

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD JUNE 23, 2026

Vol. 55 Pg. 222

1. GENERAL

The City Council met in a regular session on Tuesday, June 23, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut

ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Pastor Mark H. Baumbach, Messiah Lutheran Church.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Savleen Kaur, Raymond Temple School.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Interim Chief Geyer spoke about the City's efforts in combating illegal fireworks and the Police Department's deployment plan with use of drones and 32 officers patrolling in the field to enforce the City's fireworks ordinance.
- OCFA Division Chief Scheutz spoke regarding methods similar to those of the Police Department including public outreach, support through education, prevention, and emergency responses; working with enforcement abatement issues, and, staffing all three engines in Buena Park. There has been a decrease in firework issues in the city, except for the fatality and dumpster fires reported last year.
- Neighborhood Action Day, June 27, 2026, 8:00 a.m. – 12:00 p.m. at area bounded by Rostrata Ave. to the west, Franklin St. to the north, Fullerton Ave. to the east, and Artesia Blvd. to the south. Volunteer activities include planting trees and greenery, painting fire hydrants and red curbs, picking up litter and debris, and refreshing curbside house numbers.
- 250th Anniversary Celebration Summer Concert, July 1, 2026, 6:00 p.m. – 9:00 p.m. at Knott's Berry Farm Independence Hall.
- 2026 Summer Concerts in the Park Kick Off, July 8, 2026, Red Hot Tribute Band, 7:00 p.m. at Boisseranc Park
- Dive-In Movie: Luca, July 9, 2026, at William Peak Park Pool. Pool opens at 7:30 p.m. and movie starts at 8:30 p.m.
- P-Nut Baseball Picnic and Campout, July 11, 2026, 3:00 p.m. at Peak Park.
- FIFA World Cup viewing events at The Source on June 24, 2026 and possibly June 28, 2026.

2. PRESENTATIONS**2A. INTRODUCTION OF POLICE K-9 OFFICER PHALANN BLACKWOOD AND POLICE K-9 MAGGIE**

Police Officer Blackwood introduced Police K-9 Maggie who is the new member of the Buena Park Police Department. Maggie is a one-and-a-half-year-old German Shepherd and has undergone a six-week training course for apprehension and detecting narcotics.

2B. RECOGNITION OF MEMBERS OF THE BUENA PARK HIGH SCHOOL AQUATICS TEAM FOR ADVANCING TO THE CIF DIVISION-4 SWIMMING CHAMPIONSHIPS

Council Member Franco presented certificates to the members of the Buena Park High School Aquatics team and Swim Coach Abel for advancing to the CIF Division-4 Swimming Championships. Certificates from Senator Umberg and Assemblywoman Quirk-Silva were also presented.

3A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council.

Tiffany Tran, Southern California Edison, provided information regarding public safety power shutoffs as wildfire season is approaching and emphasized that the community's safety is SCE's highest priority.

Juan Lezama, Small Business Administration, spoke regarding program and loan opportunities for businesses affected by the Garden Grove chemical incident.

Debbie B., Buena Park resident, requested the City address coyotes in the Villa tract and illegal fireworks in Buena Park neighborhoods.

There being no additional requests to speak, Mayor Traut closed oral communications.

4. CONSENT CALENDAR (4A – 4L)

Mayor Traut announced that Consent Calendar Item Nos. 4A through 4L would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no requests for separate consideration, the following action was taken on Item Nos. 4A – 4L:

MOTION: Traut
SECOND: Ahn
AYES: Traut, Ahn, Franco, Hoque, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4L be approved.

Minutes**4A. APPROVAL OF MINUTES**

Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of June 9, 2026.

APPROVED the recommended action.

