



CHAIR JUDEH
VICE CHAIR CARVER
COMMISSIONER DAVIS
COMMISSIONER DIEP
COMMISSIONER PATINO

Wednesday, July 22, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

1. GENERAL

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

2. ORAL COMMUNICATIONS

2.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

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3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

- 3.A. APPROVAL OF MINUTES
June 10, 2026

3.B. SHORT-TERM RENTAL NO. STR-25-000003

A request to continue the approval of the operation of a short-term rental within an existing 1,132 square-foot single-story, single-family dwelling at 7446 El Centro Way.

The property owner is WV Britton Family Trust, 7446 El Centro Way, Buena Park, CA 90620. The applicant is Vershawn Britton, 7446 El Centro Way, Buena Park, CA 90620.

RECOMMENDED ACTION: Staff recommends that the Planning Commission based on the information provided receive and file the Short-Term Rental Permit No. STR-25-000003 6-month operation compliance update.

4. PUBLIC HEARING

4.A. SHORT-TERM RENTAL NO. STR-26-000004

A request to operate a short-term rental within an existing 1,409 square-foot single-story, single-family dwelling at 7490 Santa Elena Drive.

The property owner and applicant is Phuong A. Nguyen, 7490 Santa Elena Drive, Buena Park, CA 90620.

RECOMMENDED ACTION: Staff recommends that the Planning Commission receive the staff report and presentation together with any public testimony and, based on the information provided, determine whether to approve, conditionally approve, or deny Short-Term Rental Permit No. STR-26-000004.

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.A. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Planning Commission less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the Planning Division Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로그에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: July 16, 2026



City of Buena Park

Planning Commission Agenda Report

A. APPROVAL OF MINUTES

June 10, 2026

Meeting	Agenda Group
Wednesday, July 22, 2026, 6:30 PM	CONSENT CALENDAR Item: 3A.
Prepared By	Department Head Approval
Ruth Santos, Senior Administrative Assistant	Matt Foulkes, Director of Community & Economic Development
Presented By	
Ruth Santos, Senior Administrative Assistant	

Attachments

[2026-06-10 PC M DRAFT.pdf](#)

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/Nutriline 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

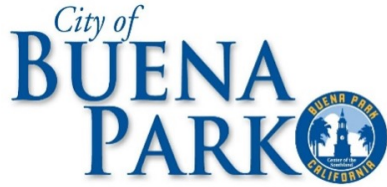
8. ADJOURNMENT:

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

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager



July 22, 2026
CONSENT CALENDAR
Item No. 3B.

Planning Commission Agenda Report

SHORT-TERM RENTAL NO. STR-25-000003

PREPARED BY	PRESENTED BY
Robert Cravens , Code Enforcement Supervisor	Robert Cravens , Code Enforcement Supervisor
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Receive and file the Short-Term Rental Permit No. STR-25-000003 6-month operation compliance update.

PROPERTY INFORMATION:

The subject property is located at 7446 El Centro Way. The property is zoned Single-Family Residential (RS-6) and has a General Plan designation of Low Density Residential. The property consists of a 1,132-square-foot home containing three bedrooms, two bathrooms, and an attached two-car garage.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (Single-Family Residential)	Single Family Residential Dwelling
South	Low Density Residential	RS-6 (Single-Family Residential)	Single Family Residential Dwelling
East	Low Density Residential	RS-6 (Single-Family Residential)	Single Family Residential Dwelling

West	Low Density Residential	RS-6 (Single-Family Residential)	Single Family Residential Dwelling
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BACKGROUND:

In January of 2020, the City Council adopted Ordinance 1675 (Attachment A), which created Section 19.348.080 of the Buena Park Municipal Code (BPMC) and provided criteria for allowing Short-Term Rental (STR) units within specific residential areas of the City. To date, there are (12) Short-term Rental permits issued throughout the City. Code Enforcement utilizes a web-based software (RentalScape) that monitors over 10,000 short-term rental websites to track both permitted and unpermitted short-term rental properties in the City. The applicant, Vershawn Britton, submitted a request to operate a short-term rental at 7446 El Centro Way on April 18, 2025, via the City's online application.

On July 23, 2025, the City of Buena Park Planning Commission adopted Resolution No. 6383 approving Short-Term Rental Permit No. STR-25-000003 at 7446 El Centro Way for operation as a short-term rental (STR), provided all conditions are met. One of the conditions set by the Planning Commission is that the STR permit will require a compliance update for the Planning Commission after six months of operation.

On January 5, 2026, the Code Enforcement Division conducted an inspection to verify compliance with the adopted Conditions of Approval. Following the inspection, the property was cleared to operate as an STR.

DISCUSSION:

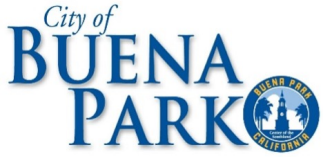
As of January 5, 2026, the subject property at 7446 El Centro Way has been operating as a short-term rental. In addition to meeting the conditions of approval throughout the past 6-month operation period, no written comments or complaints have been received from guests or neighbors, and the property has continued to comply with all code requirements including all the adopted Resolution No. 6383 Conditions of Approval.

ENVIRONMENTAL ASSESSMENT:

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) has been deemed to be exempt from CEQA per Section 15301, Class 1 (Existing Facilities).

PUBLIC HEARING NOTIFICATION:

No public hearing notification is required for this application.



July 22, 2026
PUBLIC HEARING
Item No. 4A.

Planning Commission Agenda Report

SHORT-TERM RENTAL NO. STR-26-000004

PREPARED BY	PRESENTED BY
Robert Cravens , Code Enforcement Supervisor	Robert Cravens , Code Enforcement Supervisor
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Staff recommends that the Planning Commission receive the staff report and presentation together with any public testimony and, based on the information provided, determine whether to approve, conditionally approve, or deny Short-Term Rental Permit No. STR-25-000004.

PROPERTY INFORMATION:

The subject property is located at 7490 Santa Elena Drive (Attachment 1). The property is zoned Single-Family Residential (RS-6) and has a General Plan designation of Low Density Residential. The property consists of a 1,850 square-foot single-family dwelling containing three bedrooms, two bathrooms and an attached two-car garage.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	Single-Family Residential (RS-6)	Single Family Residential Dwelling
South	Low Density Residential	Single-Family Residential (RS-6)	Single Family Residential Dwelling
East	Tourist Entertainment	Amusement Resort (AR)	Amusement Park (Knotts Berry Farm)
West	Low Density Residential	Single-Family Residential (RS-6)	Single Family Residential Dwelling

BACKGROUND:

In January 2020, the City Council adopted Ordinance 1675 (Attachment 2), which created Section 19.348.080 (Residential Short-Term Rentals) of the Buena Park Municipal Code (BPMC) and provided criteria for allowing Short-Term Rental (STR) units within specific residential areas of the City. To date, there are 14 short-term rental permits issued throughout the City. Code Enforcement utilizes a web-based software (RentalScape) that monitors over 10,000 short-term rental websites to track both permitted and unpermitted short-term rental properties in the City. The applicant, Phuong Nguyen, submitted a request to operate a short-term rental at 7490 Santa Elena Drive on December 8 2025, via the City's online application.

APPLICATION ANALYSIS:

Short-Term Rental Application Description

The submitted application indicates that all three bedrooms of the 1,850-square-foot home are proposed for short-term rental (Attachment 3). Consistent with BPMC requirements, the applicant will continue to live at the home as their primary residence. The floor plan proposes a three-bedroom STR together with two bathrooms, closet space, and laundry facilities. The application details that no more than six adults will be permitted on-site as rental guests or visitors, and including children, no more than six (6) cumulative adults and children will be allowed. Additionally, the application materials specified that no more than four vehicles are allowed for all STR rental guests, visitors, and owners. The site plan notes the ability to accommodate the off-street parking for the homeowner vehicles (two vehicles) and STR maximum guest vehicles (three vehicles) within the existing attached two-car garage and driveway areas of the subject property. Street parking is allowed; however, the applicant proposes to limit street parking for the STR guests to within the curbed area along the property frontage.

STR Review Process

Code Enforcement Staff reviewed the application materials and found that it met the minimum Code requirements and demonstrated compliance with the physical site and unit criteria. Pursuant to BPMC Section 19.348.080.E.2, notice of the applicants' request to operate a short-term rental at the subject address was sent to property owners located within 300 feet of the subject property. As a result of the mailed notices, the City received four letters of comment from neighbors expressing concerns about the proposed STR operation at the subject property. Copies of the written comments received are provided in Attachment 4. Some comments received from neighbors of the proposed STR referenced security concerns, loss of property values, increased traffic, noise, and parking issues. Other comments received speculated on the potential for future adverse impacts that may result should the property be used as a short-term rental, as well as questioned whether the property owner resides at the home as their primary residence.

