

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 28, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on August 28, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

ABSENT: COMMISSIONER: Davis

Matt Foulkes, Director of Community and Economic Development
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Ian McAleese, Senior Planner
John W. Lam, Assistant City Attorney
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
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 14, 2024 Planning Commission Meeting

3B. EXTENSION OF APPROVAL NO. EXT. 24-7- A request to extend the approval of Conditional Use Permit No. CU-22-2 to construct and operate an off-site 243-space parking lot for a new car inventory and make site improvements on a vacant lot located at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, a California Limited Liability Company. The applicant is Cyndi Park, The Brown Auto Group, 5825 Lincoln Avenue, Suite D-453, Buena Park, CA 90620.

RECOMMENDED ACTION: Adopt Resolution of Approval

Commissioner Diep moved and Commissioner Choi seconded the motion to approve the items under the Consent Calendar.

The motion carried unanimously.

AYES: 4 COMMISSIONERS: Diep, Choi, Patiño, and Judeh
NOES: 0 COMMISSIONER:
ABSENT: 1 COMMISSIONER: Davis
ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6257
EXTENSION OF APPROVAL EXT-24-7**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. CU-22-2 FOR A REQUEST TO CONSTRUCT AND OPERATE AN OFF-SITE, 243 SPACE PARKING LOT FOR NEW CAR INVENTORY STORAGE AND MAKE SITE IMPROVEMENTS AT A VACANT LOT LOCATED AT 8255 ORANGETHORPE AVENUE IN THE CM (COMMERCIAL MANUFACTURING) ZONE

4. PUBLIC HEARING

4A. GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1, AND MITIGATED NEGATIVE DECLARATION NO. MND-24-2

A request to adopt resolutions recommending City Council approval of a General Plan Amendment (GP-23-1) to amend the existing General Plan Land Use designation from Commercial to High Density Residential; a Zone Change (Z-23-1) to amend the existing zoning district from CS (Commercial Shopping) to RM-20 (Medium-Density Residential; a Tentative Tract Map (TT-24-1), to subdivide an existing parcel into a single lot for condominium purposes (93-unit townhomes); a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development and associated site improvements; and a Mitigated Negative Declaration (MND-24-2) certifying the associated Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

The property owner is Perge Ventures, Inc., a Delaware Corporation, 13000 E. Firestone Boulevard, Santa Fe, CA 90670. The applicant is Christopher Courtney, Brandywine Homes, 2355 Main Street, Suite 220, Irvine, CA 92614.

Mr. Luna presented the staff report.

Commissioner Diep asked if there are restrictions on construction hours as part of the conditions of approval. Commissioner Choi asked about consequences for construction violations.

Mr. Luna discussed the construction hours as stated in the Buena Park Municipal Code and included in the conditions of approval. Mr. Foulkes talked about how Building and Code Enforcement divisions will handle the violations.

Commissioner Patiño asked about financial impacts to the City, such as Police and Fire Departments, due to the size of the project.

Mr. Luna explained that potential impacts were considered in the Initial Study that was done on this project and it was determined that there are no significant impacts.

Chair Judeh clarified, and staff confirmed, that the applicant held two meetings with the community and made changes based on feedback from residents at the first meeting, including reducing the project from apartment units to townhomes.

There being no other questions by the Commissioners, Chair Judeh opened the public hearing.

In response to Chair Judeh, Ms. Santos stated that staff received and distributed copies of ten emails from residents supporting the project, and one email opposing it.

Christopher Courtney, Brandywine Homes, applicant, described the proposed project.

In response to Commissioner Choi who asked about the changes from what was originally proposed and if the proposed parking will be sufficient, Mr. Courtney stated that changes such as from apartment units to 93 townhomes, and balcony and window heights, were based on staff and residents' recommendations during the first of two meetings. He described parking as sufficient and exceeding City code requirements. He added that the CC&Rs will require the use of garage for parking.

Ms. Santos called on the following speakers.

1. Kathie Penfold
2. Jodi Frausto
3. Paul Buron
4. Phil Ryskens
5. Elizabeth Hansburg
6. Holly Wilcox
7. Rebecca Kovacs-Stein
8. Dominic Bendinelli
9. Johnathan Garcia
10. John Pickett

11. Adam Wood

Chair Judeh asked if staff and the applicant wanted to respond to concerns raised by some of the speakers.

Mr. Luna, Mr. Foulkes, and Mr. Courtney addressed the concerns raised by six of the speakers regarding parking, and enforcement by the City and through CC&Rs.

There being no other questions of the applicant Chair Judeh closed the public hearing.

Commissioner Diep moved and Commissioner Judeh seconded the motion to adopt the resolutions recommending City Council approval of General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, Conditional Use Permit No. CU-24-1, and Mitigated Negative Declaration No. MND-24-2.

AYES: 4 COMMISSIONERS: Diep, Judeh, Choi, and Patiño

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6357
GENERAL PLAN AMENDMENT NO. GP-23-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING
THAT THE CITY COUNCIL APPROVE GENERAL PLAN
AMENDMENT GP-23-1 FOR THE PROPERTY LOCATED AT
8030 DALE STREET, AMENDING THE LAND USE MAP OF
THE GENERAL PLAN FROM COMMERCIAL TO HIGH
DENSITY RESIDENTIAL LAND USE DESIGNATION AND
MAKING FINDINGS IN SUPPORT THEREOF**

**RESOLUTION NO. 6358
ZONE CHANGE NO. Z-23-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BUENA PARK RECOMMENDING THAT THE CITY
COUNCIL ADOPT AN ORDINANCE APPROVING ZONE
CHANGE Z-23-1 TO CHANGE THE ZONING
CLASSIFICATION OF THE PROPERTY LOCATED AT 8030
DALE STREET (APN: 070-501-01) FROM CS (COMMUNITY
SHOPPING) TO RM-20 (MEDIUM-DENSITY MULTIFAMILY
RESIDENTIAL)**

**RESOLUTION NO. 6359
TENTATIVE TRACT MAP NO. TT-24-1
CONDITIONAL USE PERMIT NO. CU-24-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A TENTATIVE TRACT MAP TO SUBDIVIDE AN EXISTING PARCEL CONTAINING 3.82-ACRES FOR CONDOMINIUM PURPOSES IN CONJUNCTION WITH CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 93-UNIT TOWNHOMES WITH ITS REQUIRED OFF-STREET PARKING, OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01), AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6360
MITIGATED NEGATIVE DECLARATION NO. MND-24-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE COMPLETION OF MITIGATED NEGATIVE DECLARATION NO. MND-24-2 FOR GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, AND CONDITIONAL USE PERMIT NO. CU-24-1, TO DEVELOP A 93-UNIT TOWNHOME PROJECT WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01)

5. STAFF REPORT:

Mr. Foulkes informed the Commission about City Council approval of the Text Amendment regarding allowing beekeeping and chickens and bees.

6. AGENDA FORECAST:

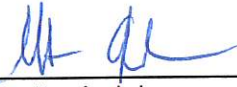
Dr. Meshram announced that there are currently no items scheduled for the next Planning Commission meeting.

7. COMMISSION REPORTS:

None

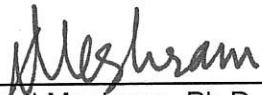
8. **ADJOURNMENT:**

At 7:50 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



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