

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
May 18, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 18, 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
Ian McAleese, Senior Planner
Rodrigo Pelayo, Senior Planner
Xiomara Solis, Assistant 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

Chair Diep called on Commissioner Judeh who requested all present to observe a moment of silence in memory of the victims of the active shooting at the San Diego Islamic Center today.

PRESENTATION

City Council and Senator Umberg's office honored Planning Commissioner Chair Deborah Diep as a 34th District 2026 Woman of Distinction Honoree.

2. ORAL COMMUNICATIONS

None.

3. ELECTION OF CHAIR AND VICE CHAIR

Commissioner Patiño, District 5, declined the appointment as Chair, so Chair Judeh, District 1, was appointed as Chair. Commissioner Carver, District 2, was appointed as Vice Chair.

INTRODUCTIONS

Mr. Luna welcomed Vice Chair Carver to the Planning Commission.

Mr. Luna introduced Rodrigo Pelayo, Senior Planner, and Xiomara Solis, Assistant Planner.

4. CONSENT CALENDAR

4A. APPROVAL OF MINUTES – November 18, 2025 Planning Commission Special Meeting.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Davis seconded the motion to approve the minutes of the November 18, 2025 Planning Commission meeting.

The motion passed with the following votes:

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 1 COMMISSIONER: Carver

5. PUBLIC HEARING

5.A. 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

A request to adopt resolutions recommending City Council approval of the Final Draft Mitigated Negative Declaration (MND-25-1), General Plan Amendment (GP-25-1), Zone Change (Z-25-1), Tentative Tract Map (TT-25-2), and Conditional Use Permit (CU-25-5), to ultimately allow for the demolition of the existing Amway Nutrilite Center Campus, in connection with the development of a 281-unit three- and four-story semi-attached residential development at 5600 Beach Boulevard.

Vice Chair Carver recused from voting on this item due to the proximity of his residence to the proposed project site. He left the Chamber.

Mr. McAleese presented the staff report, including comments received from the public, as well as responses provided by staff.

Chair Judeh opened the public hearing

Ms. Santos announced that there was one additional comment letter that was received at 5:15 p.m. today, which was emailed to the Planning Commissioners.

Commissioner Diep asked, and staff confirmed, that CC&Rs (Covenants, Conditions, and Restrictions) will be considered by Planning Commission at a future date, and it will include the required use of garages for parking. Staff also confirmed that the proposed project, especially landscaping, will not be affected by the future high speed rail project.

Scott DiCesare, applicant representative, briefly described the proposed project, including mitigation measures for concerns raised.

The following speakers discussed traffic, parking, local workforce, construction hours and management plan, and environmental concerns.

1. George Gomez
2. Galo Toapanta
3. Darcy Blake

Elizabeth Hansburg, People for Housing, Orange County, spoke in favor of the project.

Stephen Logan, applicant representative, discussed local workforce in connection with the proposed project.

Ms. Arabolu responded to concerns about traffic and parking.

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

**RESOLUTION NO. 6402
GENERAL PLAN AMENDMENT NO. GP-25-1**

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

**RESOLUTION NO. 6404
ZONE CHANGE NO. Z-25-1**

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

**RESOLUTION NO. 6405
TENTATIVE TRACT MAP NO. TT-25-2
CONDITIONAL USE PERMIT NO. CU-25-5**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A 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 ITS 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. 6403
MITIGATED NEGATIVE DECLARATION NO. MND-25-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE COMPLETION OF 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)

Vice Chair Carver re-entered the Chamber.

6. STAFF REPORT:

Mr. Foulkes announced that there will be a regularly scheduled Planning Commission meeting on Wednesday, May 27, 2026.

7. AGENDA FORECAST:

Mr. Luna informed the Planning Commissioners that at the May 27th Planning Commission meeting, there are two items that will be considered – a Conditional Use Permit for the operation of a wholesale business, with outdoor storage, at 6291 Western Avenue, and a Development Agreement for an aquarium and a butterfly exhibit at 7711 and 7733 Beach Boulevard.

8. COMMISSION REPORTS:

None.

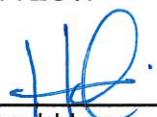
9. ADJOURNMENT:

At 7:24 p.m., Chair Judeh adjourned the Planning Commission meeting.



Mirvette Judeh
Chair

ATTEST:



Harald Luna
Planning Manager

