

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
May 27, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 27, 2026, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

Matt Foulkes, Community and Economic Development Director
Harald Luna, Planning Manager
Joshua Alvarez, Associate Planner
Adrian Flores, Associate Planner
John Lam, Assistant City Attorney
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. **GENERAL**

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

2. **ORAL COMMUNICATIONS**

None.

INTRODUCTION

Mr. Luna introduced Adrian Flores, Associate Planner.

3. **CONSENT CALENDAR**

- 3.A. APPROVAL OF MINUTES – May 18, 2026 Planning Commission Meeting.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Patiño seconded the motion to approve the minutes of the May 18, 2026 Planning Commission meeting.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS:	Diep, Patiño, Carver, Davis, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	

4. PUBLIC HEARING

4.A DEVELOPMENT AGREEMENT NO. DA-25-1 AND VARIANCE NO. V-25-1

A request to adopt resolutions recommending City Council approval of a Development Agreement (DA-25-1) and Variance (V-25-1) for the development of an approximately 8.63-acre site with an Aquarium (including eatery) at approximately 76,000 square feet, (57,500 square feet on level 1 and 18,500 square feet on level 2) and approximately 35-foot maximum building height. Additionally, a Butterfly Exhibit and Conservatory (including eatery) at approximately 42,000 square feet and approximately 30 feet in building height. Other commercial/retail spaces at approximately 5,500 square feet. Site Improvements include new parking lot, landscaping, utility connections, and street frontage improvements (sidewalk, driveways, curb and gutter) at 7711-7733 Beach Boulevard. The property owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA.

Mr. Foulkes presented the staff report.

Staff responded to Planning Commissioners' questions about traffic, parking, space for visitors and pedestrians viewing the outdoor display, and room for possible future expansion.

Chair Judeh opened the public hearing.

Mr. Knishinsky, representing the applicant, described the proposed project, including traffic, parking, viewing areas and safety measures in relation to the outdoor display, and the building design allowing room for possible future expansion.

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

Commissioner Davis moved and Commissioner Diep seconded the motion to approve the resolutions recommending City Council approval.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS:	Patiño, Diep, Carver, Davis, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
RECUSED:	0	COMMISSIONER:	

RESOLUTION NO. 6406 DEVELOPMENT AGREEMENT NO. DA-25-1

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL**

APPROVE DEVELOPMENT AGREEMENT NO. DA-25-1 TO DEVELOP AN AQUARIUM, BUTTERFLY EXHIBIT AND ASSOCIATED ONSITE IMPROVEMENTS AT 7711-7733 BEACH BOULEVARD (APNS: 136-203-40, 136-211-64 AND 136-211-57) WITHIN THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN (ECSP) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

**RESOLUTION NO. 6407
VARIANCE NO. V-25-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE BUENA PARK CITY COUNCIL APPROVE A VARIANCE TO REDUCE THE MINIMUM LANDSCAPE SETBACK IN THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN (ECSP) FOR THE DEVELOPMENT OF AN AQUARIUM, BUTTERFLY EXHIBIT AND ASSOCIATED ONSITE IMPROVEMENTS ON PROPERTY LOCATED AT 7711-7733 BEACH BOULEVARD (APNS: 136-203-40, 136-211-64 AND 136-211-57), AND MAKING FINDINGS IN SUPPORT THEREOF

4.B. CONDITIONAL USE PERMIT NO. CU-26-3

A request to allow for the establishment and operation of a wholesale construction supply business with incidental outdoor storage and associated on- and off-site improvements at 6291 Western Avenue.

The applicant is Mike Grannis, Catalina Partners Corp, 1815 Via El Prado, Suite 300, Redondo Beach, CA 90277, on behalf of the property owner Fit Kit INC, 200 SW 1st Avenue, 14th Floor, Fort Lauderdale, Florida 33301.

Mr. Alvarez presented the staff report.

Vice Chair Carver asked about traffic and emergency access on the alley.

Commissioner Patiño asked about material storage, including possible hazardous materials.

Chair Judeh opened the public hearing.

Mike Grannis, applicant, discussed the proposed project, explained that storage will not include hazardous materials, and clarified that deliveries for the proposed use will be taken from Western Avenue only and not the alley.

Ryan Benhard, representing 6411 Western, said that he is not opposed to the project but asked for clarification about his property line, adjacent to the proposed project, the path of travel along Western Avenue, and restricting the alley access off of 8th Street for emergency and trash vehicles only.

Mr. Grannis said that he is in discussions with Mr. Benhard regarding his property line and gave an assurance that he will limit the use of the alley to emergency use and trash pick-up vehicles only, with no deliveries.

There being no other speakers and no written communications, Chair Judeh closed the public hearing.

Commissioner Diep moved and Chair Judeh seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-26-3, with the added condition that no commercial delivery or pickup of materials shall be permitted within the vehicular access area off of the alley from 8th Street.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS:	Diep, Judeh, Carver, Davis, and Patiño
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
RECUSED:	0	COMMISSIONER:	

**RESOLUTION NO. 6408
CONDITIONAL USE PERMIT NO. CU-26-3**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW FOR THE ESTABLISHMENT AND OPERATION OF A WHOLESALE CONSTRUCTION SUPPLY BUSINESS WITH INCIDENTAL OUTDOOR STORAGE AND ASSOCIATED ON- AND OFF-SITE IMPROVEMENTS AT 6291 WESTERN AVENUE WITHIN THE ML (LIGHT INDUSTRIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

None.

6. AGENDA FORECAST:

Mr. Luna announced that the June 10, 2026 Planning Commission meeting will possibly include a Parcel Map/Tentative Tract Map at 9011 & 9021 Knott Avenue.

7. COMMISSION REPORTS:

Vice Carver thanked staff and Planning Commissioners for welcoming him into the Planning Commission.

Commissioner Davis invited everyone to the Juneteenth celebration at Boisseranc Park.

8. **ADJOURNMENT:**

At 7:38 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



Harald Luna
Planning Manager