As a result of the concerns/comments received about the short-term rental, and pursuant to section 19.348.080.E.4 below, the Director has determined that a public hearing is warranted.

"If the Director determines supplemental evidence at a public hearing is warranted to determine whether an applicant will adequately mitigate potential adverse impact to the public health, safety, or welfare due to substantial concerns raised by neighbors...the Director shall notice a public hearing of the Planning Commission. The Planning Commission is authorized to deny, approve, or conditionally approve the permit in accordance with the criteria set forth in this section.

Planning Commission Determination

City Staff's review of the STR application has found it to be consistent with the provisions of the Code related to the required physical development standards. Additionally, an inspection of the home on January 5, 2026, by Code Enforcement Staff found no evidence that the property owners are no longer residing there. Absent the written and verbal comments/concerns received by surrounding properties, the STR application would have been approved at the staff level.

The Planning Commission is charged with determining whether the applicant can operate an STR in a manner that adequately mitigates the potential for adverse impacts on the surrounding neighborhood. In making its determination, the Planning Commission shall consider testimony from the applicant and members of the public, along with the information and exhibits in this agenda report. Based on this information, the Planning Commission may approve, conditionally approve or deny the STR permit.

Two resolutions have been provided as part of the agenda report: a resolution to approve the STR and a resolution to deny the STR. The Planning Commission may also elect to add or modify conditions to the resolution approving the STR. Pursuant to Section 19.348.080 E.4, the decision by the Planning Commission is final.

ENVIRONMENTAL ASSESSMENT:

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been deemed exempt under Section 15301, Class 1 (Existing Facilities) because the STR will operate within an existing single-family dwelling structure with no proposed expansion.

PUBLIC HEARING NOTIFICATION:

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been deemed exempt under Section 15301, Class 1 (Existing Facilities) because the STR will operate within an existing single-family dwelling structure with no proposed expansion.

Attachments

[STR-26-000004 Vicinity Map.pdf](#)

[City of Buena Park City Council Ordinance No. 1675, regulating short-term rentals on properties zoned for single-family residences.pdf](#)

[STR-26-000004 Applicant submittal information, Site Plan and Floor Plan.pdf](#)

[STR-26-000004 Public Comments Received.pdf](#)

[STR26-000004- Resolution to Approve.pdf](#)

[STR26-000004- Resolution to Deny.pdf](#)



VICINITY MAP



PLANNING COMMISSION

Wednesday, July 22, 2026 – 6:30 p.m.

SHORT-TERM RENTAL PERMIT NO. STR-26-000004

**7490 Santa Elena Dr.
APN: 135-044-18**

ORDINANCE NO. 1675

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, REGULATING SHORT-TERM RENTALS ON PROPERTIES ZONED FOR SINGLE-FAMILY RESIDENCES, ADOPTING TEXT AMENDMENT NO. C19-2 AND AMENDING THE BUENA PARK ZONING ORDINANCE.

A. Recitals.

(i) The City of Buena Park, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California.

(ii) It is the City Council's intent in adopting this Ordinance to implement new development standards that are reasonably designed to regulate short-term rental units within the City limits, to the extent required and permissible by law.

(iii) The City Council hereby finds that unregulated transient occupancy uses in residential and nonresidential districts present a threat to the public welfare relating to compatibility with residential uses and preservation of the character of the neighborhoods in which they are located.

(iv) The City Council hereby finds that regulated short-term rentals allow residents to earn extra income thereby making their housing more affordable.

(v) The City Council hereby finds that the adoption of a comprehensive ordinance regulating the issuance of and operating conditions attached to short-term rental permits is necessary to protect the public health, safety and welfare. The purpose of this ordinance is to provide a permit system and to impose operational requirements to minimize the potential adverse impacts of transient uses in residential neighborhoods and zoning districts on traffic, noise, and density to ensure the health, safety and welfare of renters and guests patronizing short-term rentals; and to impose reasonable limitations in order to ensure the long term availability of housing stock in compliance with the Housing Element of the City's General Plan.

(vi) The City Council hereby finds that provision of this ordinance which allows only residents to host guests in their home while they reside on-site, prevents permanent long-term housing from being converted into short-term rentals operated for commercial interest.

(vii) The City Council hereby finds that the provisions of this ordinance which allow only homeowners to operate a short-term rental is necessary to eliminate investor/ corporate owned and operated short term rentals, to maintain the residential integrity and adverse impacts from commercialization of City's neighborhoods.

(viii) The City Council hereby finds that the provisions of this section which impose restrictions on commercial speech, pursuant to the restrictions on advertisements set forth in this section, are necessary in order to advance the City's legitimate interest in preventing rental activity that violates this Code, and in regulating fraudulent, misleading, or deceptive advertising. These restrictions on advertising are necessary in order to prevent advertisers from engaging in unlawful rental activity and from misleading the general public to think that a particular property in the City is available for transient occupancy if, in fact, the advertised property is not authorized to be used for transient occupancy purposes in accordance with this section.

(ix) The City Council hereby finds that the City's regulation of short-term rental uses in accordance with this section is a valid exercise of the City's police power in furtherance of the legitimate governmental interests documented in this section.

(x) On May 14, 2019 the City Council adopted Ordinance No. 1662, an urgency ordinance pursuant to California Government Code Section 65858 for the clarifying the existing prohibition on short-term rentals within the City.

(xi) On June 25, the City Council adopted Ordinance No. 1664, to extend the moratorium to August 13, 2019 and directed staff to begin drafting regulations to permit short-term rentals within the City.

(xii) On July 9, 2019 the City Council conducted a Study Session to discuss policy considerations for regulating short-term rentals

(xiii) On August 13, 2019 the City Council adopted Ordinance No. 1670, to extend the moratorium until May 14, 2020 to allow more time for the creation of regulations and amendment to the City's Zoning Code.

(xiv) On August 28, 2019 the Planning Commission conducted a study session/ community workshop to discuss first draft of the ordinance.

(xv) On October 23, 2019, the Planning Commission conducted a duly noticed public hearing, to consider the Text Amendment No. C19-2.

(xvi) On November 13, 2019, the Planning Commission conducted a duly noticed public hearing, to consider the Text Amendment No. C19-2.

(xvii) On January 14, 2020, the City Council conducted a duly noticed public hearing, to consider the Text Amendment No. C19-2.

(xviii) All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council hereby ordains as follows:

SECTION 1. The City Council finds that the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

SECTION 2. Section 19.348 Special Requirements for Certain Uses of Title 19 of the Buena Park Municipal Code is hereby amended to read as follows (additions in underline, deletions in ~~strikethrough~~):

19.348.080 RESIDENTIAL SHORT-TERM RENTALS

A. Scope, purpose and findings.

The purposes of this section are to:

1. Document the procedures and regulations that govern the application for, and the issuance and implementation of, permits for the operation of any residential short-term rental use within the City.
2. Establish that transient occupancy uses are not permitted or conditionally permitted in residential or nonresidential zoning districts, unless either: (i) the City has approved a hotel use in a nonresidential zoning district pursuant to Title 19, or (ii) the City has approved a short-term rental permit pursuant to this section.

B. Definitions.

"Advertise" means any communication that induces or encourages any person to rent for transient occupancy purposes, or that provides information (to any person) that promotes the availability to rent for transient occupancy purposes, any building in the City.

"Applicant" means any person, who seeks approval of a short-term rental permit under the authority of this section.

"Authorized agent" means the person specifically authorized by a short-term rental host in lieu of themselves as the 24-hour emergency contact for a lawfully operating short term rental.

"Bedroom" means a room within a dwelling unit, other than a kitchen, living room or dining room, which could be used for sleeping purposes, is provided with natural light and natural ventilation, and is separated by a door or archway from the rest of the dwelling unit. "Code" means the Buena Park Municipal Code.

"Director" means the Director of the Community Development, or designee. "Enforcement officer" means the Director, Building Official, Fire Marshall, City Code Enforcement Officer, or any other City employee designated by the Director or City Manager to enforce this section.

"Guest" means an invitee of a renter or other person visiting a renter of a short-term rental unit who is not listed on the rental agreement.

"Host" means a person or persons holding fee title to the real property that is the subject of a short-term rental permit and to whom the short-term permit is issued.

"Owner" means a person or persons, not a corporation or a limited liability company, holding fee title to the real property.

"Renter" means a person or persons, not a host, who have lawfully obtained the exclusive use and possession of the short-term rental property or portion thereof from its host or authorized agent.

"Resides" means legal residence, also referred to as primary residence of a property owner, as reflected in title records, as evidenced by homeowner's exemption, voter registration, vehicle registration, or similar means.

"Sign" shall have the same meaning as the term used in Title 19 Division 9 of this Code.

