

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD NOVEMBER 12, 2024

Vol. 54 Pg. 142

1. GENERAL

The City Council met in a regular session on Tuesday, November 12, 2024, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Sonne presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Brown, Traut, Ahn, Sonne
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Jimenez, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Jonathan Lee, BPPD Police Chaplain.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Joe Hunt, Public Works Manager.

1E. CITY MANAGER REPORT

City Manager France reported the following:

- A Slice of Pie with CSI, Wednesday, November 13, 2024, 5:00 p.m. – 7:00 p.m., Black Bear Diner Buena Park.
- No second City Council Meeting in November due to the holidays. The next City Council meeting will be held on Tuesday, December 10, 2024.
- Thanked Buena Park residents for voting in favor of Measure R. Even though votes are still being counted, the immense support proves that residents are seeking increased public safety and improved services in the City.

2. PRESENTATIONS

2A. PRESENTATION TO 2024 HALLOWEEN HOME DECORATING CONTEST WINNERS

Community Services Supervisor Saucedo presented awards to the 2024 Halloween Home Decorating Contest winners.

- First Place – 7487 Mohawk Circle
- Second Place – 6313 Cerritos Avenue
- Third Place – 6623 Longfellow Drive

Moreover, Supervisor Saucedo announced that the nominations for the Holiday Home Decorating Contest will be accepted from November 25 through December 9. Judging will occur from December 16 through December 18 at 5:00 p.m. The contest is free and open to Buena Park residents, and is limited to what is visible from the street at night. Nominations may be sent through finearts@buenapark.com. Contest winners will be notified on December 19 and awards will be presented at the January 2025 City Council meeting.

2B. INVITATION TO CHRISTMAS TREE LIGHTING AND CANDY CANELAND

Community Services Coordinator Martinez invited the community to the Annual Christmas Tree Lighting event that will take place on Friday, December 6, 2024, 6:00 p.m., at the Civic Center. The event will consist of holiday stage entertainment, ferris wheel, trackless train, food and dessert trucks, and Santa and Mrs. Claus. The City will also hold a toy drive at the event, in partnership with the Friendly Center, to help those in need in the community. Gifts are being collected for children up to the age of 17, and will be accepted through December 16. In case of rain, the event will be moved inside City Hall.

Community Services Coordinator Sanchez-Reyes invited the community to the 53rd Annual Candy Caneland and Craft Fair that will take place on Saturday, December 14, 2024, 10:00 a.m. - 4:00 p.m., at the Ehlers Event Center. The event will consist of a snow slide, play area, synthetic ice rink, craft and food vendors, and games. Santa Claus will be in attendance to delight the children and spread holiday cheer. Parking at the event site will be limited. Therefore, a free shuttle will be offered from Peak Park Pool between 9:00 a.m. and 5:00 p.m.

3A. ORAL COMMUNICATIONS

Mayor Sonne announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Jose Trinidad Castañeda spoke regarding his realizations as a former Council Member and expressed his concerns about the City Council.

There being no additional requests to speak, Mayor Sonne closed oral communications.

4. CONSENT CALENDAR (4A – 4Q)

Mayor Sonne announced that Consent Calendar Item Nos. 4A through 4Q would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4Q:

MOTION: Brown
SECOND: Traut
AYES: Brown, Traut, Ahn, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4Q be approved.

Minutes**4A. APPROVAL OF MINUTES**

Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of October 22, 2024.

APPROVED the recommended action.

Finance 75**4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: Adopt Resolutions approving Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 14914

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,155,440.43 DEMAND NOS. 427375 THROUGH 427602 CANCELLED NOS. 426906, 426948 AND 427330

RESOLUTION NO. 14915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,136,730.13 COVERING REGULAR PAYROLL ENDING OCTOBER 25, 2024

Reports & Studies 129**4C. TREASURER'S REPORT FOR THE MONTH OF SEPTEMBER 2024**

Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Proclamations 119**4D. PROCLAMATION RECOGNIZING NOVEMBER 12, 2024, AS EXTRA MILE DAY**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Proclamations 119**4E. PROCLAMATION RECOGNIZING NOVEMBER 30, 2024, AS SMALL BUSINESS SATURDAY**

Recommended Action: Approve proclamation.

APPROVED the recommended action.