Finance 75**4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS**

Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$5,626,518.93 DEMAND NOS. 436199 THROUGH 436398 CANCELLED NOS. 436088 AND 436199

RESOLUTION NO. 15124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF \$1,284,209.26 COVERING REGULAR PAYROLL ENDING JUNE 5, 2026

Reports & Studies 129**4C. TREASURER'S REPORT FOR THE MONTH OF MAY 2026**

Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Commendations 85**4D. RESOLUTION HONORING AND COMMENDING ERNESTINE ZAPIEN UPON HER RETIREMENT**

Recommended Action: Adopt the resolution.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, HONORING AND COMMENDING ERNESTINE ZAPIEN ON HER RETIREMENT

Contracts 70 C-3555 C-3480**4E. PROFESSIONAL SERVICES AGREEMENT WITH WORKCARE, INC. (WELLNESS SOLUTIONS) FOR A CITY EMPLOYEE COMPREHENSIVE WELLNESS PROGRAM**

Recommended Action: 1) Approve an agreement with Workcare, Inc. in the amount of \$189,610 to provide a comprehensive wellness program for all Buena Park Police Department and City employees; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Contracts 70 C-2211 C-3482**4F. ADDENDUM NO. 14 TO THE AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. (TPA) FOR LEGISLATIVE ADVOCACY AND PUBLIC AFFAIRS CONSULTING SERVICES AND AMENDMENT NO. 2 TO CONTRACT FOR CONSULTING SERVICES WITH TPA FOR CLIMATE RESILIENCY AND SUSTAINABILITY GRANT WRITING SERVICES**

Recommended Action: 1) Approve Addendum No. 14 to the agreement with Townsend Public Affairs, Inc. (TPA) for legislative advocacy and public affairs consulting services in the amount of \$96,900; 2) Approve Amendment No. 2 to the agreement with TPA for climate resiliency and sustainability grant writing services in the amount of \$60,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreements; and, 4) Authorize the City Manager and City Clerk to execute the agreements.

APPROVED the recommended action.

Tract 14.4**4G. APPROVE TRACT MAP NO. 19225 AT 8150 LA PALMA AVENUE**

Recommended Action: 1) Approve Tract Map No. 19225 at 8150 La Palma Avenue; and, 2) Authorize the City Engineer and City Clerk to execute the tract map.

APPROVED the recommended action.

Admin. Svcs. 112**4H. RESOLUTION TO ADOPT AN AMENDED BUENA PARK JOB CLASSIFICATION PLAN TO UPDATE SPECIFIED CLASSIFICATIONS IN THE WATER SERVICES DIVISION**

Recommended Action: 1) Approve the revised job classification specifications in the Water Services Utilities Division; and, 2) Adopt a Resolution to revise the job classification specifications for specified jobs in the Water Services Division.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, REVISING VARIOUS JOB CLASSIFICATIONS IN THE WATER SERVICES DIVISION

Budgets 47**4I. RESOLUTION APPROVING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27**

Recommended Action: 1) Adopt a resolution approving the annual appropriations limit for Fiscal Year 2026- 27.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

Insurance 44 Budgets 47**4J. RESOLUTION AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES**

Recommended Action: 1) Adopt a resolution authorizing the purchase of difference in conditions coverage (i.e. earthquake insurance) for essential City facilities; 2) Authorize the City Manager to execute any necessary documents to bind coverage; and, 3) Allocate funds in the amount of \$239,908 for this purpose.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE PURCHASE OF DIFFERENCE IN CONDITIONS COVERAGE (I.E. EARTHQUAKE INSURANCE) FOR ESSENTIAL CITY FACILITIES

Public Works Proj. 125**4K. REJECT ALL BIDS AND RE-ADVERTISE FOR THE BELLIS YARD IMPROVEMENTS AND CITY YARD PARKING LOT REHABILITATION PROJECT**

Recommended Action: 1) Reject all bids; and 2) Authorize the City Clerk to re-advertise the project for bids.

APPROVED the recommended action.

Emergency Services 188**4L. RESOLUTION TERMINATING THE LOCAL EMERGENCY RELATED TO THE HAZARDOUS CHEMICAL RELEASE IN GARDEN GROVE, CALIFORNIA**

Recommended Action: Adopt a resolution terminating the local emergency in the City of Buena Park related to the hazardous chemical release in Garden Grove, California.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA,
PROCLAIMING TERMINATION OF THE LOCAL EMERGENCY RELATED TO THE
HAZARDOUS CHEMICAL RELEASE IN GARDEN GROVE, CALIFORNIA

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5D)

Budgets 47

5A. APPROVE AND APPROPRIATE REVISIONS TO THE FISCAL YEAR 2026-27
ADOPTED BUDGET

Presented by Sung Hyun, Director of Finance

Recommended Action: 1) Approve and appropriate revisions to the Fiscal Year 2026-27
Adopted Budget.

