
Tuesday, November 18, 2025, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION SPECIAL MEETING
AGENDA

6:30 p.m.

1. GENERAL

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

2. ORAL COMMUNICATIONS

2.A. 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.

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3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

3.A. APPROVAL OF MINUTES

October 8, 2025

3.B. COVENANTS, CONDITIONS, AND RESTRICTIONS NO. CCR-25-1

Request for the review of the Covenants, Conditions, and Restrictions (CCRs) for a 93-unit townhome development at 8030 Dale Street.

The property owner is TPG AG EHC III (LEN) CA 4, L.P., a Delaware Limited Partnership, 2000 Five Point, 3rd Floor, Irvine, CA 92618. The applicant is Richard Knowland, 38 Nighthawk, Irvine, CA 92604.

The project site was studied and addressed in the Mitigated Negative Declaration (MND-24-2) certifying the project in compliance with the California Environmental Quality Act (CEQA) adopted by City Council on November 12, 2024.

- RECOMMENDED ACTION: Adopt a Minute Action approving Covenants, Conditions, and Restrictions No. CCR-25-1.

4. PUBLIC HEARING

4.A. CONDITIONAL USE PERMIT - CU-25-10

A request to allow the conversion of an existing 101-room motel into a 104-unit permanent affordable multi-family housing facility at 7039 Orangethorpe Avenue.

The property owner is MK Buena Park LLC, 19375 Countrywood Drive, Yorba Linda, CA 92886. The applicant is Haifa Habbal, of Prosper Architects, 134 S Glasswell Street, Unit #K, Orange, CA 92866, on behalf of Hector Garcia, of Passive Partners Capital Group, 36068 Hidden Springs Road, Suite C118, Wildomar, CA 92595.

The project site was studied and addressed in the Final Focused Environmental Impact Report No. EIR-25-1 (State Clearinghouse Number: 2024110035) adopted by City Council on May 22, 2025.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-25-10.

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.A. 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. 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 and copies are available for public inspection beginning the next regular business day in the Planning Division 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.

Ruth Santos
Sr. Administrative Assistant

Date Posted: November 13, 2025