Contracts 70 C-3469 C-3492 C-3494 C-3498 Public Works Proj. 125 PW-930 Budgets 47**4F. FINAL PAYMENT TO URBAN HABITAT FOR THE WHITAKER PARK PROJECT**

Recommended Action: 1) Accept the project as complete and approve final payment to Urban Habitat in the amount of \$507,222.87; 2) Direct the Public Works Director to file a Notice of Completion; and, 3) Allocate \$16,044 from the undesignated General Fund balance to the project account.

APPROVED the recommended action.

Budgets 47**4G. BUDGET APPROPRIATION FOR THE WHITAKER PARK PROJECT RELATED PROJECT CLOSEOUT SERVICES ASSOCIATED WITH THE DEPARTMENT OF THE STATE ARCHITECT GUIDELINES**

Recommended Action: 1) Approve a budget allocation of \$50,000 from the undesignated General Fund balance to the Whitaker Park Project Account to fund professional services needed to close out the Project in compliance with Department of the State Architects' guidelines.

APPROVED the recommended action.

Contracts 70 C-3474 Grants 185 Budgets 47**4H. ACCEPTANCE OF GRANT FUNDING FROM THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) FOR THE FY 2024-25 ALCOHOL POLICING PARTNERSHIP (APP) PROGRAM**

To accept grant funding from the ABC for education and enforcement related to problematic alcoholic beverage outlets, and minor decoy programs to deter underage drinking.

Recommended Action: 1) Accept grant funding from the Department of Alcoholic Beverage Control ("ABC") in the amount of \$34,400 for the FY 2024-25 Alcohol Policing Partnership (APP) program; 2) Authorize the Police Chief to sign any necessary documentation related to the grant; and, 3) Approve a budgetary action to appropriate an amount not-to-exceed \$34,400 for this purpose.

APPROVED the recommended action.

Contracts 70 C-3575 Public Works Proj. 125 PW-971**4I. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF CONTRACT WITH SOUTHERN BLEACHER COMPANY, INC. FOR THE BELLIS PARK BLEACHER REPLACEMENT PROJECT**

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Bellis Park Bleacher Replacement Project; 2) Award a contract to Southern Bleacher Company, Inc. in the amount of \$47,530; 3) Authorize contingency funds in the amount of \$5,000 in the same purchase order; 4) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; 5) Authorize the City Manager and City Clerk to execute the contract; and, 6) Authorize a budget amendment for the project in the amount of \$52,530 from the undesignated Facilities Maintenance Fund balance for this purpose.

APPROVED the recommended action.

RESOLUTION NO. 14916

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR BELLIS PARK BLEACHER REPLACEMENT IN SAID CITY

Contracts 70 C-3398**4J. PROFESSIONAL SERVICES AGREEMENT WITH ECONOMICS, INC. FOR CONTINUED IMPLEMENTATION OF THE SB 1383 EDIBLE FOOD RECOVERY PROGRAM**

Authorize the Public Works Department to continue to work with EcoNomics, Inc. to support Buena Park's Edible Food Recovery Program, in compliance with the mandates of Senate Bill 1383.

Recommended Action: 1) Approve a Professional Services Agreement with EcoNomics, Inc. in the amount of \$120,003 for continued assistance in implementing the City's edible food recovery program and related requirements of Senate Bill 1383 (SB 1383); 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Transportation 148**4K. RESOLUTION APPROVING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF BUENA PARK**

Recommended Action: 1) Adopt a resolution approving the annual Measure M2 Expenditure Report.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14917

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CONCERNING THE MEASURE M2 (M2) EXPENDITURE REPORT FOR THE CITY OF BUENA PARK

Contracts 70 C- 3445 Grants 185

- 4L. RESOLUTION ACCEPTING GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF JUSTICE FOR THE 2024 TOBACCO GRANT PROGRAM AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) FOR SAID GRANT

Recommended Action: 1) Adopt a resolution accepting grant funds from the California Department of Justice for the Tobacco Grant Program in the total amount of \$444,180; 2) Approve a Memorandum of Understanding with the California Department of Justice for the grant; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and the City Clerk to execute the MOU and other grant-related documents, as necessary.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO.14918

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ACCEPTING GRANT FUNDS IN THE AMOUNT \$444,180 FROM THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE, OFFICE OF THE ATTORNEY GENERAL, TOBACCO GRANT PROGRAM AND DESIGNATING AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE DOCUMENTS FOR THE PURPOSE OF ACCEPTING THE GRANT FUNDS

Contracts 70 C-3576 Police 117 Grants 185 Budgets 47

- 4M. AGREEMENT WITH THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT

Authorize the Police Department to receive grant funding for STEP enforcement operations. The proposed agreement is in the amount of \$180,000 and will fully reimburse STEP program-related activities.

