pc	Pc
<u>Other Sales and Service:</u>								
• Bicycle sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P			
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.)			C		C		C	C
<u>Vehicle Repair, Service:</u> (All work shall be conducted within a building.)								
• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen. (Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)		C	C	Ci(15)	C		Pc	
• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.			C		C		Pc	
• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity.					C		C	C
• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.			C		C			

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Vehicle Service:</u>								
• Mechanical carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
• Quick tune-up/oil change/lube shop.		C	C	C	C		C	C
<u>Printing Services:</u>								
• Instant printing, copying, addressographing, mimeographing, photostating, blueprinting.	P	P	P	P	P	P	P	
• Photoengraving, offset printing.					Pc	Pc	Pc	
• Printing.				P	Pc		Pc	Pc
• Photo film drop-off/pick-up kiosk.		P		P				
• Retail photo film and print processing.		P	P	P				
• Photo film and print processing plant.					Pc		Pc	Pc
• Custom furniture upholstery and reupholstery.		P	P		P			
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P			
• Locksmith.		P	P	P	P			
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					Pc		Pc	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C
• Small animal grooming (no boarding).		P	P	P	P			
• Small animal hospital.			C		Pc		Pc	
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.			C					
Industrial Uses								
<u>Research, Development and Testing:</u>								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	C	Pc	Pc

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Storage:</u>								
• Mini-storage space rental for public self-storage.					Pc		Pc	
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• Above-grade fuel tank storage with 500 gallon and greater capacity. (8)	Ci	Ci	Ci		Ci	Ci	Ci	CI
• Below-grade fuel tanks and abovegrade fuel tanks with less than 500 gallon capacity. (8)	P	P	P		P	P	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I
• Cold storage.					Pc		Pc	Pc
• Frozen food locker.		I	I		Pc		Pc	
• Ice plant.							C	Pc
• Lumberyard.			C		Pc		Pc	Pc
• Contractor's storage facility, with main building.							C	C
<u>Wholesale:</u>								
• Wholesale business.					Pc		Pc	Pc
• Wholesale with retail outlet.					Pc		C	C
<u>Industrial Processes:</u>								
• Cabinet shop, machine shop (no punch presses over 20- tons), sheet metal shop, tinsmith, welding shop.					Pc		Pc	Pc
• Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing.							C	C
• Fabrication from finished rubber, plastics.							C	Pc
• Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, tobacco, wood.						Pc	Pc	Pc
• Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds).					Pc		Pc	Pc

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Manufacturing, compounding, assembly, packaging, or treatment of merchandise made from the following previously prepared materials: canvas, cloth, textiles, yarn, cork, leather, plastics, cellophane, synthetics, precious or semi-precious metal (excluding metal stamping), stone (excluding grinding, cutting or dressing, granite, etc), wood (excluding prefabrication of building components, cabinet shops, furniture manufacturing, lumberyard, planing mill).					P		P	P
• Assembly of electrical appliances, electronic instruments or devices, precision instruments, radios, computer components, phonographs, television sets (may include manufacturing of small parts only).						P	P	P
• Smelting of precious or semi-precious metal.							C	C
• Drop forge, foundry.								C
• Paint mixing.							C	C
• Grinding, cutting or dressing of stone, marble or granite, etc.							C	C
• Metal fabricating (no foundry), metal plating, metal finishing.								Pc
• Metal engraving.							Pc	Pc
<u>Manufacturing of:</u>								
• Acid.								C
• Soap (cold mix only).							C	Pc
• Cosmetic goods, toiletries, or drugs.					Pc		Pc	Pc
• Ceramics.					C		C	C
• Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.					C		C	Pc
• Aircraft (no foundry).								Pc
• Boats, less than 28 ft. hull length.					C		C	C
• Hull length greater than 28 ft.							C	C
• Furniture, garden patio furniture and equipment.							C	Pc
• Garments, gloves, shoes.							Pc	Pc
• Signs.							Pc	Pc
• Electrical appliances, instrumental or equipment.							Pc	Pc

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Jewelry, watches.					P		P	P
<u>Food Manufacturing or Processing:</u>								
• Manufacturing, processing, canning or packing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry.								C
• Winery.							C	C
• Brewery.								Pc
• Processing, canning or packing fruits or vegetables.							C	Pc
• Bakery.					Pc		Pc	Pc
• Candy or nut packing (no roasting).					Pc		Pc	Pc
• Candy manufacturing, nut processing.							C	C
• Dairy products manufacturing.							C	Pc
• Bottling.							Pc	Pc
Temporary Uses								
• Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	T	T	T	T
• On-site construction facilities. (10)	P	P	P	P	P	P	P	P
• On-site real estate sales office. (11)	P	P	P	P	P	P	P	P