Director Hyun reported on the City Council review and approval of the revisions to the FY 2026-27 Adopted Budget, which included items unanticipated during the original preparation of the two-year budget. Some of the most impactful revisions include utilized Measure R revenues for PD equipment purchases, and crossing guard program; deferred annual asset management improvement project and Ehlers Event Center marquee sign replacement project; and identified cost reduction in department services without impacting essential services. Also, policy issues such as purchase of sustainability plush toys; and reclassification of the Maintenance Worker to Senior Maintenance Worker position have been implemented. Moreover, staff was given direction to implement certain changes to the General Fund budget due to the reduction in the Sales Tax revenue projection and to reduce the Vehicle Incentive Program (VIP) in the Economic Development Fund. After the May 26, 2026 meeting, the City received a revised contract from the Orange County Fire Authority (OCFA) in the amount that increased by \$82,170 which has since been incorporated into the General Fund appropriations. The total appropriations for all budgeted funds for FY 2026-27 are \$186,005,720. The operating appropriations on an all funds basis are \$159,785,720, and the appropriations for the Capital Improvement Program are \$26,220,000.

MOTION: Franco

SECOND: Ahn

AYES: Franco, Ahn, Hoque, Sonne, Traut

NOES: None

MOTION CARRIED to approve the recommended action.

Contracts 70 C-3685 Public Works Proj. 125 PW-1001 Budgets 47

5B. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF
CONTRACT WITH ENVIRONMENTAL CONSTRUCTION, INC. FOR THE PEAK PARK
WATER WELL EQUIPPING AND SITE IMPROVEMENT PROJECT

Presented by Jason Tran, Associate Engineer

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Peak Park Water Well Equipping and Site Improvements Project; 2) Award a contract to Environmental Construction, Inc. in the amount of \$6,905,512; 3) Authorize contingency funds in the amount of \$690,970; 4) Authorize construction engineering funds in the amount of \$345,485; 5) Authorize a purchase order for the Solis Group in the amount of \$29,380 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of \$4,520 for CWA administration; 7) Authorize a budget transfer of \$1,000,000 from the Pipeline Replacement Account; 8) Authorize a budget transfer of \$1,650,764 from the Undesignated Water Funds; 9) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 10) Authorize the City Manager and City Clerk to execute the contract.

Associate Engineer Tran reported about the plans, specifications, and contract for the Peak Park Water Well Equipping and Site Improvement Project. The project will include a new well facility connected to the existing water distribution system; a perimeter wall Storm drain system bioretention basin; new asphalt roadway; masonry building housing pumps, piping, chemical feed systems, and related equipment; and, water pipeline construction along El Dorado Drive from Knott Avenue to Western Avenue. The well equipping portion of the project was advertised for competitive bids on May 4, 2026, and four (4) bids were received and publicly opened on June 4, 2026. The lowest, responsible bid was submitted by Environmental Construction Inc. of Woodland Hills, CA in the amount of \$6,905,512. Construction is anticipated to begin in September 2026 and completed by June 2027. Staff also requested a budget transfer of \$1,000,000 from the Pipeline Replacement Account and \$1,650,764 from the undesignated Water Fund balance to the Project account to be utilized for the pipeline construction and for all other work associated with the construction of the well facility.

MOTION: Ahn
SECOND: Traut
AYES: Ahn, Traut, Franco, Hoque, Sonne
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR PEAK PARK WATER WELL EQUIPPING AND SITE IMPROVEMENTS PROJECT IN SAID CITY

Contracts 70 C-3686 Public Works Proj. 125 PW-1002

5C. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND APPROVAL OF A CONTRACT WITH R.J. NOBLE COMPANY FOR THE KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT

Presented by Jaden Miller, Principal Engineer

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the Knott Avenue (Lincoln Avenue to Artesia Boulevard) and 8th Street Rehabilitation Project; 2) Award a contract to R.J. Noble Company in the amount of \$4,779,240; 3) Authorize contingency funds in the amount of \$480,000 in the same purchase order; 4) Authorize construction engineering in the amount of \$150,000; 5) Authorize a purchase order for the Solis Group in the amount of \$11,760 for administration of the Community Workforce Agreement (CWA); 6) Authorize contingency funds in the amount of \$1,500 for CWA administration; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 8) Authorize the City Manager and City Clerk to execute the contract.