"Transient occupancy" shall have the same meaning as the term is used in Chapter 3.16 of this Code.

"Short-term rental" means the renting of any portion of any structure or residential dwelling unit for a period of not less than 12 hours and for a maximum of 29 consecutive days to a particular occupant. A short-term rental shall not be considered as a hotel, extended stay hotel, motel or corporate apartment.

"Short-term rental unit" means the structure or residential dwelling unit in which the short-term rental use is permitted to operate, pursuant to a permit issued in accordance with this section.

C. Short-term rental permit application.

No short-term rental may operate without a permit as required by this Section 19.348 of the Buena Park Municipal Code.

1. The Director shall accept written applications for short-term rental permits in accordance with this section. The Director shall make a decision and provide that decision in writing within six (6) weeks of the date of receipt of a complete application.
2. Each application for a short-term rental permit shall be on a City-provided form and shall include the following information and documentation, signed by the host, and otherwise in a form acceptable to the Director:
 - a. Location of real property where a short-term rental use is proposed.
 - b. Identity of the host(s) of the real property on which the short-term rental is proposed (include the name, mailing address, email address, and 24-hour telephone number). Identity of the authorized agent on behalf of the host (include the name, mailing address, email address, and telephone number)

- c. Provide adequate documentation such as driver's license, voter registration, vehicle registration, utility bills or property tax records showing name of the host(s) and the short-term rental property address that establishes the host resides at the short-term rental unit as their primary residence.
- d. A sketch of the floor plan, which identifies sleeping areas, proposed maximum number of guests, evacuation route(s), location of fire extinguisher(s), and approximate square footage in the vacation rental unit.
- e. The maximum number of vehicles allowed for overnight occupants, including host's and other long-term residents' vehicles and location of designated on-site parking spaces. All required garage spaces will be used for storage of operable vehicles.
- f. Written acknowledgement and agreement that the owner(s) have read and agree(s) to all regulations pertaining to the operation of a short-term rental, including this section, the City's business license requirements (Title 5.00 of this Code), the City's transient occupancy tax requirements (Chapter 3.16 of this Code), and any additional administrative regulations promulgated by the Director to implement this section.
- g. Copy of the standard rental agreement to be used by the short-term rental host, including 'house rules', and any associated materials as required by Section E. 5 of this section. Written acknowledgement and agreement that claims, requests, objections and arguments not set forth in the short-term rental permit application, prior to the final decision on the permit, are and shall be deemed waived to the maximum extent permitted by law.
- h. Written agreement that any and all use of the property for short-term rental/transient occupancy purposes shall cease upon the expiration or revocation of the short-term rental permit.
- i. Written agreement to hold harmless, indemnify and defend the City, its elected officials, officers, employees, contractors, volunteers, and agents, against any and all claims and liabilities arising out of, or related to the issuance of the short-term rental permit, to the maximum extent permitted by law.
- j. Declaration under penalty of perjury that the information submitted is accurate and truthful, and that the applicant agrees to comply with all conditions of the permit and this section.
- k. Payment of the application and processing fee established by City Council resolution based on the City's estimated reasonable costs to process and review the application materials, and to mail notice to property owners within three hundred feet.
- l. Previous active or expired short-term rental permits on the property.
- m. Letter of No Objection from the Home Owner's Association (if applicable).

- n. Any other information that the Director deems reasonably necessary to administer this section.
3. Applications shall not be considered complete until all documentation required under this section has been submitted, and until the full application and permit fees have been paid. Incomplete applications will not be processed.

D. Decision on application.

The Director shall process and evaluate permit applications pursuant to this section.

1. If the Director determines that an applicant has failed to satisfy the application requirements of subsection C. of this Section, the Director shall provide written notice to the applicant that the application has been denied and the basis for the denial.
2. Director will mail notice of applicant's request to property owners within 300 feet of the subject property. The Director will consider any written comments received within ten (10) days of the mail of the notice, in his or her decision on the application.
3. Property line of the property that is the subject of the permit application shall not be within 300 feet of the nearest property line of any other short-term rental (approved or conditionally approved by the Director pursuant to this section).
4. If the Director determines supplemental evidence at a public hearing is warranted in order to determine whether an applicant will adequately mitigate potential adverse impacts to the public health, safety, or welfare due to substantial concerns raised by neighbors, or to evaluate the impacts of a concentration of uses, under Section D.3 above, the Director shall notice a public hearing of the Planning Commission. The Planning Commission is authorized to deny, approve, or conditionally approve the permit in accordance with the criteria set forth in this section, particularly paragraph C of this section. The Planning Commission's decision shall be final.
5. If the Director determines that an applicant has satisfied the application requirements of subsection C. of this Section, and that the applicant has borne the burden of proving that the applicant will adequately mitigate potential adverse impacts on the public health, safety, and welfare, the Director shall provide written notice to the applicant that the short-term rental permit is approved or conditionally approved, subject to compliance with the conditions identified by the Director in the notice. The conditional short-term rental permit shall be effective upon receipt of the applicant's written agreement to comply with all permit conditions set forth in the notice, and all requirements of this section and such date shall be set forth in the permit.
6. Upon the Director's receipt of the signed agreement, the Director shall provide written notice to all property owners within 300 feet of the conditional or otherwise, approval of the short-term rental permit, which shall include the following:
 - a. A concise summary of the terms of the permit, including: (i) the maximum number of occupants permitted to stay in the short-term rental unit; (ii) any special

conditions or restrictions applied to the short-term rental permit; and (iii) how to obtain a complete copy of the permit and this section.

- b. The City's Code Enforcement telephone number at which members of the public may report violations of this section, the short-term rental permit, and any permit conditions.

E. Conditions applicable to permits.

Each short-term rental permit issued pursuant to this section shall be subject to all of the following requirements:

1. Short term rentals are permitted in single family residential dwelling unit only. Use of portions of a unit for 'day-use' for portions of a day shall not be permitted.
2. The host is required to reside on the property on which the short-term rental is located. Further, a sleeping area must, at a minimum, include shared use of a full bathroom.
3. The host shall comply with all requirements of and be subject to the Business License Fees (Title 5.00 of this Code) and the Transient Occupancy Tax (TOT) (Chapter 3.16 of this Code) for the short-term rental use. The TOT may be remitted by the hosting platform on behalf of the host. The host shall have the duty and liability to ensure timely remittance of the TOT to the City in compliance with Chapter 3.16 of this Code.
4. The host shall permit the Enforcement Officer to conduct an annual inspection of the short-term rental premises to confirm compliance with this section. The City shall notify the permittee of the scheduled inspections at least 2 (two) weeks in advance.
 - a. The property address shall be visible from the street and in contrasting colors for quick identification by emergency responders.
 - b. Smoke detectors shall be installed per the California Building Code.
 - c. No double keyed dead bolts may be installed on exit doors.
 - d. A fully charged, portable fire extinguisher shall be provided in an easily accessible and clearly designated area.
 - e. Exit doors may not be obstructed and/or prohibited from fully opening.
 - f. Clearance from ignition sources such as luminaries, heaters and flame- producing devices shall be maintained in an approved manner.
 - g. Hot ashes or coals shall be disposed in a metal container with a tight-fitting lid and kept a minimum of 10 feet from any structures.
 - h. Wood burning fire pits are not allowed.
 - i. No electrical wiring may be exposed or open in any outlet, switch or junction

- j. The electrical breaker box shall be labeled for distribution to appliances and may not contain any open slots.
- k. There shall be no unpermitted improvements or modifications to the home or garage.
- l. An informational packet of emergency numbers shall be prepared for renters to direct them in the event of an emergency.
- m. Each bedroom that is a part of the short-term rental use shall have an emergency escape or rescue exit plan posted.
- n. All swimming pools and spas must meet 2 of the 7 safety features listed below, as defined in Article 2.5 of the State of California Health and Safety Code.

