

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
May 28, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 28, 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, Acting Planning Manager  
Ian McAleese, Senior Planner  
John W. 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 - April 23, 2025 Planning Commission Meeting

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the April 23, 2025 Planning Commission meeting.

The motion passed unanimously

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

**4. NEW BUSINESS**

None

**5. PUBLIC HEARING**

5A. A REQUEST TO ADOPT RESOLUTIONS RECOMMENDING CITY COUNCIL APPROVAL OF TEXT AMENDMENT NO. C-25-1 AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, GENERAL PLAN AMENDMENT NO. GP-25-2 AMENDING THE LAND USE AND COMMUNITY DESIGN ELEMENT OF THE GENERAL PLAN, AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS, AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1

Mr. Foulkes presented the staff report.

Chair Diep opened the public hearing.

There being no questions from the Planning Commission, no public speakers, and no written communication, Chair Diep closed the public hearing.

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to adopt the resolutions recommending City Council approval.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6379  
TEXT AMENDMENT NO. C-25-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISION 1 (ADMINISTRATION), 3 (SINGLE-FAMILY), 4 (MULTI-FAMILY) AND 7 (MIXED-USE) AS WELL AS AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS

**RESOLUTION NO. 6378  
GENERAL PLAN AMENDMENT NO. GP-25-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GP-25-2 AMENDING THE LAND USE AND COMMUNITY DESIGN ELEMENT OF THE GENERAL PLAN AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6377  
ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK CERTIFY ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1 (SCH NO. 2024110035) AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR GENERAL PLAN AMENDMENT NO. GP-25-2, TEXT AMENDMENT NO. C-25-1 AND AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS) TO IMPLEMENT VARIOUS HOUSING ELEMENT PROGRAMS**

**6. STAFF REPORTS**

Mr. Foulkes reported that the appeal of the termination of nonconforming use at Coral Motel is scheduled for the City Council meeting of June 24, 2025.

**7. AGENDA FORECAST:**

Mr. Luna announced that there are no items scheduled for the June 11, 2025 Planning Commission meeting. A CUP for a self-storage facility at 8255 Orangethorpe Avenue is tentatively scheduled for the June 25, 2025 Planning Commission meeting.

**8. COMMISSION REPORTS:**

None

**9. ADJOURNMENT:**

At 7:09 p.m., Chair Diep adjourned the Planning Commission meeting.

  
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Deborah Diep  
Chair

ATTEST:

  
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Harald Luna  
Acting Planning Manager