Principal Engineer Miller presented the plans, specifications, and contract for the Knott Avenue (Lincoln Avenue to Artesia Boulevard) and 8th Street Rehabilitation Project. The Project site is located on Knott Avenue between Lincoln Avenue and Artesia Boulevard, and along 8th Street, west of Knott Avenue, spanning approximately three (3) miles. The proposed improvements include asphalt pavement rehabilitation; removal and replacement of damaged curb and gutter, cross gutters, and curb ramps that do not meet current ADA standards; and, utility adjustments. Additional enhancements consist of replacing existing turf medians with California-friendly landscaping, installing new signing and striping, and installing additional traffic control signage in accordance with the CA MUTCD. The project was advertised for competitive bids on May 14, 2026, and five (5) bids were received and publicly opened on June 8, 2026. The lowest, responsible bid was submitted by R.J. Noble Company of Orange, CA in the amount of \$4,779,240. R.J. Noble Company has successfully completed similar pavement projects for other cities, and Buena Park projects. Construction is anticipated to begin in August 2026, and completed by January 2027.

Council Member Franco sought clarification that the contingency allocation will not be used for the underbid traffic project associated with Knott Avenue and 8th Street Rehabilitation Project; and spoke regarding a concern on possible disqualification of an otherwise responsible bidder.

Mayor Traut indicated a correction on the Bid Summary and Results attachment. Line Item No. 29 lists the engineer's estimate as \$30,000; however, the intended estimate was \$300,000.

Principal Engineer Miller indicated that staff does not announce the contingency to the contractor.

City Attorney Cardinale explained that, from a contract administration perspective, the contingency is intended to be used for change orders; and, every contract advertised for bid specifies the requirements a bidder must meet to be deemed a qualified and responsible bidder.

MOTION: Traut
SECOND: Sonne
AYES: Traut, Sonne, Ahn, Franco, Hoque
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE KNOTT AVENUE (LINCOLN AVENUE TO ARTESIA BOULEVARD) AND 8TH STREET REHABILITATION PROJECT IN SAID CITY

Elections 74

5D. RESOLUTIONS PERTAINING TO THE BUENA PARK GENERAL MUNICIPAL ELECTION OF THREE COUNCIL MEMBER SEATS FOR DISTRICTS 1, 2, AND 5, FOR TUESDAY, NOVEMBER 3, 2026
Presented by Adria M. Vicuña, Director of Government and Community Relations/City Clerk

Recommended Action: 1) Calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of one Council Member in District 1, one Council Member in District 2, and one Council Member in District 5, for a full term of four years each; 2) Requesting the Orange County Registrar of Voters to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to Section 10403 of the California Elections Code; 3) Adopting regulations pertaining to candidates statements; and, 4) Determining a tie-vote shall be resolved by a runoff election.

Director of Government and Community Relations/City Clerk Vicuña provided a report regarding the General Municipal Election consolidated with the Statewide General Election on Tuesday, November 3, 2026, of three Council Member seats for Districts 1, 2, and 5, for a full-term of four years each. Moreover, Director Vicuña discussed the resolutions associated with the upcoming election: call the election; establish guidelines for candidate statements; authorize a runoff election in the event of a tie-vote; and, request the City Council consolidate with the County of Orange for election services. The Orange County Registrar of Voters' estimate of \$78,560 was approved in the FY 2026-27 budget to cover the cost of consolidating the General Municipal Election.

