



CHAIR JUDEH
VICE CHAIR CARVER
COMMISSIONER DAVIS
COMMISSIONER DIEP
COMMISSIONER PATINO

Wednesday, August 12, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION 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
July 22, 2026

4. PUBLIC HEARING

4.A. TEXT AMENDMENT NO. C-26-2

A request to the Planning Commission to adopt a Resolution recommending City Council to adopt an Ordinance amending Title 19 of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations) of the Buena Park Municipal Code.

The project proponent is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622

The proposed Zoning Code Text Amendment is exempt from CEQA pursuant to Section 15061(b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed text amendment will allow for the establishment and operation of certain uses within commercial and industrial zoned properties subject to specified operational standards to ensure there are no impacts on the environment. The added or amended uses are substantially similar to other permitted uses contained within the Zoning Code.

Under Public Resources Code Section 21080.17, CEQA does not apply to adoption of an ordinance by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code (State ADU Law). The proposed Zoning Code Text Amendment implements the updates to California Government Code Section 66314 and 66333 within the City of Buena Park Zoning Code in a manner that is consistent with the requirements of State ADU/JADU Laws that have gone into effect since January 1, 2026.

RECOMMENDED ACTION: Adopt a Resolution recommending the City Council to adopt an Ordinance approving Text Amendment No. C-26-2 to update Title 19 of the Buena Park Municipal Code, specifically Divisions 1 (Administration), 3 (Single-Family Residential Zones), 4 (Multi-Family Residential Zones), 5 (Commercial and Industrial Zones), 7 (Mixed-Use Zones), and 9 (Sign Regulations) of the Buena Park Municipal Code.

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: August 6, 2026