(1) An enclosure that meets the requirements of California Health and Safety Code Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of California Health and Safety Code Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as

meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

5. Short term rental host shall be responsible for informing their renters of the 'house rules'. Such rules shall, at a minimum, include rules as explained in this paragraph. As part of the application for rental, the prospective renter shall sign an agreement acknowledging the house rules and promising to comply with the following:
 - a. A copy of the house rules, and the short-term rental permit shall be posted in a prominent location inside the short-term rental unit.
 - b. The permittee shall provide access to the garage of the residence if that area has been included in the determination of the number of available on-site spaces for renters.
 - c. It is the intent of the City to enforce all applicable provisions of State law related to the provision for emergency vehicle access. Accordingly, no limousine or bus parking, and no stopping without the driver's presence, shall be allowed in any manner that would interfere with emergency vehicle access. In the event of an emergency, the vehicle driver shall immediately move the vehicle from the emergency access area.
 - d. Renter and/or guests of the short-term rental unit shall maintain the property free of debris both on-site and in the street. Trash cans shall be maintained in a clean and sanitary manner in conformance with this Code. Trash cans shall not be placed on the street prior to 24 hours before pick up day and shall be promptly removed from the street following service.
 - e. Quiet times shall be from 10:00 p.m. to 7:00 a.m.
 - f. The renters and/or guests of the short-term rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct. Further, the permittee shall contact the Police Department in the event renters or guests fail to comply with this subsection.
 - g. No short-term rental unit may be used for any wedding, auction, commercial function, or other similar event that is inconsistent with residential uses permitted by this Code.
 - h. Pets may be permitted by the short-term rental business host, provided the pet is attended to at all times and has current vaccinations.
 - i. Discharge of fireworks is prohibited except on the 4th of July, between the hours of 10:00 a.m. and 10:00 p.m.
 - j. Maximum occupancy permitted within the active short term rental permit.
6. No person shall advertise the use of a building in a residential or nonresidential zoning district of the City for a transient occupancy use unless: (a) the use is a hotel use in a

nonresidential zoning district approved by the City pursuant to Title 19; or (b) there is a current City issued short-term rental permit for the property. All advertisement for short-term rentals must include the City issued short-term rental permit number.

7. There shall be no signs or other structures except those permitted for a dwelling use in the zone.
8. Pools and hot tubs shall have the hours of operation clearly posted adjacent to the facility. Hours shall comply with the hours set forth in Section E.5. e.
9. Lighting on premises shall be directed, controlled, screened, or shaded in such a manner as not to shine directly on surrounding premises. Lighting on premises shall be controlled so as to prevent glare on driveways, walkways, and public thoroughfares. The use of unshaded clear bulbs in exterior lighting is prohibited.
10. A short-term rental shall not operate on a property where an accessory dwelling unit exists. A short-term rental permit shall become void upon approval of an accessory dwelling unit on a property.
11. Structures not built for habitable use such as but not limited to tents, trailers, tree houses, garage, storage shed; or temporary structures such as recreational vehicles shall not be used for short-term rentals or to satisfy the host occupant requirement of this section.
12. A host shall maintain liability insurance of not less than \$1,000,000 to cover each short-term rental unless such short-term rental is offered through a hosting platform that maintains equal or greater coverage.
13. Maximum occupancy of a residential unit with an active short term rental permit shall be limited to 2 (two) adults per bedroom and 2 (two) additional adults for the entire unit. There is no occupancy limitation on the number of accompanied children under the age of eighteen.
14. All short-term rental hosts must maintain a detailed and accurate record of their guest information pertaining to hosting dates, and financial documentation, and make this information available to relevant authorities upon request. Hosts must keep this record for five years and may be audited to ensure tax compliance.
15. For each short-term rental use:
 - a. The host or the authorized agent must be available to the Enforcement Officer and the renter, by telephone 24 hours per day, 7 days per week when the short-term rental is rented.
 - b. The host or authorized agent must be on the premises of the short-term rental unit within one hour of being notified (by a renter, or by the Director or Enforcement Officer) that there is a need for the host or the authorized agent to address an issue of permit compliance or the health, safety, or welfare of the public or the renter.

16. Only one short-term rental permit within the City, per individual shall be in effect at any time.

F. Restrictions on permit transfer.

Each short-term rental permit issued in accordance with this section shall be personal to the host to whom the permit is issued, and no person shall transfer, or attempt to transfer, the permit to any other person, unless the transfer is made in accordance with this section. Any attempt to transfer a short-term rental permit, or use a transferred short-term rental permit, that is not transferred in accordance with this section shall be void, and shall constitute a violation of this Code.

1. A short-term rental permit shall not be transferred by any person.
2. If the residence is sold to a new owner, the permit is void and the new owner will need to apply for a new short-term rental permit in their own name.
3. If the permit requires a name change due to a partial change in ownership, the new owner(s) can be added or removed from the permit by written notice to the Director. The written notice must include the reason for the change, documentation partial change in ownership, such as marriage certificate, divorce decree etc., the name(s) and contact information to be removed and the name(s) and contact information to be added. All parties on the current permit and any new parties, must sign and the document must be notarized.

G. Permit renewal and annual review.

1. Unless revoked by the Director earlier pursuant to this Section, a permit to operate a short-term rental expires three (3) years after the date of its issuance.
2. A host shall apply for renewal prior to the expiration of the permit on a form provided by the Director no later than thirty (30) days prior to its expiration. The host shall update the information contained in the original permit application required per this Section, if any information has changed. The host shall sign a statement affirming that there is either no change in the information contained on the original permit application and any subsequent renewal applications, or that any information that has been updated is accurate and complete.
3. An application for permit renewal received after the expiration of the current permit shall be treated as an application for a new permit set forth in this Section.
4. The Director shall follow the procedures set forth in this article when determining whether to renew a permit.
5. Upon expiration of any short-term rental permit, it shall be of no further force, validity or effect, and use of the property for transient occupancy purposes shall cease.

6. An annual inspection shall be conducted. The host shall submit to the Director the annual inspection fee along with all of the information set forth in this section.
 - a. The host shall pay the annual inspection fee established by City Council resolution based on the City's estimated reasonable costs to perform the annual inspections identified in this section.
 - b. The host shall comply with the requirements of Section E.
 - c. The host shall document compliance with all requirements of the Business License Ordinance (Title 5.00 of this Code).
 - d. The host shall provide evidence of compliance with all requirements of the Transient Occupancy Tax Ordinance (Chapter 3.16 of this Code), as may be required by the Director. The host shall also document each date on which the short-term rental was rented during the previous term of the permit (if applicable).

H. Director's action following annual inspection.

Following an annual permit inspection:

1. If the Director determines that the host is in compliance with all requirements of this section and the permit, the Director shall provide written notice to the host and authorized agent that the inspection passed.
2. If the Director determines that the host has failed to comply with this section or the permit conditions, the Director shall provide written notice of the inspection failure, listing what defects were found. The host shall be allowed to remedy any defect as identified by the Director, by submitting proof of remedy within 30 days. If the permittee does not submit proof of remedy within 30 days, subsection J of this Section shall be followed.

I. Permit modification, suspension, or revocation.

1. At any time during the term of a short-term rental permit, the Director may modify, suspend, or revoke the short-term rental permit (or pursue any other remedy set forth in Title 1 of this Code), if the Director makes any of the following findings:
 - a. a short-term rental use is detrimental to the public health, safety, or welfare; or
 - b. the host has provided false or misleading information in connection with any submittal required under this section or this Code; or
 - c. the host is in violation of, or has failed to comply with, any requirements of this section, the permit terms and conditions, this Code, or any state or federal law; or
 - d. If the host has not rented the short-term rental for a minimum of 10 total days within any 12 month period.
2. In the event the Director finds any of the above findings and orders the modification, suspension, or revocation of a short-term rental permit (whichever the case may be), the

Director shall provide written notice to the permittee of his or her decision by certified mail to the name and address listed on the permit.

J. Violation and penalties.

1. It shall be unlawful for any person to violate any provision or fail to comply with any requirement of this section. Any person who violates any provision of this section, or fails to comply with any obligation or requirement of this section, or who fails to comply with any order or notice issued pursuant to the provisions of this section, is guilty of a misdemeanor offense punishable in accordance with Chapter 1.04 of this Code. Nothing in this section shall prevent the city attorney or city prosecutor from prosecuting a violation of this chapter as an infraction, at his or her discretion, as set forth in Chapter 1.04 of this Code.
2. Each violation of this section shall be a separate offense for each and every day, or part thereof, during which a violation of this section, or of any law or regulation referenced herein, is allowed, committed, continued, maintained or permitted by such person, and shall be punishable accordingly.
3. In addition to the remedies set forth in this section, any person who violates any provision of this section, or fails to comply with any obligation or requirement of this section, or who fails to comply with any order or notice issued pursuant to the provisions of this section, is subject to any and all civil and administrative penalties and remedies authorized under Chapter 1.04 of this Code.
4. Public Nuisance. In addition to the penalties provided by this section, any condition or activity caused or permitted to exist in violation of any provision, restriction, or requirement of this section or any notice, order, or permit issued pursuant to this section, shall be deemed a public nuisance and may be summarily abated by the city by any and all means (civil, administrative, and/or equitable) as provided by law or in equity.

K. Appeals.

Any determination made by the Director pursuant to this section shall be final unless appealed pursuant to the requirements of this section.