MOTION: Traut
SECOND: Hoque
AYES: Traut, Hoque, Ahn, Franco, Sonne
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolutions:

RESOLUTION NO. 15132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER, 3, 2026 FOR THE ELECTION OF THREE COUNCIL MEMBER SEATS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO CHARTER CITIES

RESOLUTION NO. 15133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO §10403 OF THE ELECTIONS CODE

RESOLUTION NO. 15134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

RESOLUTION NO. 15135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, PROVIDING FOR THE CONDUCT OF A SPECIAL RUNOFF ELECTION FOR ELECTIVE OFFICES IN THE EVENT OF A TIE VOTE AT THE ELECTION TO BE HELD NOVEMBER 3, 2026

6. PUBLIC HEARING

Codes 64

- 6A. ORDINANCE AND RESOLUTIONS ADOPTING 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 FOR 5600 BEACH BOULEVARD
Presented by Ian McAleese, Senior Planner

Recommended Action: 1) Adopt an Ordinance (Zone Change No. Z-25-1) amending the zoning district from ML (Light Industrial) to RM-20 (Medium Density Multi-Family Residential); and, 2) Adopt Resolutions amending the General Plan Land Use Designation from Light Industrial to High Density Residential (General Plan Amendment No. GP-25-1); a Tentative Tract Map (TT-25-2) to subdivide three existing parcels into two lots for condominium purposes; a Conditional Use Permit (CU-25-1) to permit the proposed 281-unit three and four story semi-attached residential development, and to allow building heights up to 37 feet 7 inches; and certifying the associated Initial Study/Mitigated Negative Declaration (MND-25-1) with Mitigated Monitoring and Reporting Program (MMRP) 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).

Mayor Traut stated that this was the time and place for a public hearing to consider the adoption of an Ordinance amending the zoning district from ML (Light Industrial) to RM-20 (Medium Density Multi-Family Residential); Resolutions amending the General Plan Land Use Designation from Light Industrial to High Density Residential (General Plan Amendment No. GP-25-1), a Tentative Tract Map (TT-25-2) to subdivide three existing parcels into two lots for condominium purposes, and a Conditional Use Permit (CU-25-1) to permit the proposed 281-unit three and four story semi-attached residential development, and to allow building heights up to 37 feet 7 inches; and, to certify the associated Initial Study/Mitigated Negative Declaration (MND-25-1) with Mitigated Monitoring and Reporting Program (MMRP).

Senior Planner McAleese presented a brief overview of the proposed project; reviewed the site location; historical information of the property; and planned full closure of the current AMWAY Nutrilite Center Campus by the end of 2026. Shopoff held a community meeting at the local middle school to discuss the proposed project with area residents. Senior Planner McAleese also reviewed parking, open space, landscaping, planning condition, project renderings, privacy considerations to the south of the property, and the entitlements required for the said project. It was noted the Planning Commission voted 4-0-1 (Carver recused) to recommend the City Council approval of the project as proposed and certify the Mitigated Negative Declaration. Public Hearing notifications were sent out and posted on June 11, 2026, and a notice was published in BP Independent on June 12, 2026.

Scott Di Cesare, Shopoff Realty Investment Development Manager, reviewed the proposed project at the location, community outreach efforts in the neighborhood, affordable housing component, and project timeline.

Mayor Traut opened the public hearing and inquired if anyone present desired to speak.

Director of Government and Community Relations/City Clerk Vicuña acknowledged that the City received email correspondences from Benedict Bendinelli, Buena Park resident, in support of the project; and, Mitchell M. Tsai Law Firm on behalf of the Western State Regional Council of Carpenters regarding concerns and recommendations on the proposed project prior to City Council approval.

Paulina Alvarez, OCBC, spoke in support of the housing redevelopment at 5600 Beach Blvd., including the addition of affordable senior housing.

Jose Hernandez, Western State Council of Carpenters and Buena Park resident, spoke regarding the environmental impacts of the proposed project and urged consideration of local hiring practices, prevailing wages, workforce development, and related workforce requirements.

Marlo Naber, Shopoff Realty Community Engagement, noted letters of support received through the project website. The Building Industry Association also sent in a letter, through Ms. Naber, expressing support of the project and requested their support be added to the record.

Elijah Manaserro spoke in support of the project; and, encouraged the City Council to approve the housing development, emphasizing that housing is a regional concern and that the project would provide needed housing opportunities.

Elizabeth Hansburg, People for Housing, indicated being an enthusiastic supporter of the project for it will bring the needed housing to Orange County; commended the City for serving as a champion for housing for new residents, the next generation, first time home owners, and fixed income seniors; and, urged the City Council to approve the project.

There being no additional requests to speak, Mayor Traut closed the public hearing.

