

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
September 24, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on September 24, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Davis, Judeh, Patiño, and Diep

ABSENT: COMMISSIONER: Schoales

Harald Luna, Planning Manager
Ian McAleese, Senior Planner
Celine Li, Planning Technician
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

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

INTRODUCTION

Mr. Luna introduced Celine Li, Planning Technician.

Ms. Li addressed the Planning Commission briefly.

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

- 3A. APPROVAL OF MINUTES - August 27, 2025 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the August 27, 2025 Planning Commission meeting.

The motion carried unanimously.

AYES: 4 COMMISSIONERS: Judeh, Davis, Patiño, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING

4A. TEXT AMENDMENT NO. C-25-2

Adoption of a Planning Commission resolution recommending that the City Council approve Amendments to Title 19 (Zoning) Division 5 (Commercial and Industrial Zones) Sections 19.512.010 (Uses Permitted) and 19.552.040 (Gaming Machine Arcades) of the Buena Park Municipal Code (BPMC).

Mr. McAleese presented the staff report.

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

Vice Chair Judeh asked if an indoor virtual laser-type shooting range, for training/self-defense, will fall under one of the permitted uses.

Staff explained that although it could possibly fall under the category of virtual reality activities, the classification will be determined on a case-by-case basis.

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the resolution recommending that the City Council approve Text Amendment No. C-25-2.

The motion carried unanimously.

AYES: 4 COMMISSIONERS: Judeh, Davis, Patiño, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Schoales

ABSTAINED: 0 COMMISSIONER:

RESOLUTION NO. 6392 TEXT AMENDMENT NO. C-25-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. C-25-2 AMENDING TITLE 19 (ZONING) DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES) SECTION 19.512.010 (USES PERMITTED) AND SECTION 19.552.040 (GAMING MACHINE ARCADES) OF THE BUENA PARK MUNICIPAL CODE

5. STAFF REPORT:

Mr. Luna reported that, as recommended by Planning Commission at a public hearing on August 27, 2025, City Council adopted, on September 23, 2025, the resolution approving the General Plan Safety Element Update (Negative Declaration), and the Climate Action and Adaptation Plan.

6. AGENDA FORECAST:

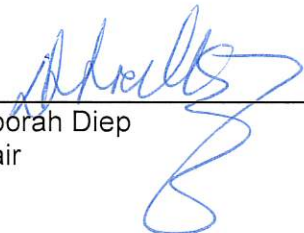
Mr. Luna announced that Planning Commission will consider, on October 8, 2025, a new commercial retail market and a car wash facility at 7051 Valley View Street. He also reminded the Planning Commissioners about the City Commissioner/Committee Recognition Event to be held tomorrow night at the Beach Boulevard Club.

7. COMMISSION REPORTS:

Commissioner Davis said that she is unable to attend the Commissioner event, but thanked staff. Chair Diep extended the same message to staff.

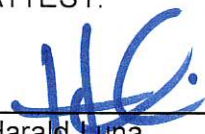
8. ADJOURNMENT:

At 6:44 p.m., Chair Diep adjourned the Planning Commission meeting.



Deborah Diep
Chair

ATTEST:



Harald Luna
Planning Manager