1. Any decision by the Director to approve, conditionally approve, or deny a permit application, or to modify, suspend, or revoke a permit, or to impose any penalty or undertake any enforcement action permitted herein, may be appealed only to the Planning Commission. A written appeal must be received by the Director within ten (10) business days of the date the appealed decision was rendered or action was taken. Upon receipt of an appeal within ten (10) working days, the Director will schedule a public hearing before the Planning Commission. The Planning Commission may affirm, reverse, or conditionally reverse the Director's decision and the Planning Commission's decision shall be final.
2. Failure to file an appeal within ten (10) business days of the date the appealed decision was rendered, or action was taken shall constitute a waiver of the appeal and a failure to exhaust administrative remedies, and shall preclude any and all relief and claims arising in connection with the determination by the Director pursuant to this section.

SECTION 3. Table 19.312.010 Uses Permitted – Single-Family Residential Zones of Chapter 19.312 of Title 19 of the Buena Park Municipal Code is hereby amended to read as follows (addition in underline and deletion in ~~striketrough~~):

Table 19.312.010					
USES PERMITTED—SINGLE-FAMILY RESIDENTIAL ZONES					
Uses	Residential Zones				
	RS-16	RS-10	RS-8	RS-6	PD (14)
Residential Uses					
<u>Single-Family Dwellings:</u>					
• Site-built.	P	P	P	P	C
• Manufactured.	P	P	P	P	
• Single-family cluster, (15)				C	C
• Transitional/supportive housing.	P	P	P	P	C
<u>Community Residential Care:</u>					
• Small group care home.	P	P	P	P	P
• Other community residential care facility.	C	C	C	C	
<u>Residential Accessory Uses:</u>					
• Accessory dwelling units. (1)	P	P	P	P	P
• Guesthouse.	C	C	C	C	C
• Home occupation. (2)	P	P	P	P	P
• <u>Short-term rental.</u> (19)	I	I	I	I	I
• Animal keeping. (3)	P	P	P	P	P
• Swimming pool, therapeutic pool, recreational structure.	P	P	P	P	P
• Clubhouse, meeting room, game room, gymnasium, sauna, health center (private use only).	(note 4)	(note 4)	(note 4)	(note 4)	(note 4)
• Parking, within garage.	P	P	P	P	P
• Parking, under carport.	(note 5)	(note 5)	(note 5)	(note 5)	(note 5)
• Parking, uncovered.	(note 5)	(note 5)	(note 5)	(note 5)	(note 5)
• Yard sale. (6)	P	P	P	P	P
Public Service Uses					
<u>Community Day Care:</u>					

Table 19.312.010

USES PERMITTED—SINGLE-FAMILY RESIDENTIAL ZONES

Uses	Residential Zones				
	RS-16	RS-10	RS-8	RS-6	PD (14)
• Small group child day care home (1-14 children). (17)	I	I	I	I	I
• Small group adult day care home (1-6 adults).	I	I	I	I	I
• Child day care center. (7)		CI		CI	CI
• Adult day care center. (7)		CI		CI	CI
<u>Public Assembly:</u> (See also Recreation)					
• Church. (8), (9)				C	
• Emergency shelter. (18)				I	
<u>Education:</u>					
• Educational institution. (9)		C	C	C	
<u>Recreation:</u> (see also Division 5, Commercial Uses - Commercial Recreation.)					
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.		P	P	P	P
• Community recreation center.				P	C
<u>Utilities and Communications (16):</u>					
• Aviation navigational aids.		C	C	C	C
• Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C	C	
<u>Transportation:</u>					
• Parking lot.		C	C	C	C
Agricultural Uses					
• Horticultural production, plant nursery (no sales), keeping of livestock. (10)				P	
				C	

Table 19.312.010					
USES PERMITTED—SINGLE-FAMILY RESIDENTIAL ZONES					
Uses	Residential Zones				
	RS-16	RS-10	RS-8	RS-6	PD (14)
• Horticultural production, plant nursery (with sales). (11)					
Temporary Uses					
• On-site construction facilities. (12)	P	P	P	P	P
• On-site real estate sales office. (13)	P	P	P	P	P

Notes:

- 1 Special requirements apply for accessory dwelling units. See Section 19.348.010.
- 2 Special requirements apply for home occupations. See Section 19.348.030.
- 3 Special requirements apply for animal keeping. See Section 19.348.050.
- 4 Permitted as an incidental use for a single-family cluster housing development. See Section 19.348.020.
- 5 In the RS zones, carports and uncovered parking are permitted for parking spaces which are in addition to the required garage spaces.
- 6 Special requirements apply for yard sales. See Section 19.348.040.
- 7 Permitted with a conditional use permit as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.

- 8 In all residential zones in which churches are permitted, such churches shall be located on and oriented to a major, primary, or secondary highway as defined and designated in the Buena Park General Plan.
- 9 Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
- 10 Applies to A Overlay Zone only. See Section 19.312.040.
- 11 Special requirements apply for agricultural uses. See Section 19.348.060.
- 12 Offices, storage, activities, and facilities directly pertaining to construction for a permitted use on the same site provided construction is not suspended for more than 30 consecutive days.
- 13 Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
- 14 Permitted uses and intensity of use in the PD zone shall be determined in a public hearing subject to the provisions.
- 15 Special requirements apply for single-family cluster developments. See Section 19.348.020.
- 16 See Division 12 of Zoning Ordinance.
- 17 All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any one time based on applicable standards and criteria. In no case, shall the total number of children supervised at any one time at any residence exceed 14.
- 18 Special requirements apply for emergency shelters. See Section 19.348.070.
19. Special requirements apply for short-term rentals. See Section 19.348.080

SECTION 4. Table 19.412.010 Uses Permitted – Multi-Family Residential Zones of Chapter 19.412 of Title 19 of the Buena Park Municipal Code is hereby amended to read as follows (addition in underline and deletion in ~~strike through~~):

Table 19.412.010				
USES PERMITTED—MULTIFAMILY RESIDENTIAL ZONES				
Uses	Residential Zones			
	RMH	RM-10	RM-20	PD (12)
Residential Uses				
<u>Single-Family Dwellings:</u>				
• Site-built.		P	P	C
• Manufactured.		P	P	
• Single-family cluster. (13)		C	C	C
<u>Multifamily Dwellings: (1)</u>				
• Multifamily apartments.		P	P	C
• Transitional/supportive housing.		P	P	C
• Condominium, stock cooperative, community apartments. (2)		C	C	C
<u>Mobilehome Park: (3)</u>				
• Undivided ownership.	P			
• Condominium or planned unit development ownership.	C			C
<u>Group Quarters:</u>				
• Convent, rectory, roominghouse, dormitory, fraternity or sorority house, etc.		C	C	
<u>Transient Quarters:</u> (See Division 5, Commercial Uses—Tourist Services.)				
<u>Community Residential Care:</u>				
• Small group care home.		P	P	P
• Other community residential care facility.		C	C	
<u>Residential Accessory Uses:</u>				

Table 19.412.010

USES PERMITTED—MULTIFAMILY RESIDENTIAL ZONES

Uses	Residential Zones			
	RMH	RM-10	RM-20	PD (12)
• Accessory dwelling unit. (17)		P	P	P
• Guesthouse.				
• Home occupation. (4)	P	P	P	P
• Short-term rental. (18)	I	I	I	I
• Animal keeping. (5)	P	P	P	P
• Swimming pool, therapeutic pool, recreational structure.	P	P	P	P
• Clubhouse, meeting room, game room, gymnasium, sauna, health center (private use only).	I	I	I	C
• Rental management office, storage room.	I	I	I	I
• Parking, within garage.	P	P	P	P
• Parking, under carport.	P	P	P	P
• Parking, uncovered.	P	P	P	P
• Yard sale. (6)	P	P	P	P
Public Service Uses				
Community Day Care:				
• Small group child day care home (1-14 children). (15)		P	P	P
• Small group adult day care home (1-6 adults).		P	P	P
• Child day care center. (7)		CI	CI	CI
• Adult day care center. (7)		CI	CI	CI
Health Facilities:				
• Long-term care (intermediate care or skilled nursing).		C	C	

Table 19.412.010

USES PERMITTED—MULTIFAMILY RESIDENTIAL ZONES

Uses	Residential Zones			
	RMH	RM-10	RM-20	PD (12)
Public Assembly: (See also Recreation.)				
• Church. (8), (9)		C	C	
• Emergency shelter. (16)		I	I	
Education:				
• Educational institution. (9)		C	C	
Recreation:				
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.		P	P	P
• Community recreation center.		P	P	C
Utilities and Communications: (14)				
• Aviation navigational aids.	C	C	C	C
• Public utility facilities or structures, including electrical substations and cellular telephone facilities.	C	C	C	
Transportation:				
• Parking lot.		C	C	C
• Parking structure.		C	C	C
Temporary Uses				
• On-site construction facilities. (10)	P	P	P	P
• On-site real estate sales office. (11)	P	P	P	P

