

Wednesday, November 13, 2024, 6:30 PM  
6650 Beach Boulevard  
Buena Park, CA 90621

**\*\* Revised \*\***

PLANNING COMMISSION  
AGENDA

6:30 p.m.

1. GENERAL

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

2. ORAL COMMUNICATIONS

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2A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

3. CONSENT CALENDAR

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- 3A. APPROVAL OF MINUTES  
August 28, 2024

4. NEW BUSINESS

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- 4A. Land Use and Community Design Element and Residential Zoning Code Update Scoping Meeting for preparation of Draft Environmental Impact Report

5. STAFF REPORTS

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- 5A. STAFF REPORTS

6. AGENDA FORECAST

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- 6A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

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## 7A. COMMISSION REPORTS

## 8. ADJOURNMENT

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### 8A. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Supplementary materials distributed to the Planning Commission less than 72 hours before the meeting are posted to the City's website at [www.buenapark.com](http://www.buenapark.com) and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com).

Ruth Santos  
Sr. Administrative Assistant

*Date Posted: November 7, 2024*



**A. APPROVAL OF MINUTES**

August 28, 2024

<b>Meeting</b>	<b>Agenda Group</b>
Wednesday, November 13, 2024, 6:30 PM	CONSENT CALENDAR Item: 3A.
<b>Presented By</b>	<b>Prepared By</b>
	Ruth Santos, Senior Administrative Assistant

**RECOMMENDED ACTION**

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Approve the Minutes of the Planning Commission Meeting of August 28, 2024.

**Attachments**

[2024-08-28 PC M DRAFT.pdf](#)

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 Arbolu, 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.

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Mirvette Judeh  
Chair

ATTEST:

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

DRAFT

**A. Land Use and Community Design Element and Residential Zoning Code Update Scoping Meeting for preparation of Draft Environmental Impact Report**

Meeting	Agenda Group
Wednesday, November 13, 2024, 6:30 PM	NEW BUSINESS Item: 4A.
Presented By	Prepared By
Swati Meshram, PhD., AICP, LEED AP	Swati Meshram, Planning Manager

As required by State law, the Housing Element of the General Plan contains policies and programs to provide housing opportunities for all income levels in the City. The current Housing Element cycle which covers the period from 2021 to 2029 was adopted by the City Council on January 25, 2022, and was certified by HCD on February 29, 2024.

As part of the required update, the City had to demonstrate capacity to meet its assigned housing obligation, known as the Regional Housing Needs Allocation (RHNA), which was 8,919 units, which is further allocated into various income levels based on Area Median Income (AMI).

Aside from identifying 410 parcels where housing units could be developed to accommodate the RHNA, a total of eighteen (18) programs were identified within the Housing Element. In February 2024, the Council adopted General Plan Land Use Map, Zoning Map, and Specific Plan Map Amendment, and adopted Objective Design and Development Standards in order to implement several of the eighteen programs mentioned above, specifically Programs 8, 11, and 16.

As Phase II of the February 2024 City Council action, the City is updating the Land Use and Community Design Element of the General Plan, and the Zoning Code related to Single-Family Residential Zones, Multi-Family Residential Zones, and creating development standards for the other mixed-use zones referenced in the General Plan. These actions are necessary to implement Programs 8, and 10 through 18 of the certified Housing Element. A detailed list of all the updates has been provided in the Draft Initial Study. These updates will enable the City to implement the programs which will facilitate expedited production of new housing and mixed-use development within the City, address special needs housing, and fair housing opportunities in the City.

Additionally, although no construction or development is being undertaken by the City, in order to expedite the approval process when any future development activity is proposed, the City is studying the impact of future construction and development of 10,322 dwelling units and 438,333 sq. ft. of new commercial space within 410 parcels located within the Housing Incentive Overlay zones and throughout the City.

As required by the California Code of Regulations, an Initial Study to consider the environmental impact of all the above mentioned actions was prepared and made available for public review and comment. The City is accepting comments for 30 days, starting on November 4, 2024 to December 10, 2024. The Initial Study found that there are specific areas listed below, which have a potential of significant environmental impact. These areas will be further evaluated in a forthcoming Environmental Impact Report.

- Biological Resources
- Green House Gas Emissions
- Land Use/ Planning
- Air Quality
- Hazards and Hazardous Materials

The Draft Initial Study is available on the City website at the following link:

[https://cms7files1.revize.com/buenaparkca/Document\\_center/City%20Departments/Community%20development/Plannin%20Circ.%20Draft\\_exhibits\\_appencies.pdf](https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Plannin%20Circ.%20Draft_exhibits_appencies.pdf)

A draft of the update to the Land Use and Community Design Element is also available on the City website at the following link:

[https://cms7files1.revize.com/buenaparkca/Public%20Review%20Draft\\_LU%20Element%2011-4-24\\_w%20exhibits.pdf](https://cms7files1.revize.com/buenaparkca/Public%20Review%20Draft_LU%20Element%2011-4-24_w%20exhibits.pdf)

The purpose of a scoping meeting is to receive public comments about what alternatives and environmental impacts should be studied as part of the upcoming environmental impact analysis.

**STAFF RECOMMENDATION:**

Staff recommendation is to receive public comments.

**ENVIRONMENTAL ASSESSMENT:**

An environmental assessment is not needed for conducting a scoping meeting.

**PUBLIC NOTICE:**

Notice of the Preparation of a Draft Environmental Impact Report and the scoping meeting was published in the Buena Park Independent on November 1, 2024; and posted at the Buena Park Civic Center, 6650 Beach Boulevard, the Ehlers Center, 8150 Knott Avenue, and the Buena Park Library, 7150 La Palma Avenue, Buena Park, CA, on October 31, 2024.