

CITY OF BUENA PARK  
MINUTES OF CITY PLANNING COMMISSION  
July 9, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on July 9, 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, Planning Manager  
Ian McAleese, Senior Planner  
Chris Cardinale, City Attorney  
Deepthi Arabolu, P.E., T.E., Assistant City Engineer  
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 – May 28, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the May 28, 2025 Planning Commission meeting.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**4. PUBLIC HEARING****4A. CONDITIONAL USE PERMIT NO. CU-24-14 AND VARIANCE NO. V-24-4**

A request to allow the development of a four-story 124,000 square-foot self-storage facility with a building height of up to 58'-6" and associated on- and off-site improvements; and a Variance from the Buena Park Municipal Code Section 19.536.100 to allow a decrease in the total number of required loading spaces from four to three at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, 921 N Harbor Boulevard, Unit 619, La Habra, CA 90631. The applicants are Sorlanda Moron Velez, 10540 Talbert Avenue, Suite 175, Fountain Valley, CA 92708 and Matthew Motland, Northwest Building, LLC, 10230 NE Points Dr, Suite 410, Kirkland, WA 98033.

Mr. Castellanos presented the staff report.

In response to questions from Commissioner Schoales and Vice Chair Judeh regarding security, Mr. Castellanos discussed safety measures in place for the proposed project. He also addressed Commissioner Patiño's question regarding the proposed landscaping plans.

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

Matthew Motland, developer, introduced his company and discussed detailed security measures for the proposed project.

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

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-24-4 and Variance No. V-24-4.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6380  
CONDITIONAL USE PERMIT NO. CU-24-4  
VARIANCE NO. V-24-4**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A FOUR (4) STORY 124,000 SQUARE-FOOT SELF-STORAGE BUILDING WITH A BUILDING HEIGHT OF UP TO 58'-6"; AND A VARIANCE FROM THE BUENA PARK MUNICIPAL CODE (BPMC) SECTION 19.536.100 (LOADING AREAS) TO ALLOW A DECREASE IN THE TOTAL NUMBER OF REQUIRED**

**LOADING SPACES FROM FOUR (4) TO THREE (3) FOR THE PROPERTY  
LOCATED AT 8255 ORANGETHORPE AVENUE (APN: 276-331-13), AND  
MAKING FINDINGS IN SUPPORT THEREOF**

**5. STAFF REPORT:**

Mr. Foulkes informed the Planning Commission that City Council upheld Planning Commission's denial of the Non-Conforming Use for Coral Motel, and approved the Text Amendment, General Plan Amendment, and EIR to implement the 2021-2029 Housing Element.

**6. AGENDA FORECAST:**

Mr. Foulkes announced that the July 23, 2025 Planning Commission meeting will include a Short-Term Rental application.

**7. COMMISSION REPORTS:**

None

**8. ADJOURNMENT:**

At 6:53 p.m., Chair Diep adjourned the Planning Commission meeting.

  
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Deborah Diep  
Chair

ATTEST:

  
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Harald Luna  
Planning Manager