Notes:

- 1 See also "Architectural Design Guidelines for Multifamily Low and Medium Density Residential Developments" in a separate document adopted by Resolution # 8934.
- 2 Special requirements apply. See Section 19.448.030.
- 3 Special requirements apply for mobile home parks. See Section 19.448.020.
- 4 Special requirements apply for home occupations. See Section 19.448.040.
- 5 Special requirements apply for animal keeping. See Section 19.448.060.
- 6 Special requirements apply for yard sales. See Section 19.448.050.
- 7 Permitted with a conditional use permit as an incidental use provided that sufficient parking and circulation can be provided on the property and the hours of operation for the incidental use will not conflict with the primary use.
- 8 In all residential zones in which churches are permitted, such churches shall be located on and oriented to major, primary, or secondary highway as defined and as designated in the Buena Park General Plan.
- 9 Bingo games shall be permitted as an accessory use only when authorized under Chapter 5.16 et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
- 10 Offices, storage, activities, and facilities directly pertaining to construction for a permitted use on the same site provided construction is not suspended for more than 30 consecutive days.
- 11 Temporary real estate sales office, only for sales or leasing of new subdivision, and for not more than 1 year.
- 12 Permitted uses and intensity of use in the PD zone shall be determined in a public hearing, subject to the provisions of the General Plan for the individual area designated as Planned Development.
- 13 Special requirements apply for single family cluster developments. See Section 19.448.035.
- 14 See Division 12 of Zoning Ordinance.
- 15 All applicants shall comply with the State Health and Safety Code with regard to the maximum number of children that may be supervised at any 1 time based on applicable standards and criteria. In no case, shall the total number of children supervised at any 1 time at any residence exceed 14.
- 16 Special requirements apply for emergency shelters. See Section 19.448.070.

17 As an accessory to single family dwelling. Special requirements apply for accessory dwelling units. See Section 19.348.010.

18 As incidental to a single family dwelling only. Special requirements apply for short-term rental units. See Section 19.448.080.

SECTION 5. Section 19.448 Special Requirements for Certain Uses of Title 19 of the Buena Park Municipal Code is hereby amended to read as follows:

19.448.080 RESIDENTIAL SHORT-TERM RENTALS

Refer to Section 19.348.080 of Title 19. of the Buena Park Municipal Code.

SECTION 6. The City Council hereby finds that this Zoning Text Amendment No. C19-2 is statutorily exempt from California Environmental Quality Act review pursuant to sections 15060(c)(2), 15060(c)(3), 15061(b)(3), and 15301 of the State CEQA guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, because it involves operation, permitting, licensing, and/or leasing of existing private structures or facilities involving negligible or no expansion of existing or former use, because there is no possibility that it may have a significant effect on the environment, because it is not a project, as defined in section 15378 of the CEQA guidelines, of the Public Resources Code, of the California Code of Regulations.

SECTION 7. Severability. The City Council declares that, should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance.

PASSED AND ADOPTED this 14th day of January 2020, by the following called vote:

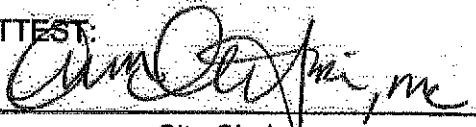
AYES: COUNCILMEMBERS: Brown, Traut, Park, Swift, Smith

NOES: COUNCILMEMBERS: None

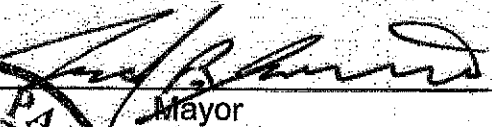
ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

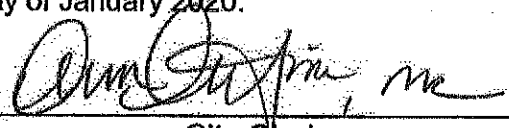
ATTEST:


City Clerk




Mayor

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 14th day of January 2020.


City Clerk

Property Detail Report

For Property Located At :

7490 SANTA ELENA DR, BUENA PARK, CA 90620-3123



CoreLogic

RealQuest

Owner Information

Owner Name: NGUYEN PHUONG A
Mailing Address: 7490 SANTA ELENA DR, BUENA PARK CA 90620-3123 C074
Vesting Codes: MW //

Location Information

Legal Description: N-TRACT: 2751 BLOCK: LOT: 26
County: ORANGE, CA APN: 135-044-18
Census Tract / Block: 1103.03 / 1 Alternate APN:
Township-Range-Sect: Subdivision:
Legal Book/Page: Map Reference: 10-B3 /
Legal Lot: 26 Tract #: 2751
Legal Block: School District: ANAHEIM UN
Market Area: 82 School District Name: ANAHEIM UN
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 09/16/2025 / 09/11/2025 1st Mtg Amount/Type: /
Sale Price: \$810,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 255378 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$574.88
New Construction: Multi/Split Sale:
Title Company: WFG NAT'L TITLE CO
Lender:
Seller Name: GUILLEN ALEJANDRO

Prior Sale Information

Prior Rec/Sale Date: 01/03/1966 / Prior Lender:
Prior Sale Price: \$19,000 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 786800839 Prior 1st Mtg Rate/Type: /
Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area: 1,850 Parking Type: GARAGE/CARPORT Construction:
Living Area: 1,409 Garage Area: 441 Heat Type: HEATED
Tot Adj Area: Garage Capacity: 2 Exterior wall:
Above Grade: Parking Spaces: Porch Type:
Total Rooms: 6 Basement Area: Patio Type:
Bedrooms: 3 Finish Bsmnt Area: Pool:
Bath(F/H): 1 / 1 Basement Type: Air Cond:
Year Built / Eff: 1958 / 1958 Roof Type: Style:
Fireplace: / Foundation: Quality:
of Stories: 1 Roof Material: Condition:
Other Improvements:

Site Information

Zoning: Acres: 0.16 County Use: SINGLE FAM RESIDENCE (1)
Lot Area: 7,000 Lot Width/Depth: 70 x 100 State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type:

Customer Account
701010620311
Santa Elena House
7490 SANTA ELENA DR
BUENA PARK, CA 90620-3123

Date bill prepared
11/26/25

Amount due \$34.46
Due by 12/16/25

Your account summary

Previous Balance	\$3.72
Payment Received 11/13/25	-\$3.72
Balance forward	\$0.00
Your new charges	\$34.46
Total amount you owe by 12/16/25	\$34.46

Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
8021217595	7490 SANTA ELENA DR BUENA PARK, CA	10/23/25 to 11/23/25	DOMESTIC (SCE)	\$23.43
8021217595	7490 SANTA ELENA DR BUENA PARK, CA	10/23/25 to 11/23/25	DOMESTIC	\$11.03
				\$34.46

(14-574)

Tear here

If your contact information has changed please complete the form on the reverse side and return the stub below.

Tear here



Customer account 701010620311

Amount due by 12/16/25

\$34.46

**We will automatically debit the total amount due
\$34.46 from your checking account on or after
12/06/25.
Thank you!**

STMT 11262025 P1

NGUYEN, ANH P
7490 SANTA ELENA DR
BUENA PARK CA 90620-3123

701010620311 0000268 000000000000000034460000003446



REGISTRATION CARD VALID FROM: 11/08/2025 TO: 11/08/2026

MAKE	YR MODEL	YR 1ST SOLD	VLF CLASS	TYPE VEH	TYPE LIC	LICENSE NUMBER
CHRY	2022	2022	QH	12S	11	9DGF274
BODY TYPE MODEL	MP	MO	VEHICLE ID NUMBER			
SV	Q	GJ	2C4RC1S71NR214362			
TYPE VEHICLE USE	DATE ISSUED	CC/ALCO	DT FEE RECVD	PIC	STICKER ISSUED	
AUTOMOBILE	10/14/25	30	10/14/25	9	D6190123	