Recommended Action: 1) Approve an agreement with the State of California Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program (STEP) Grant (PT25003); 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Ratify the Finance Director, Traffic Sergeant, and Traffic Lieutenant's execution of the agreement; 4) Authorize the Police Chief to execute all other necessary grant documents; and, 5) Approve a budget appropriation in the amount of \$180,000 for this purpose.

APPROVED the recommended action.

Contracts 70 C-3561 Public Works Proj. 125 PW-965

- 4N. FINAL PAYMENT TO ROY ALLAN SLURRY SEAL, INC. FOR THE 2023-2024 ANNUAL SLURRY SEAL PROJECT

Recommended Action: 1) Accept the project as complete and approve a final payment to Roy Allan Slurry Seal, Inc. in the amount of \$286,827; and, 2) Direct the Public Works Director to file a Notice of Completion.

APPROVED the recommended action.

Contracts 70 C-3493 Public Works Proj. 125 PW- 941 Budgets 47

- 4O. APPROVAL OF CHANGE ORDER NO. 19 AND FINAL PAYMENT TO MBC ENTERPRISES, INC. FOR THE PEAK PARK AND BOISSERANC PARK POOL IMPROVEMENTS PROJECT

Recommended Action: 1) Approve Change Order No. 19 in amount of \$105,000; 2) Accept the project as complete and approve a final payment to MBC Enterprises, Inc. in the amount of \$121,489.26; 3) Direct the Public Works Director to file a Notice of Completion; and, 4) Authorize the City Manager to sign Change Order No. 19 on behalf of the City.

APPROVED the recommended action.

Contracts 70 C-3564 Public Works Proj. 125 PW-967**4P. FINAL PAYMENT TO M.J. ELLS CONSTRUCTION, INC. FOR THE NAVIGATION CENTER MEN'S SHOWER FLOOR REHABILITATION PROJECT**

Recommended Action: 1) Accept the project as complete and approve a final payment to M.J. Ells Construction, Inc. in the amount of \$6,588.48; and, 2) Direct the Public Works Department to file a Notice of Completion.

APPROVED the recommended action.

Budgets 47 Police 117**4Q. PURCHASE OF A POLICE MOTORCYCLE FROM LONG BEACH BMW AND APPROVE A BUDGET AMENDMENT FOR THE PURCHASE**

Recommended Action: 1) Authorize the purchase of one 2024 BMW R1250 Motorcycle in the approximate amount of \$39,191.94 from Long Beach BMW Motorcycles utilizing Los Angeles County Sheriff's RFB-IS-23008318-1 dated October 22, 2024; 2) Determine that dispensing with the competitive bidding pursuant to Municipal Code Section 3.28.080(E) is in the best interest of the City because it will result in a lower purchase price for this vehicle; and, 3) Approve a budget amendment in the amount of \$39,200 from the undesignated Vehicle Replacement Fund balance for the purchase.

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5B)**Contracts 70 C-3577****5A. EXCLUSIVE NEGOTIATING AGREEMENT WITH BOARDWALK ENTERPRISES, LLC FOR THE PROPERTY LOCATED AT 7711-7733 BEACH BOULEVARD**

Consideration of a 9-month Exclusive Negotiating Agreement (ENA) with Boardwalk Enterprises, LLC for the development of the property at 7711-7733 Beach Boulevard with a multi-attraction development.

Recommended Action: 1) Approve an Exclusive Negotiating Agreement (ENA) with Buena Park Boardwalk to perform initial design, feasibility, environmental analysis and other due diligence as part of the future disposition of the City-owned property at 7711-7733 Beach Boulevard for a multi-attraction entertainment venue, including a butterfly conservatory, aquarium, laser maze, surprise your eyes, 4D theater, cafe, and candy shop development.