1	Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
2	In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.
3	Special limitations apply for retail dry cleaning. See Section 19.552.020 .
4	Special requirements apply for game machine arcades. See Section 19.552.040 .
5	Special requirements apply for restaurants with on-sale liquor. See Section 19.552.030 .
6	Special requirements apply for carwashes. See Section 19.552.060 .
7	Special requirements apply for automobile service stations. See Section 19.552.050 .
8	Above-grade fuel tanks subject to applicable setbacks and screening from public view.
9	Special requirements apply for outdoor storage. See Section 19.524.020 .
10	Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.

Notes:

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| 11 | Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year. |
| 12 | Special requirements apply for hotels, motels, and motor hotels. See Sections 19.104.080 and 19.552.110 . |
| 13 | See Division 12 of Zoning Ordinance. |
| 14 | In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter 19.556 . Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter 19.556 . |
| 15 | In the CR zone, use may be considered only within the Master Plan Area South. See Chapter 19.556 . |
| 16 | In the CR zone, use may be considered only within the Master Plan Area North. See Chapter 19.556 . |
| 17 | In the CR zone, use may be permitted within multi-tenant buildings only. |
| 18 | Special requirements apply for indoor swap meets. See Section 19.552.111 . |
| 19 | Special requirements apply for emergency shelters. See Section 19.552.112 . |
| 20 | Special requirements apply to massage establishments. See Section 19.552.130 . |
| 21 | Special requirements apply to tobacco shop use See Section 5.60 of the BPMC. |
| 22 | <u>Subject to the Interdepartmental Review process detailed under Section 19.128.100.</u> |

SECTION 3. Section 19.552.040 of the Buena Park Municipal Code, titled "Game Machine Arcades," is hereby amended to read as follows (new text reflected in underline and deleted text in ~~strikethrough~~):

A. Findings and Purposes.

1. It is found that game machine arcades create special problems of noise, congestion, interference with nearby activities, and policing.
2. The purposes of this section are to control the location, size, and operation of game machine arcades in order to minimize adverse effects and promote compatibility with surrounding activities to the maximum extent possible.

B. Definitions. The following words shall have the following meanings:

1. **Amusement device.** "Amusement device" means any machine, game, or device which may be played or operated by the public for amusement or recreation, the use of which is subject to the payment of a fee or is controlled by placing therein coins, slugs, discs, keys, or similar devices. This definition includes video games, pinball machines, Skee-Ball games, shuffleboard games, and games and devices of a similar nature. This definition does not include jukeboxes, vending machines, capsule or gacha machines, karaoke booths, photo booths, and similar devices which do not involve an element of skill or chance.
2. **Game machine arcade.** "Game machine arcade" means an establishment where the predominant activity is the use of amusement devices, or that portion of any other establishment where four or more amusement devices are available to the public.

C. Location and Use Approval.

1. Game machine arcades shall be permitted only by conditional use permit and only in those zones specified for game machine arcades in Section 19.512.010.
2. A game machine arcade shall not be permitted in a location which would tend to produce a hazard or nuisance to other permitted uses and activities in the vicinity.
3. A game machine arcade shall be located at least six hundred feet from any school, adult business, or another game machine arcade, and at least three hundred feet from any residential zone, cocktail lounge, or bar.
4. Game machine arcades located within the CR zone are exempt from all of the above restrictions referenced in this subsection.

D. Design and Operation. A game machine arcade shall be arranged in such a manner that all amusement devices and public spaces can be viewed from a single supervisory or cashier station. A responsible adult employee of the establishment shall be on duty throughout the hours that such establishment is open.

SECTION 4. Environmental Review. The proposed zone text amendment is exempt from California Environmental Quality Act (CEQA), as amended and the Guidelines promulgated, thereunder, Section 15061 (b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed zoning text amendment will regulate the uses permitted and development standards within commercial zones, specifically the CR (Regional Commercial) zone, citywide to ensure that there are no impacts on surrounding.

SECTION 5. Severability. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 6. Effectiveness. This Ordinance shall take effect 30 days after the final passage by City Council.

SECTION 7. Certification. The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

PASSED AND ADOPTED this _____ day of _____ 2025, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ORDINANCE NO. _____

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ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk

I, Adria Jimenez, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the ____ day of _____ 2025.