PR EXP DATE: 11/08/2025

REGISTERED OWNER

NGUYEN PHUONG ANH
7490 SANTA ELENA DR

BUENA PARK
CA

90620

LIENHOLDER



AMOUNT DUE
\$ 595.00

CASH
CHC
QEA

DO NOT WET STICKER
SEE BACK OF STICKER
FOR PLACEMENT
INSTRUCTIONS

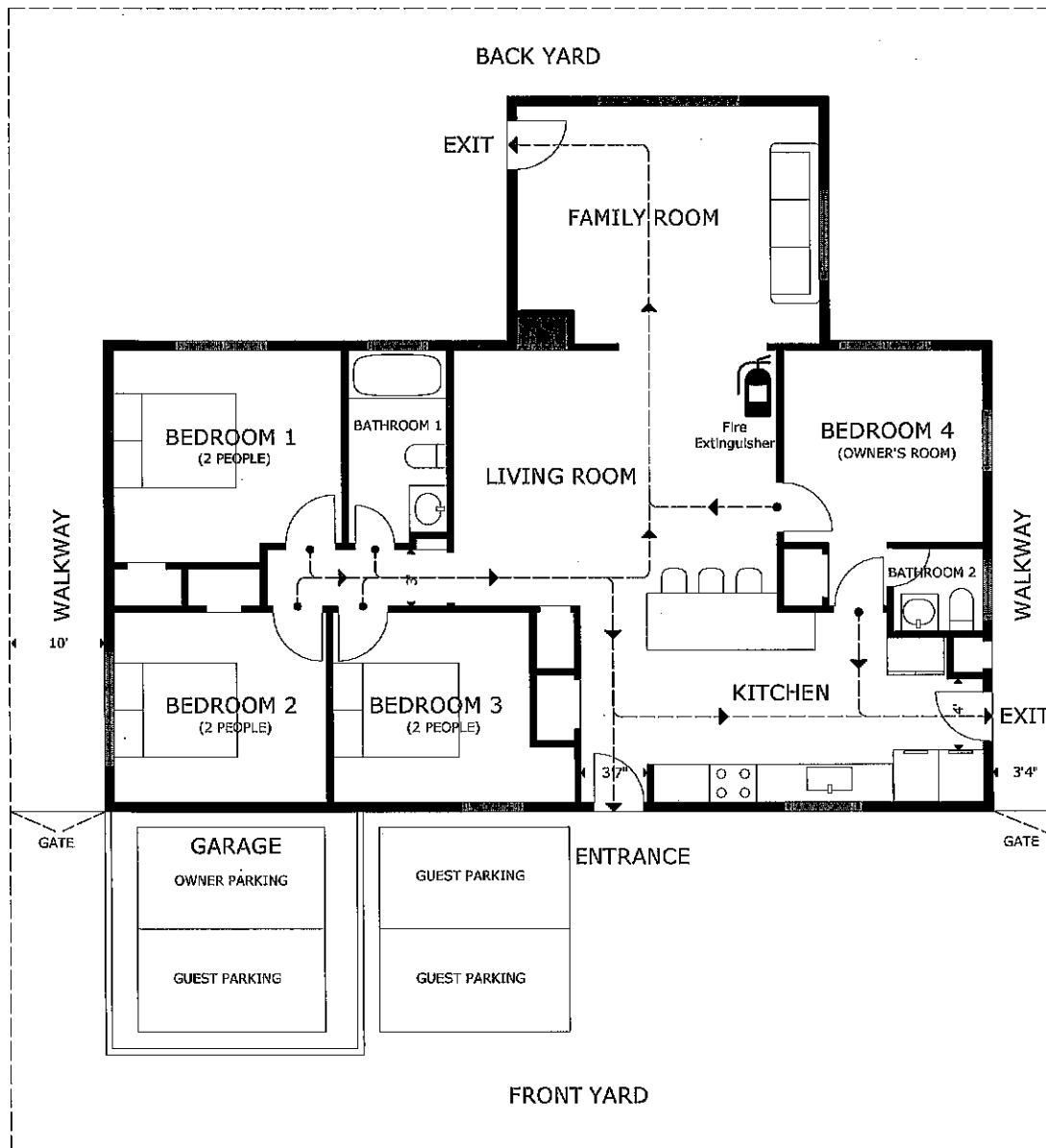


H00 611 08 0059500 0003 CM H00 101425 11 9DGF274 362

SLEEPS: 6

MAXIMUM OVERNIGHT VEHICLES: 4

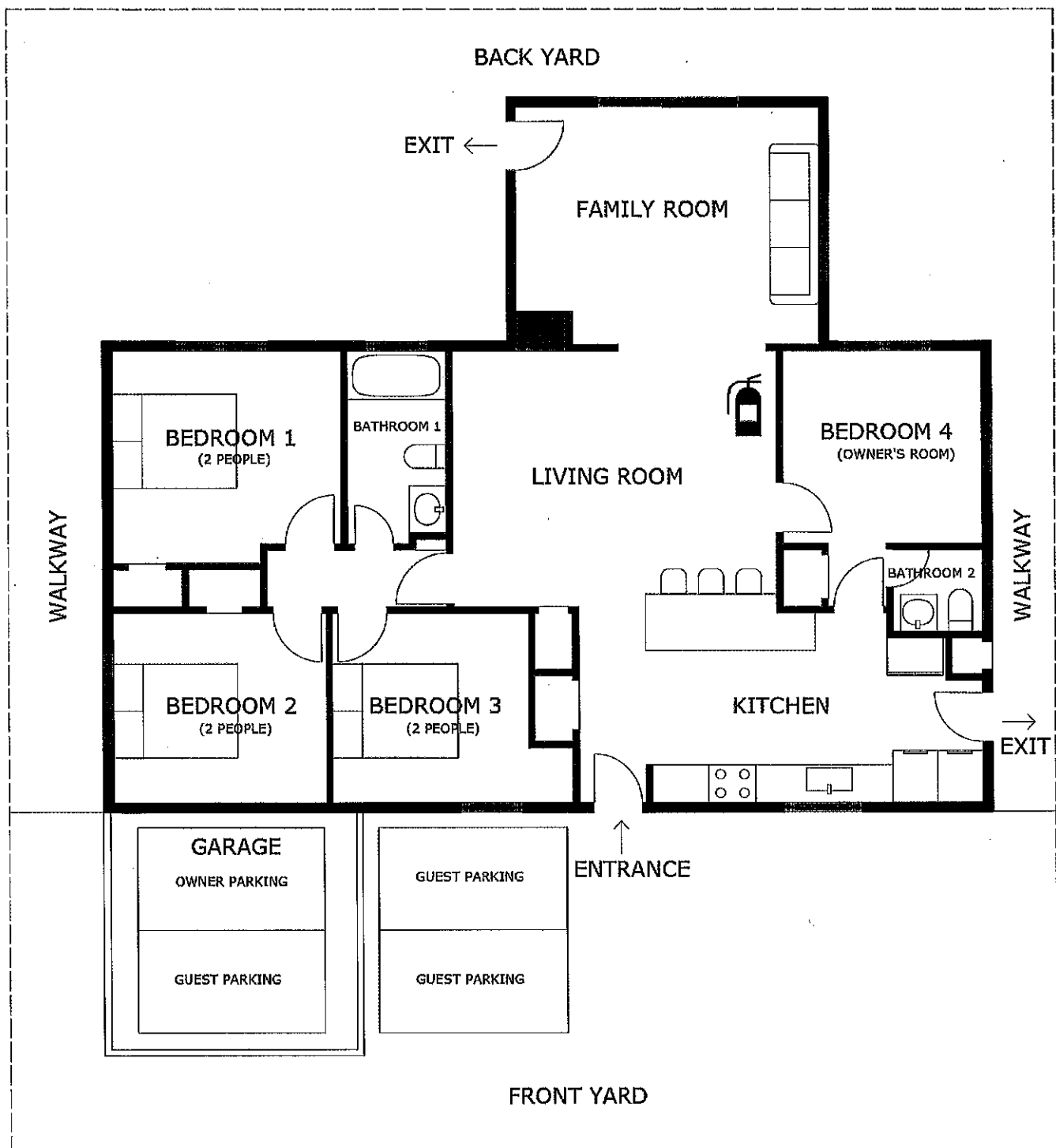
ESTIMATED SQUARE FOOTAGE: 1400 ft²



SLEEPS: 6

MAXIMUM OVERNIGHT VEHICLES: 4

ESTIMATED SQUARE FOOTAGE: 1400 ft²





CORPORATE HEADQUARTERS
5600 BEECH TREE LANE
CALEDONIA, MI 49316-0050

MAILING ADDRESS
P.O. BOX 2450
GRAND RAPIDS, MI 49501-2450

INSURANCE ESTIMATE

Company: Foremost

Prepared on: 12/01/2025

Reference Number: 5023235770

Policy Period: 12/01/2025 - 12/01/2026

Insured Name: PHONG NGUYEN

Mailing Address: 13465 GREENTREE AVE
GARDEN GROVE, CA 92840-4615

Program: Dwelling Fire Three

Dwelling Information

Location: 7490 SANTA ELENA DR
BUENA PARK, CA 90620-3123

Year Built: 1958
Protection Class: 2

Territory: A
Occupancy: Vacation / Short-Term Rer

Coverages/Endorsements

	Total Coverage Amt	Deductible	Premium
Dwelling	\$408,000	\$2,500	\$1,714
Ext Repl Cost-Dwell Inc Ord/Law			\$103
Personal Property	\$50,000	\$2,500	\$213
Loss of Rents	\$30,000		\$45
Premises Liability	\$1,000,000		\$450
Medical Payments	\$500		Incl
Landlord Personal Injury Liab Cov	\$1,000,000		\$138
Water Backup of Sewers or Drains	\$5,000		\$75

Discounts/Surcharges

Age of Home	\$57
Claims Free Discount	-\$19

Taxes & Fees: \$0.00
Total Premium: \$2,776.00



CORPORATE HEADQUARTERS
5600 BEECH TREE LANE
CALEDONIA, MI 49316-0050

MAILING ADDRESS
P.O. BOX 2450
GRAND RAPIDS, MI 49501-2450

INSURANCE ESTIMATE

Insured Name: PHONG NGUYEN

Reference Number: 5023235770

Payment Options Available

No. of Payments	1	2	4	10	12
Premium Due	\$2,776.00	\$1,388.00	\$694.00	\$577.48	\$241.60
Surcharge					
Service Fee		\$4.00	\$4.00	\$4.00	\$2.00
Amount Due Now		\$1,392.00	\$698.00	\$581.48	\$243.60
Amount of Each Remaining Payment		\$1,392.00	\$698.00	\$248.28	\$232.40
Next Payment Due		05/15/2026	02/14/2026	01/20/2026	12/26/2025

12 pay option requires enrollment in Automated Electronic Funds (EFT). N/A in Colorado or Texas.