Council Member Ahn asked about the duration of affordability on 50 senior apartment units; and, slight changes to the design, particularly the addition of a half basketball court and its impact on parking spaces. It was also emphasized that District 1 residents and businesses provide positive feedback about the new housing development. A minor concern was raised regarding noise due to the project's proximity to the railroad tracks, and it was requested that measures be taken to mitigate the noise.

Mayor Traut asked about the use of local workforce for this project; efforts the builder made or will make for a skilled and trained workforce for the project; and, possible design enhancements on the creek channel bridge. Mayor Traut also highlighted the project's role in addressing significant housing needs; and, noted that community feedback led to improvements such as preserving trees and native plants, enhancing meaningful open space and walkways, refining site design, and incorporating public art consistent with the City's Public Art Master Plan.

Council Member Franco asked about the consideration of foliage on the eight-foot wall.

Senior Planner McAleese explained that the project's affordable rental restrictions would remain in effect for 55 years, after which the units could be rented at market rates. As for the addition of the half basketball court, it was intended to expand the fire department turnaround. Final total parking count, including garages and parking spaces, is 570 spaces. In response to the noise concern, the developer explained that sound-dampening materials would be installed in buildings facing the rail line to help reduce noise, along with an eight-foot wall covered with foliage and landscaping to provide additional protection. At this time, there has been no discussion on potential design enhancements to the bridge, but staff will bring it up with the builder when plans are submitted for plan check.

Stephen Logan, Shopoff Realty Senior Vice President, commented on the carpenters' union and the opportunity to work collaboratively with Lennar on the project.

MOTION: Ahn
SECOND: Franco
AYES: Ahn, Franco, Hoque, Sonne, Traut
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following tiled ordinance and resolutions:

ORDINANCE NO. 1768

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING ZONE CHANGE Z-25-1 TO CHANGE THE ZONING CLASSIFICATION FROM ML (LIGHT INDUSTRIAL) TO RM-20 (MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26)

RESOLUTION NO. 15136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GP-25-1 AMENDING THE GENERAL PLAN LAND USE MAP FROM LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF

RESOLUTION NO. 15137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A VESTING TENTATIVE TRACT MAP TO SUBDIVIDE THREE EXISTING PARCELS CONTAINING 13.754-ACRES INTO AN APPROXIMATELY 13-ACRE LOT FOR CONDOMINIUM PURPOSES, AND AN APPROXIMATELY 0.8-ACRE LOT IN CONJUNCTION WITH CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 231-UNIT TOWNHOMES AND DUETS, AND 50 AFFORDABLE SENIOR APARTMENTS WITH REQUIRED OFF-STREET PARKING, OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26), AND MAKING FINDINGS IN SUPPORT THEREOF

RESOLUTION NO. 15138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION NO. MND-25-1 FOR GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1, TENTATIVE TRACT MAP NO. TT-25-2, AND CONDITIONAL USE PERMIT NO. CU-25-5, TO DEVELOP A 231-UNIT TOWNHOMES AND DUETS, AND 50 AFFORDABLE SENIOR APARTMENT PROJECT WITH ASSOCIATED PARKING, OPEN SPACE AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 5600 BEACH BOULEVARD (APNS: 066-572-08, 066-164-24, AND 066-163-26)

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

This item was taken out of order.

7A. REPORT

Council Member Sonne reported the following:

- June 10 BPPD TIP-A-COP Fundraiser for Special Olympics
- June 11 BP Capital Campaign Committee Salon Event
- June 11 Radio Korea FIFA World Cup Watch Party
- June 19 Annual Juneteenth Celebration of Freedom

Council Member Sonne announced the upcoming 250th Anniversary Celebration on July 1, 2026, 6:00 p.m. – 9:00 p.m. at Knott's Berry Farm Independence Hall; Summer Concerts Kick-off on July 8, 2026, 6:00 p.m. at Boisseranc Park; and Dive-In Movies on June 9, 2026, 7:30 p.m. at William Peak Park Pool.

