

**CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 14, 2024**

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on August 14, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Ian McAleese, Senior Planner
Lotus Thai, Sustainability Manager
John W. Lam, Assistant City Attorney
Ray Tae, Senior Office 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 – July 24, 2024 Planning Commission Meeting

3B. SIGN PROGRAM NO. SN-24-5 – A request to establish a sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard within the CS (Community Shopping) zone.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Choi seconded the motion to approve the minutes of the July 24, 2024 Planning Commission meeting and the request to establish a sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard.

The motion carried unanimously.

AYES: 5 **COMMISSIONERS:** Diep, Choi, Davis, Patiño, and Judeh

NOES: 0 **COMMISSIONER:**

ABSENT: 0 **COMMISSIONER:**

ABSTAINED: 0 **COMMISSIONER:**

4. PUBLIC HEARING**4A. VARIANCE NO. V-24-3**

A request to allow a Variance from the Buena Park Municipal Code (BPMC) Section 19.912.020.C.2.b (Wall Signs for an Integrated Development – Number of Wall Signs) to allow an increase in the total number of permitted wall signs from one (1) sign to five (5) signs for an existing commercial tenant space with less than 30,000 square feet in floor area. The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is David Kim, 3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Mr. McAleese presented the staff report.

There being no questions by the Commissioners and no written communication by the public, Chair Judeh opened the public hearing.

David Kim, the applicant, described the proposed project.

There being no questions of the applicant and no speakers, Chair Judeh closed the public hearing.

Vice Chair Davis moved and Commissioner Diep seconded the motion to adopt the Resolution with conditions of approval approving Variance No. V-24-3.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6355
VARIANCE NO. V-24-3**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BUENA PARK APPROVING A REQUEST TO INSTALL ADDITIONAL
WALL SIGNS AND FOR ISSUANCE OF A VARIANCE TO ALLOW FOR A
COMMERCIAL SPACE WITH LESS THAN 30,000 SQUARE FEET OF
FLOOR AREA TO INCREASE THE TOTAL NUMBER OF PERMITTED
WALL SIGNS FROM ONE (1) TO FIVE (5)**

5. STAFF REPORT:

Dr. Meshram updated the Commission on items that went before City Council, including the Group Home Permit denial that was appealed and then withdrawn; Urban Homesteading Text Amendment with regard to keeping of chickens and bees was approved; Text

Amendment on temporary signs was approved with modifications; and the Development Agreement amending allowed uses within an existing mixed-use building was approved.

Dr. Meshram introduced Lotus Thai, Sustainability Manager, who presented to the Commissioners new sustainability efforts now being made to the City.

6. AGENDA FORECAST:

Dr. Meshram informed the Commission that the August 28, 2024 Planning Commission meeting will include a 93-unit townhome project located at 8030 Dale Street.

7. COMMISSION REPORTS:

None


8. ADJOURNMENT:

At 7:00 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



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