Director of Community and Economic Development Foulkes provided a report regarding entering into a nine-month Exclusive Negotiating Agreement (ENA) with Boardwalk Enterprises, LLC for the development of the property at 7711-7733 Beach Boulevard with a multi-attraction development. The City previously signed an ENA with Adrenaline Sports Resorts, LLC to explore the feasibility of developing the site with a surf park, hotel, restaurant, and retail concept. Unfortunately, over the course of the ENA period, the developer made nominal progress on their proposal, and the parties have mutually agreed to terminate the agreement. Staff reached out to Boardwalk Enterprises, LLC to determine their interest in moving forward with their previously proposed project with a modification of the dinosaur exhibit and restaurant elements of the design with an aquarium concept similar to what is at their current facility in Scottsdale, Arizona. Staff recommended that the City enter into an Exclusive Negotiating Agreement with Boardwalk Enterprises, LLC, based on their continued interest in Buena Park, proven success with similar projects, and an enhanced project proposal, to assess the feasibility of developing the property.

Adi Knishinsky, Boardwalk Enterprises, LLC, spoke regarding the team's philosophy towards attraction design and operations guided by strategic principles. Mr. Knishinsky shared about the different attractions they have developed, as well as the awards they received from such developments. Mr. Knishinsky stated that the Buena Park Boardwalk will be comprised of a Butterfly Wonderland, 3D Theatre, Emergence Gallery, Sloth Encounter, Rainforest Marine, and Butterfly Café and Gift Shop. The project will take about two and a half years to complete depending on permit processing and construction. Finally, the proposed Buena Park Boardwalk would enhance the City's entertainment corridor and hope for such attraction to become one of Buena Park's cultural landmark.

Greg Charbeneau, OdySea Aquarium President, discussed the plan for the installation of an aquarium at the Buena Park Boardwalk. The aquarium attraction will highlight a shark dome, penguin point, schooling fish, voyager shark exhibit, jellyfish, and cold water touch. Mr. Charbeneau also shared the cultural, economic, educational, and conservational benefits of the project to the Buena Park community.

The City Council thanked the developer for returning with a proposal, and expressed excitement to be moving forward with the project.

MOTION: Sonne
SECOND: Brown
AYES: Sonne, Brown, Ahn, Traut
NOES: None

MOTION CARRIED to approve the recommended action.

Parking 109

5B. RESOLUTION TO CREATE A NEW PREFERENTIAL PARKING DISTRICT ON BRENNER AVENUE AND MELROSE STREET
Recommended Action: 1) Adopt a resolution to establish a new Preferential Parking District (PPD) on Brenner Avenue.

Senior Engineering Technician Wray provided a report regarding creating a new Preferential Parking District (PPD) on Brenner Avenue. Staff received multiple complaints from residents regarding the parking nuisance that have come primarily due to the new Hilton Hotel located at 6979 Brenner Avenue. Senior Engineering Technician Wray explained the zoning and land use around Brenner Avenue, and the City's PPD policy requirements. The request must be made by at least 2/3 (66.6%) of the residents on the street and the area must be reasonably self-contained. In this case, 92.3% of the residents in the area signed the petition, meeting the first part of the policy requirement. The other requirement is for an area to be self-contained which is more difficult to determine, and is done on a case-by-case basis. In addition to the two requirements of the policy, there is also a recommendation related to parking demand. The recommendation is that at least 75% of the available parking is in use during peak times, but the average peak hour demand was found to be 57% and highest observed was 62%. It was determined that the proposed PPD on Brenner Avenue did not meet the minimum requirements of City Council's policy. Previously, there were PPDs approved that did not meet the "self-contained area" requirement. These PPDs allowed other nearby streets to join in the PPD at a later date if the residents desire. Senior Engineering Technician Wray discussed staff's recommendation of a possible PPD if the request is approved by the City Council.

Racquel De Leon, Buena Park resident, spoke regarding the need to establish a PPD on Brenner Avenue and Melrose Street because of the increased parking inconvenience caused by staff and customers of the Hilton Hotel.

Director of Government and Community Relations/City Clerk Jimenez acknowledged that the City received an email correspondence from Buena Park resident Francisco Lopez regarding an appeal to the City Council to delay the action on the item.

