

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
July 22, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on July 22, 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

Harald Luna, Planning Manager
Robert Cravens, Code Enforcement Supervisor
Ian McAleese, Senior Planner
Ruth Santos, Senior Administrative Assistant
Ray Tae, Senior Office Assistant

1. GENERAL

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

2. ORAL COMMUNICATIONS

None.

3. CONSENT CALENDAR

Vice Chair Carver requested separate action.

3.A. APPROVAL OF MINUTES - June 10, 2026 Planning Commission Meeting.

RECOMMENDED ACTION: Approve

Commissioner Patiño moved and Commissioner Diep seconded the motion to approve the minutes of the June 10, 2026 Planning Commission meeting.

The motion passed with the following votes:

AYES: 1 COMMISSIONERS: Patiño, Diep, Carver, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

3.B. SHORT-TERM RENTAL NO. STR-25-000003 - A request to receive and file the 6-month operation compliance update and continue the approval of the Short-Term Rental No. STR-25-000003 based on the update.

Vice-Carver asked for clarification on the short-term rental (STR) review process.

Mr. Cravens described the annual and bi-annual review process for short-term rentals in the City.

Commissioner Carver moved and Commissioner Diep seconded the motion to receive and file the 6-month operation compliance update and continue the approval of Short-Term Rental No. STR-25-000003 based on the update.

The motion passed with the following votes:

AYES: 1 COMMISSIONERS: Carver, Diep, Patiño, and Judeh

NOES: 0 COMMISSIONER:

ABSENT: 1 COMMISSIONER: Davis

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING

4.A SHORT-TERM RENTAL PERMIT NO. STR-26-000004 - A request to operate a short-term rental within an existing 1,409 square-foot single-story, single-family dwelling.

Mr. Cravens presented the staff report, including the five written comments received from the neighbors, expressing potential adverse impacts on safety, increased traffic, parking, property values, and noise. Mr. Cravens discussed the application process and how conditions of approval in the proposed resolution address the concerns expressed by the neighbors.

Vice Chair Carver asked about the number of parking spaces in the garage and how garage parking is monitored.

Chair Judeh asked how staff is able to check if the STR owner lives on site, as required.

Mr. Cravens discussed how staff monitors compliance with all STR requirements, including garage parking and owner-occupancy requirements.

Chair Judeh opened the public hearing.

Mr. Luna stated that on July 21, 2026, staff received and distributed one more written comment from Jessica Torres, with similar concerns expressed, about the proposed STR.

Phuong A. Nguyen, property owner/applicant, described the proposed STR, including the two-car garage, and the two extra rooms that will house the renters. She also explained that while her husband travels on business, she will be on site.

Maria Valdivia, 7482 Santa Elena Drive, Unit B, Buena Park CA, expressed concerns about STRs in general, and stressed the importance of having the property owner on site, to manage the STR.

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

In response to Commissioner Diep, staff discussed the conditions requiring the owner to share contact information with the neighbors, the annual renewal and review process for STRs, and the six-month review, as applicable. Staff also clarified that the proposed STR is not currently operating; if the proposed STR is approved by Planning Commission, the applicant will still have to go through the required STR application process.

Vice Chair Carver moved and Commissioner Patiño seconded the motion to, adopt the resolution approving Short-Term Rental Application No. STR-26-000004.

The motion passed with the following votes:

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

**RESOLUTION NO.6414
SHORT TERM RENTAL PERMIT NO. STR-26-000004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BUENA PARK APPROVING A REQUEST FOR A SHORT-TERM
RENTAL UNIT NO. STR-26-000004, LOCATED AT 7490 SANTA
ELENA DRIVE, WITHIN THE RS-6 (SINGLE-FAMILY RESIDENTIAL)
ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

5. STAFF REPORT:

Mr. Luna announced that the Aquarium/Butterfly project, considered by the Planning Commission last May, was approved by the City Council at their July 14, 2026 meeting.

6. AGENDA FORECAST:

Mr. Luna stated that the next regularly scheduled Planning Commission meeting will consider a Text Amendment to the Buena Park Municipal Code concerning ADUs and permitted uses in the commercial and industrial zones.

7. COMMISSION REPORTS:

None

8. **ADJOURNMENT:**

At 6:57 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



Harald Luna
Planning Manager