

Monday, May 18, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

**** Revised ****

PLANNING COMMISSION
AGENDA

6:30 p.m.

1. GENERAL

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

2. PRESENTATION

- 2.A. PRESENTATION RECOGNIZING CHAIR DEBORAH DIEP AS A 34TH DISTRICT 2026 WOMEN OF DISTINCTION HONOREE

3. ORAL COMMUNICATIONS

- 3.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.

- 3.B. ELECTION OF CHAIR AND VICE CHAIR

4. 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.

- 4.A. APPROVAL OF MINUTES

5. PUBLIC HEARING

- 5.A. GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, CONDITIONAL USE PERMIT NO. CU-25-5, AND MITIGATED NEGATIVE DECLARATION NO. MND-25-1

A request to implement a series of discretionary actions that would ultimately allow for the demolition of the existing Amway Nutrilite Center Campus consisting of two connected buildings totaling 370,031 square feet, to change the General Plan Land Use Designation from Light Industrial to High-Density Residential, change the existing zoning of ML (Light Industrial) to RM-20 (Medium Density Multi-Family Residential), subdivide the existing three parcels into two parcels for condominium purposes, allow for the development of a 281-unit three-story semi-attached residential development (Project), and 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 at 5600 Beach Boulevard in the City of Buena Park (Assessor's Parcel Numbers 066-572-08, 066-163-26, and 066-164-24)

The property owner is 5600 Beach Blvd BP Owner, LLC, . The applicant is Scott DiCesare of Shopoff Realty Investments, 18565 Jamboree Road, Suite 200, Irvine, CA 92612.

RECOMMENDED ACTION: 1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, Staff recommends that the Planning Commission recommend to the City Council approval of General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, Conditional Use Permit No. CU-25-5, and Mitigated Negative Declaration No. MND-25-1 at 5600 Beach Boulevard (APN: 066-572-08, 066-163-26, and 066-164-24).

6. STAFF REPORT

- 6.A. STAFF REPORT

7. AGENDA FORECAST

- 7.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. COMMISSION REPORTS

- 8.A. COMMISSION REPORTS

9. ADJOURNMENT

- 9.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: May 14, 2026