MOTION: Ahn
SECOND: Traut
AYES: Ahn, Traut, Brown, Sonne
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO.14919

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ESTABLISHING A PREFERENTIAL PARKING DISTRICT ON BRENNER AVENUE, ALL AS MORE PARTICULARLY DESCRIBED HEREIN

6. PUBLIC HEARING (6A)

Master Plan-Comp-Gen 14.2

- 6A. GENERAL PLAN AMENDMENT (GP-23-1), ZONE CHANGE (Z-23-1), TENTATIVE TRACT MAP (TT-24-1), CONDITIONAL USE PERMIT (CU-24-1), AND MITIGATED NEGATIVE DECLARATION (MND-24-2) TO ALLOW THE CONSTRUCTION OF A 93-UNIT TOWNHOME RESIDENTIAL DEVELOPMENT AT 8030 DALE STREET
- 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 Resolutions and an Ordinance, adopt Resolutions and an Ordinance approving 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) Mixed Use Overlay-45 to RM-20 (Medium-Density Multifamily Residential) Mixed Use Overlay-45; a Tentative Tract Map (TT-24-1) to subdivide an existing parcel into a single lot for condominium purposes; a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development, and to allow building heights up to 37 feet 7 inches; and Mitigated Negative Declaration (MND-24-2) certifying the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

Mayor Sonne stated that this was the time and place for a public hearing to consider to adopt resolutions and an ordinance approving 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) Mixed Use Overlay-45 to RM-20 (Medium-Density Multifamily Residential) Mixed Use Overlay-45; a Tentative Tract Map (TT-24-1) to subdivide an existing parcel into a single lot for condominium purposes; a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development, and to allow building heights up to 37 feet 7 inches; and Mitigated Negative Declaration (MND-24-2) certifying the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

Senior Planner Luna provided a report regarding the construction of a 93-unit townhome residential development at 8030 Dale Street. The following entitlements are required for the project: a General Plan Land Use Designation from Commercial to High-Density Residential; change the property zoning from Community Shopping (CS) Mixed Use Overlay-45 to Medium-Density Multi-Family Residential (RM-20) Mixed Use Overlay-45; subdivide the property for condominium purposes; allow the proposed 93-unit townhome development and to allow building heights up to 37 feet 7 inches; and, analyze the potential environmental impacts of the project and identify mitigation measures. Senior Planner Luna discussed the site location and details, existing condition, and property history. Community meetings were also held in August 2023 and October 2023 to discuss the applicant's project proposal. The applicant has since substantially revised the project details in consideration of the community's feedback. Senior Planner Luna explained the final project rendering, landscaping, privacy considerations, and parking. At its August 28, 2024 meeting, the Planning Commission recommended that the City Council approve the project as proposed and certify the Mitigated Negative Declaration, and to adopt the resolutions and ordinance approving GP-23-1, Z-23-1, TT-24-1, CU-24-1, and MND-24-2. Therefore, it was recommended that the City Council adopt the resolutions and ordinance as presented.

Alex Hernandez, Brandywine Homes President, discussed their ongoing projects in Buena Park and La Verne similar to that of the proposed project at 8030 Dale Street. Moreover, Mr. Hernandez explained their design considerations based on the community's feedback during the community meetings, and the proposed project's benefits to the community.

Mayor Sonne opened the public hearing and inquired if anyone present desired to speak.

Marlo spoke in support of the proposed residential development at 8030 Dale Street and emphasized the need for affordable housing in the area.

Elizabeth Hansburg, People for Housing, spoke in support of the proposed residential development at 8030 Dale Street and the benefits of such new housing development to aspiring homeowners in Orange County; therefore, encouraged the City Council to approve the project.

Gucci Singh, Lender, spoke in support of the proposed residential development at 8030 Dale Street and indicated the increased demand for condominiums and townhomes in today's generation.

Devin Valdez spoke in support of the proposed residential development at 8030 Dale Street.

Adam Wood, Building Industry Association, spoke in support of the proposed residential development at 8030 Dale Street and highlighted the substantial changes the applicant made on the project.

Paul Buron, Buena Park resident, spoke in opposition to the proposed residential development at 8030 Dale Street. Mr. Buron indicated his concerns regarding the lack of outreach to the people that live next to the project site and the view obstruction the buildings would cause to nearby homes.

There being no additional requests to speak, Mayor Sonne closed the public hearing.

Director of Government and Community Relations/City Clerk Jimenez acknowledged that the City received one email correspondence in opposition to, and ten email correspondences in support of the proposed residential development at 8030 Dale Street.

The City Council discussed the City's compliance to the California's state-mandated housing units; by-right approval; consideration of the overall impact of new housing developments in the City; and concerns expressed by the community regarding issues such as the new development's impact on traffic around the area.