Council Member Franco reported the following:

- June 11 Radio Korea FIFA World Cup Watch Party
- June 13 Domo Café Grand Opening
- June 19 Annual Juneteenth Celebration of Freedom
- Interact Club Rose Garden for American Legion's Incoming Officer Installation on Flag Day

Council Member Ahn reported the following:

- June 10 BPPD TIP-A-COP Fundraiser for Special Olympics
- June 11 Fullerton State of the City
- June 11 BP Capital Campaign Committee Salon Event
- June 11 Radio Korea FIFA World Cup Watch Party
- June 13 Domo Café Grand Opening
- June 18 Radio Korea FIFA World Cup Watch Party
- June 19 Annual Juneteenth Celebration of Freedom
- June 20 KASEC Cypress Grand Opening

Vice Mayor Hoque reported the following:

- June 10 BPPD TIP-A-COP Fundraiser for Special Olympics
- June 11 BP Capital Campaign Committee Salon Event
- June 11 Radio Korea FIFA World Cup Watch Party
- June 13 Domo Café Grand Opening
- June 18 OCMVCD Board Meeting
- June 19 Annual Juneteenth Celebration of Freedom
- June 23 Meeting with BPPD Regarding Street Racing Along 6080 Ball Road

Vice Mayor Hoque announced OCMVCD confirmed one positive mosquito sample infected with West Nile Virus in Buena Park; surveillance traps are set at Beach Blvd., Pinchot Ave., Stanton Ave., and Auto Center Dr.; and, proactive inspections to identify and eliminate potential breeding sources and no additional infected mosquitoes are in the area. Also, Vice Mayor Hoque provided District 4 updates including the installation of additional lighting by SCE along Holder Street; meeting with BP Police Department regarding street racing along 6080 Ball Road; and painting of red curb along Gancho Circle.

Mayor Traut reported the following:

- June 10 OCFA Budget and Finance Committee Meeting
- June 11 BP Capital Campaign Committee Salon Event
- June 19 Annual Juneteenth Celebration of Freedom

Mayor Traut stated that OCFA will be holding an upcoming meeting regarding labor contracts and will report any approvals at the next Regular City Council meeting. Also, Mayor Traut thanked the Juneteenth planning committee for a successful event and Council Member Sonne who brought this event forward; and, thanked the Public Works Department for the ongoing paving and slurry projects across many neighborhoods, which was made possible by the voter-approved sales tax measure (Measure R).

8. RECESS/RECONVENE

Mayor Traut recessed the meeting at 6:13 p.m. and announced the meeting would be reconvened in the City Council Chamber. The meeting was reconvened at 6:25 p.m.

9. STUDY SESSION (9A – 9B)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING A NEW CITY SCHOLARSHIP PROGRAM

Presented by Jessica Fewer, Senior Management Analyst

Senior Management Analyst Fewer provided a summary of the Myrna Holmquist Communications Scholarship. This scholarship originated with the former Buena Park Cable Foundation and provides financial assistance to students desiring to obtain a degree in the area of communications. Ms. Fewer discussed scholarship programs implemented by other Southern California cities and varying criteria or requirements. Funding has not been allocated for the proposed City scholarship program at this time. Staff presented the following options for City Council consideration: 1) direct staff to allocate funds from the undesignated General Fund balance to fund a new program; 2) reach out to the community to see if there is any interest from businesses or individuals to donate; 3) explore the creation of a new City foundation/non-profit to assist with scholarship donations/assets; 4) form an ad hoc committee to review program options and create a program/guidelines for City Council review; and, 5) revisit a potential program during the mid-year budget discussions in early 2027.

Council Member Ahn expressed excitement about offering scholarships to the public; however, due to the City's current budget situation, she recommended this item return when the City's budget situation is clearer.

The City Council supported returning with this item when the City has a clearer idea of the budget situation.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING IMPROVING ELECTRIC BICYCLE (E-BIKE) SAFETY AND THE POTENTIAL OF A MUNICIPAL CODE AMENDMENT ESTABLISHING A 10 MPH SPEED LIMIT FOR ELECTRIC MOBILITY DEVICES ON CITY TRAILS AND/OR PUBLIC SIDEWALKS
Presented by Roger Plumlee, Police Lieutenant

