

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
December 11, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on December 11, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

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  
Josh Alvarez, Assistant Planner  
Ray Tae, Senior Office Assistant  
John W. Lam, Assistant City Attorney  
Ruth Santos, Senior Administrative Assistant

**1. GENERAL**

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

**INTRODUCTION**

Dr. Meshram introduced Josh Alvarez, Assistant Planner.

Mr. Alvarez addressed the Commission briefly.

**2. ORAL COMMUNICATIONS**

None

**3. CONSENT CALENDAR**

3A. APPROVAL OF MINUTES - November 13, 2024 Planning Commission Meeting.

Commissioner Diep moved and Vice Chair Davis seconded the motion to approve the minutes of the November 13, 2024 Planning Commission Meeting.

The motion passed.

AYES:	5	COMMISSIONERS:	Diep, Davis, Choi, Patiño, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

**4. PUBLIC HEARING**

**4A. DEVELOPMENT AGREEMENT NO. DA-24-2, A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA-27** - A request for a second amendment to the existing Development Agreement No. DA-27 to extend the term of the Development Agreement by five (5) years and set the Development Agreement expiration date to February 24, 2040 ("Expiration Date"), for an existing billboard sign located at 7312 Walnut Avenue (APN: 136-173-07) and two existing billboard signs located at 8301 Orangethorpe Avenue (APN: 276-331-11) within the ML (Light Industrial) and BOZ (Billboard Overlay Zone) zones.

Mr. Luna presented the staff report.

There being no questions of staff, Chair Judeh opened the public hearing.

Robyn Barrios, applicant, Clear Channel Outdoor, discussed the reason for the requested extension of term of the Development Agreement. He also responded to Commissioner Choi's questions about fees and income generated for the city by the billboards.

There being no speakers and no written communications, Chair Judeh closed the public hearing.

Commissioner Diep moved and Commissioner Choi seconded the motion to adopt the resolution recommending City Council approval.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6365  
SECOND AMENDMENT TO  
DEVELOPMENT AGREEMENT NO. DA-27**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVE DEVELOPMENT AGREEMENT NO. DA-24-2 SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA-27 TO EXTEND THE TERM OF THE DEVELOPMENT AGREEMENT BY FIVE (5) YEARS AND SET THE DEVELOPMENT AGREEMENT EXPIRATION DATE TO FEBRUARY 24, 2040 ("EXPIRATION DATE") FOR AN EXISTING BILLBOARD SIGN LOCATED AT 7312 WALNUT AVENUE (APN: 136-173-07) AND TWO EXISTING BILLBOARD SIGNS LOCATED AT 8301 ORANGETHORPE AVENUE (APN: 276-331-11) WITHIN THE ML (LIGHT INDUSTRIAL) AND BOZ (BILLBOARD OVERLAY ZONE) ZONING AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK**

**5. STAFF REPORT:**

Mr. Foulkes reported out to the Commission about the December 10, 2024 City Council meeting where Joyce Ahn was voted as Mayor and Connor Traut as Vice Mayor; and new Council Members Carlos Franco (District 2) and Lamiya Hoque (District 4) were sworn in. Mr. Foulkes added that the City Council will be nominating and selecting the new Planning Commissioners in early January. He thanked the Planning Commissioners for another year of service.

**6. AGENDA FORECAST:**


Dr. Meshram informed the Commission that there will be no Planning Commission meeting on the second Wednesday of December 2024 and on the first Wednesday of January 2025. She added that during the first Planning Commission meeting in 2025, the appointments of Chair and Vice Chair will occur, following a numerical order by district.

**7. COMMISSION REPORTS:**



Chair Judeh and the Commissioners expressed their gratitude for having served on the Planning Commission.

**8. ADJOURNMENT:**

At 6:48 p.m., Chair Judeh adjourned the Planning Commission meeting.

  
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Mirvette Judeh  
Chair

ATTEST:

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

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