MOTION: Sonne
SECOND: Traut
AYES: Sonne, Traut, Ahn, Brown
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolutions and ordinance:

RESOLUTION NO. 14920

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

RESOLUTION NO. 14921

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP TO SUBDIVIDE AN EXISTING 3.87-ACRE PARCEL FOR CONDOMINIUM PURPOSES IN CONJUNCTION WITH CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 93-UNIT TOWNHOMES, AND TO ALLOW BUILDING HEIGHTS UP TO 37 FEET 7 INCHES FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01), AND MAKING FINDINGS IN SUPPORT THEREOF

RESOLUTION NO. 14922

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING 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)

ORDINANCE NO. 1743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING ZONE CHANGE Z-23-1 TO CHANGE THE ZONING CLASSIFICATION FROM CS (COMMUNITY SHOPPING) MIXED USE OVERLAY-45 TO RM-20 (MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL) MIXED USE OVERLAY-45 FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01)

7. MAYOR/CITY COUNCIL REPORTS AND CALENDAR

7A. REPORT

Council Member Brown reported the following:

- October 23 BP Senior Halloween Lunch
- October 23 Honda Veterans Event
- October 24 OCCOG Board Meeting
- October 25 Metrolink Board Meeting
- October 30 Special LOSSAN Board Meeting
- October 31 Employee Halloween Parade
- October 31 BP Cops N' Goblins
- November 1 Congresswoman Steel's Veterans of Distinction Awards Event
- November 4 SCAG Board Officers Briefing
- November 6 BP Veterans Honor Lunch Celebration
- November 7 SCAG Regional Council Meeting
- November 7 Traffic Commission Meeting

Council Member Traut reported the following:

- October 23 ACC-OC Nuclear Decommissioning Tour
- October 23 OCTax 14th Annual Roses, Radishes, and the Royalty Award Dinner
- October 24 OCFA Board Meeting
- October 26 Carpenters Training Center Event
- October 31 Employee Halloween Parade
- October 31 BP Cops N' Goblins

Vice Mayor Ahn reported the following:

- October 25 State of OC San
- October 31 Employee Halloween Parade
- October 31 BP Cops N' Goblins
- November 4 OC San District Office Tour
- November 6 BP Veterans Honor Lunch Celebration
- November 6 OC San Operations Committee Meeting
- November 7 Black Bear Diner Grand Opening and Ribbon Cutting
- November 12 KACCOC Board Meeting

Vice Mayor Ahn calendared a discussion on having annual town hall meetings in each Council district.

Mayor Sonne reported the following:

- October 23 BP Phantom Fest
- October 23 Holder Elementary School WINGS Program Tour
- October 28 SCE Advisor Panel Meeting
- October 31 Employee Halloween Parade
- October 31 BP Cops N' Goblins
- November 1 Congresswoman Steel's Veterans of Distinction Awards Event
- November 6 BP Veterans Honor Lunch Celebration

8. RECESS/RECONVENE

Mayor Sonne recessed the meeting at 6:52 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 7:11 p.m.

9. STUDY SESSION (9A – 9D)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE EVALUATION OF ON-STREET PARKING ON ADAMS WAY, JACKSON WAY, AND GRAND AVENUE FRONTAGE ROAD

Senior Engineering Technician Wray provided a report regarding the evaluation of on-street parking on Adams Way, Jackson Way, and Grand Avenue frontage road. Staff observed the three subject areas at different hours of the day and night, and found that demand is highest during the evening and overnight hours; at the intersections, many vehicles were parked very close to the corners; a majority of the residents in the area appeared to be using their driveways and garages to park; overall, most of the street segments' parking occupancy was under the 75% parking level (as required in the PPD policy); parked vehicles were clustered as close as possible to Grand Avenue & nearby apartments; parking demand on Grand Avenue Frontage was typically at or above 100% occupancy; parking demand decreases the further away one gets from Grand Avenue; and, a majority of the drivers crossed Grand Avenue and went into the nearby multi-family residential complex located on West Jackson Way and Fillmore Drive. Staff collected the collision history on all three streets and found no reported accidents. Furthermore, staff provided options to address on-street parking concerns for City Council consideration.

The City Council discussed potential options to address the issues pertaining to on-street parking on Adams Way, Jackson Way, and Grand Avenue frontage road, and the need to conduct additional studies on the area prior to implementing parking restrictions. Council Member Brown suggested to remove the curb on the west side of the frontage road to make it a one-way street.

Following the discussion, the City Council directed staff return with options that would address the issues pertaining to on-street parking on Adams Way, Jackson Way, and Grand Avenue frontage road at a subsequent City Council meeting.