Police Lieutenant Plumlee presented information regarding a potential amendment to the Buena Park Municipal Code to establish a maximum speed of 10 miles per hour for electric mobility devices on sidewalks or walking pathways throughout the City. The Buena Park Police Department has investigated eight (8) reported collisions involving e-bikes and e-scooters since January 1, 2024, and most of these collisions occurred on major arterial roadways and commercial corridors rather than within residential neighborhoods. Police Lieutenant Plumlee provided a report by the OCFA on collisions that occurred in Buena Park and neighboring cities. A 10mph speed limit on residential street could provide additional guidance to riders, enhance safety, and help address resident concerns on excessive speeds. However, enforcement may be challenging, and the City already has the authority under the existing Municipal Code to address unsafe riding behavior. Finally, Police Lieutenant Plumlee discussed current education and outreach efforts to address the issues pertaining to electric mobility devices use and safety; and, sought City Council direction on whether to pursue an amendment to the Municipal Code establishing a sidewalk speed limit for juvenile operators of electric mobility devices or to continue utilizing the existing ordinance in conjunction with enhanced education and enforcement efforts.

Council Member Franco spoke in support of the adoption of an ordinance to reduce the speed limit to 5mph to improve community safety, with a particular focus on protecting pedestrians on public sidewalks and walking paths at parks through education efforts; and, plans for complete streets projects and installation of bike lanes, taking initiative to promote alternative transportation.

Council Member Sonne suggested the City work with cities bordering Buena Park to make the speed limit for electronic mobility devices consistent; discussed social media complaints and incidents involving e-bikes; and, collaborate with schools and local organizations to address education on electronic mobility devices safety.

Mayor Traut commented on the importance of education, enforcement and street engineering; development of bike lanes to provide safer routes for children traveling throughout the City; walk zones and no ride zones on school frontage sidewalks; incorporation of engineering components for safe paths; and, suggested returning with the item in 60–90 days after staff has consulted with neighboring cities on their e-bike regulation and enforcement strategies.

Council Member Ahn supported establishing speed limit on sidewalks followed by enforcement and encouraged the use of helmets.

Police Lieutenant Plumlee indicated that due to the growing popularity of e-bikes, PD has implemented targeted enforcement in collaboration with cities of Placentia Fullerton, Brea, and La Habra. Similarly, there has been an increase in the use of e-motorcycles that are not street legal, and efforts are underway to address this issue as well. Police Lieutenant Plumlee also clarified that the City currently has the discretion to determine whether a particular speed is considered dangerous pursuant to the Buena Park Municipal Code. More importantly, establishing consistent speed limit regulations with neighboring cities would provide greater clarity and help ensure the safety of pedestrians on sidewalks, shared walkways, and the streets.

Director of Public Works/City Engineer Mikhael discussed the Complete Streets Projects for Dale/Whitaker wherein the project would consist of paving streets and adding bike lanes.

Brandon Schooner, Buena Park resident, spoke regarding speed limit for e-bikes as well as other manpowered bikes on sidewalks.

City Manager France spoke about incorporating an e-bike safety presentation into Youth in Government Day and working with city manager peers to promote consistency in sidewalk speed limits for electric mobility devices in the area.

Interim Police Chief Geyer stated a State Assembly bill being proposed on regulation of speed limit for e-bikes and a requirement for speedometer on e-bikes starting in 2029. Additionally, the police chiefs in neighboring cities meet regularly and he will propose a discussion to plan a coordinated approach regarding the enforcement of e-bike speed limits on sidewalks.

Following the discussion, the City Council directed staff to return in 60-90 days after engineering staff and PD have consulted with neighboring cities on their approaches for establishing speed limits on electric mobility devices operating on sidewalks and walking pathways.

10. CITY MANAGER REPORT

City Manager France reported on the following:

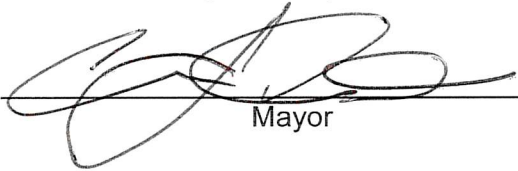
- All Employee BBQ, June 25, 2026, 11:30 a.m. – 1:30 p.m. at PD back parking lot.
- Director of Government and Community Relations/City Clerk Vicuña advised that SB 707 takes effect on July 1. Moving forward, the public will be able to participate in City Council meeting by videoconferencing.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Vicuña had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 7:53 p.m.


Mayor

ATTEST:


City Clerk