

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
June 10, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on June 10, 2026, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

ABSENT: COMMISSIONER: Davis

Matt Foulkes, Community and Economic Development Director
Harald Luna, Planning Manager
Ian McAleese, Senior Planner
John Lam, Assistant City Attorney
Ruth Santos, Senior Administrative Assistant

1. GENERAL

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

2. ORAL COMMUNICATIONS

None.

3. CONSENT CALENDAR

- 3.A. APPROVAL OF MINUTES – May 27, 2026 Planning Commission Meeting.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Vice Chair Carver seconded the motion to approve the minutes of the May 27, 2026 Planning Commission meeting.

The motion passed with the following votes:

AYES:	4	COMMISSIONERS:	Diep, Carver, Patiño, and Judeh
NOES:	0	COMMISSIONER:	
ABSENT:	1	COMMISSIONER:	Davis
ABSTAINED:	0	COMMISSIONER:	

4. PUBLIC HEARING**4.A PARCEL MAP NO. PM-26-1 AND TENTATIVE TRACT MAP NO. TT-25-3**

Tentative Parcel Map No. 2025-180, a request to subdivide the current three (3) existing parcels into three (3) new reconfigured parcels (Parcel 1-3); and a Vesting Tentative Tract Map No. 19418, to subdivide Parcel 3 containing approximately 1.43-acres for condominium purposes.

Mr. Luna presented the staff report, and stated that staff received and distributed copies of a letter of support from People for Housing.

Chair Judeh opened the public hearing.

Alex Rounaghi, applicant, asked if there were any questions about the proposed project.

There were no questions.

Elizabeth Hansburg, People for Housing, spoke in support of the proposed project.

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

Commissioner Diep moved and Commissioner Carver seconded the motion to approve the resolutions approving Parcel Map No. PM-26-1 And Tentative Tract Map No. TT-25-3.

The motion passed with the following votes:

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

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

RECUSED: 0 COMMISSIONER:

**RESOLUTION NO. 6409
TENTATIVE PARCEL MAP NO. PM-26-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP (TENTATIVE PARCEL MAP NO. 2025-180) TO ALLOW A SUBDIVISION OF THREE EXISTING PARCELS CONTAINING 3.77-ACRES INTO THREE (3) NEW RECONFIGURED PARCELS (PARCELS 1-3) AT 9011 KNOTT AVENUE AND 9021 KNOTT AVENUE (APNS: 134-062-18, -24, AND -27), WITHIN THE CO (OFFICE) WITH MIXED-USE OVERLAY – 45 (MUO-45) ZONE AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6410
TENTATIVE TRACT MAP NO. TT-25-3**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP (VESTING TENTATIVE TRACT MAP NO. 19418) FOR CONDOMINIUM PURPOSES AT 9011 KNOTT AVENUE AND 9021 KNOTT AVENUE (APNS: 134-062-18, -24, AND -27), WITHIN THE CO (OFFICE) WITH MIXED-USE OVERLAY – 45 (MUO-45) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

Mr. Foulkes reported that the following projects that were deliberated by the Planning Commission will be scheduled for City Council consideration: 1) Amway/Nutrilite on June 23, 2026, and Buena Park Boardwalk on July 14, 2026.

6. AGENDA FORECAST:

Mr. Luna stated that as of this date, there are no items scheduled for the next Planning Commission meeting of June 24, 2026.

7. COMMISSION REPORTS:

None

8. ADJOURNMENT:

At 6:37 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



Harald Luna
Planning Manager