9B. DISCUSS THE CITY'S ROAD IMPROVEMENT STRATEGIES AND COSTS

Director of Public Works/City Engineer Mikhael provided a report regarding the City's road improvement strategies and costs. Director Mikhael discussed an overview of the City's different road rehabilitation programs, such as the Annual Pavement Rehabilitation Program, Annual Slurry Seal Program, Arterial Rehabilitation Program, and Maintenance and Operations; road improvement funding sources; OCTA's requirement of a biennial Pavement Management Plan (PMP); current City road conditions; projected pavement conditions; and existing funding concerns. Director Mikhael noted that to successfully implement the City's Pavement Management Plan (PMP) and prevent further deterioration, an additional \$3 million per year is needed. The 2024 PMP recommends a \$7 million annual budget to maintain or improve the current Pavement Condition Index (PCI) over the next seven years. This funding would supplement the existing grant and local fair-share contributions in the current CIP budget. With the necessary funding, staff could ensure that Buena Park streets are safe, efficient, and conducive to economic growth. There were also discussions on new technologies that would allow for cheaper treatments among Orange County cities. More importantly, staff continues to utilize best engineering practices to implement feasible designs.

Baron Knight, Buena Park resident, spoke regarding the general information received pertaining to upcoming road work.

City Manager France indicated that the Public Works page will be updated with information regarding the road work schedule and other road improvement-related information.

The City Council discussed the allocation of the approved Measure R funds for the City's road improvement; lifespan and maintenance of street pavement; and, goal to better the City's PCI numbers compared to neighboring cities.

Following the discussion, the City Council directed staff publish the road work schedule and other road improvement-related information on the Public Works page of the City's website.

9C. DISCUSS AND PROVIDE DIRECTION REGARDING CITY SELECTION COMMITTEE VOTING

Senior Management Analyst Fewer provided a report regarding appointments being considered and voted on for the District 4 City Select Committee and announced that the next City Selection Committee Meeting will be held on Thursday, November 14, 2024. Staff requested that the City Council determine a voting delegate and alternate delegate to vote at the City Selection Committee meeting. Traditionally, the Mayor is automatically appointed as the voting member. Therefore, staff sought City Council confirmation of Mayor Sonne as the voting delegate and Vice Mayor Ahn as the alternate delegate, should Mayor Sonne be unable to attend.

The City Council selected applicant Tanya Doby, City of Los Alamitos Council Member, to the Orange County Local Agency Formation Commission (LAFCO) as the Orange County City Representative; and appointed Mayor Sonne as voting delegate and Vice Mayor Ahn as alternate delegate for the District 4 City Select Committee meeting.

9D. DISCUSS AND PROVIDE DIRECTION REGARDING A MEASURE R EXPENDITURE REVIEW COMMITTEE

Assistant City Manager Fenton provided a report regarding establishing a Measure R Expenditure Review Committee. Measure R – the Buena Park Public Safety and Essential Services Measure, which proposed a one-cent (1¢) local transactions and use tax (local sales tax), received an overwhelming support from voters during the November 5, 2024, General Municipal Election. On July 23, 2024, Council Member Brown requested a discussion on creating a committee comprised of residents, appointed by the City Council, to provide periodic or annual reviews and reports on expenditures from revenues derived from Measure R, and ensure expenditures are in accordance with the ballot language approved by the voters. Alternatively, the City Council may wish to bring back an expenditure policy for these revenues. There are several existing policies from local cities that may be of interest to the Council. The City Council may also wish to consider to simply solicit additional feedback from the community prior to expending these funds through workshops or meetings, and appoint a sub-committee comprised of two Council Members to lead this effort.

The City Council discussed establishing a Measure R Expenditure Review Committee; and, holding a town hall meeting per Council district to update the community regarding Measure R funds spending.

Following the discussion, the City Council directed staff return with options and details of a Measure R review body and a draft policy at a City Council meeting in 2025 for review and consideration.

10. CITY MANAGER REPORT

City Manager France reported about the following:


- Buena Park Mayor's Prayer Breakfast, Thursday, November 21, 2024, 7:00 a.m. – 9:00 a.m., Knott's Berry Farm Hotel.
- Thanksgiving Pie Party, Thursday, November 21, 2024, 3:00 p.m. – 5:00 p.m., City Clerk's Office Hallway.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Sonne adjourned the meeting at 8:06 p.m.



Mayor

ATTEST:



City Clerk