Your Foremost Producer:

VISION ONE INSURANCE SERVICES INC.
4685 MACARTHUR CT STE 300
NEWPORT BEACH, CA 926608847
949-885-8077

**THIS IS AN ESTIMATE FOR INSURANCE ONLY AND NOT A POLICY BINDER.
THE POLICY WILL BE SUBJECT TO CONFIRMATION OF PREMIUMS, PROPERTY INSPECTION,
CONSUMER REPORTS, AND NORMAL COMPANY UNDERWRITING INVESTIGATION.**

STANDARD SHORT-TERM RENTAL AGREEMENT

Property Address: 7490 Santa Elena Dr, Buena Park, CA 90620

Owner: Phuong Anh Nguyen

1. Reservation & Payment

A reservation is confirmed only after full payment is received according to the booking terms. Guest agrees to all required fees, deposits, and taxes.

2. Term of Stay

Check-in time is after 4:00 PM and check-out time is by 11:00 AM unless otherwise authorized in writing. Early check-in or late check-out may incur additional fees.

3. Use of Property

The Property is to be used solely for temporary residential lodging. It shall not be used for weddings, auctions, large gatherings, commercial activities, parties, or similar events.

4. Maximum Occupancy

Maximum permitted occupancy is two (2) adults per bedroom, plus two (2) additional adults. Children under 18 are not counted toward occupancy limits.

5. House Rules

- No limousine or bus parking, and no stopping without the driver's presence, shall be allowed in any manner that would interfere with emergency vehicle access. In the event of an emergency, the vehicle driver shall immediately move the vehicle from the emergency access area.
- The property shall be maintained free of debris both on-site and on the street.
- Quiet times shall be from 10:00 p.m. to 7:00 a.m.
- Guests shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of any law pertaining to noise or disorderly conduct. The owner retains the right to contact the Police Department in the event renters or guests fail to comply.
- Discharge of fireworks is prohibited except on the 4th of July, between the hours of 10:00 a.m. and 10:00 p.m.

6. Guest Responsibilities

Guest shall maintain the Property in clean and good condition and is liable for any damages. No indoor smoking unless permitted. No illegal activities are allowed.

7. Owner's Rights

Owner may access the Property for repairs or inspection with reasonable notice. Stay may be terminated without refund if rules are violated.

8. Liability

Guest indemnifies and holds Owner harmless from claims except those caused by Owner negligence. Owner is not responsible for lost or stolen items.

9. Governing Law

This Agreement is governed by the laws of the State of California.

10. Acceptance

By signing or submitting booking, Guest agrees to all terms and House Rules.

Guest Name: _____

Guest Signature: _____

Date: _____

Property Characteristics Report: Page 1 of 1

All Information As of January 1st, 2024

Parcel No: 135-044-18		Tax Rate Area: 14-030	Property Type: SINGLE FAMILY RESIDENTIAL
Owner / Mailing Address			
Assessee: ORTEGA, NORMA TR N ORTEGA, LIVING TR City, State: BUENA PARK, CA Address: 6589 VIA ARROYO DR Zip: 90620			
Description			
Assessed Value	Exemptions		Dates
Land: 27,167	Exe Type: NONE	Land BaseYear: 1975	
Improvement: 37,006		Improvement Base Year: 1975	
Personal Property: 0		Tax Lien Status:	
Other: 0			
Gross: 64,173			
Less Exemption: 0			
Net: 64,173			
Sale History			
Reference Number: R230160270			
Additional Information			
Legal Description: N TR 2751 BLK LOT 26			
Property Characteristics			
Parcel No: 135-044-18	Land Sq. Ft.: 7,000	Pool (Y/N): N	
Building Sq. Ft.: 1409	Garage Sq. Ft.: 441	Spa (Y/N): N	
# Bedrooms: 3	Carport Sq. Ft.: 0	Construction Year: 1958	
# Bathrooms: 1			
# Half Baths: 1			

2025 JAN 1 10:10 AM

Martinez, Erika

From: Joseph Simon <lasuen66@yahoo.com>
Sent: Monday, June 29, 2026 12:33 PM
To: Martinez, Erika
Subject: Re: AIRBNB

Sent from my iPad

On Jun 28, 2026, at 1:59 PM, Joseph Simon <lasuen66@yahoo.com> wrote:

A short-term rental/airbnb is certainly not in the best interest of the neighborhood, let alone the city of Buena Park. I am sure that you are aware of the negativity associated with these rentals, such as increased traffic, noisy parties, safety issues & the list goes on. This type of rental may benefit the city, but not the neighbors. We already have to deal with traffic, noise, riff-raff, trash associated with Knotts Berry Farm visitors. The Parking Petition that was approved in our area is a joke. People park without permits all the time & are not cited unless neighbors make a phone call to the Traffic Dept., with a full description of the vehicle. Where is the patrol to look for vehicles with valid permits? AIRBNB allowance in our area is a terrible idea-NO!

[Sent from Yahoo Mail for iPad](#)

Martinez, Erika

From: Frank Ramirez <framirez@mlflag.com>
Sent: Friday, June 12, 2026 4:57 PM
To: Martinez, Erika
Subject: short term Rental/Air BNB?

Hello Mrs Erica Martinez, my name is Frank Ramirez and I have lived in the community for almost 30 years (7473 Santa Domingo Way). Our community continues to hang on to the Family values of living in a house in Buena Park. We received a letter of courtesy notice today and appreciate the City of Buena Park sharing this with the community. The letter states; 7490 Santa Elena Dr, has registered to operate a short/term rental airbnb. The permit is pending approval or denial. 7490 Santa Elena Dr (house) was recently sold this past year. To buy a house in an established residential Family community and then try to operate it as an air/bnb for financial gain is totally unacceptable. Knotts Berry Farm is across the street and we have had many issues with people from outside of our community causing traffic and safety concerns on our residential streets. Whoever purchased this home was obviously taking advantage of an amusement park being across the street. Please leave the rentals to the Hotels in Buena Park. There's plenty of Hotels that can accommodate visitors/tourists and the Hotels are there for that reason. Please continue to prioritize the Families/Kids first in our wonderful Community of Buena Park. Thank you for listening. Best Regards, Frank

Martinez, Erika

From: Suzette may <oyemay808@gmail.com>
Sent: Friday, June 19, 2026 8:16 PM
To: Martinez, Erika
Subject: Courtesy Notice Regarding Airbnb Short Term Application for 7490 Santa Elena

Hello Ms. Martinez,

I'm writing to you about a courtesy notice I received in the mail regarding a neighbor's short-term rental application for the property at 7490 Santa Elena Drive in Buena Park. I have many concerns about the implications an approval would carry for the neighborhood, so I'm asking that the city consider denying the permit.

To me, the two most likely consequences are: (1) the neighborhood's overall comfort and morale quickly dissipating as a result of the uptick in transient visitors and the precedent this approval would set; and (2) the value and desirability of adjacent properties being negatively affected.

As to my first concern, one of the most important parts of living in a residential neighborhood is the sense of familiarity and security that comes with knowing your neighbors. Even if short-term renters are generally quiet, the constant rotation of strangers in and out of a residential area changes the character of the neighborhood. It places nearby residents in the uncomfortable position of having to stay alert to who is coming and going, rather than feeling fully at ease in their own homes. Allowing this use could also create a troubling precedent for additional short-term rentals in the area. While I understand the City has a 300-foot spacing requirement between short-term rental properties, that does not meaningfully protect residents from the possibility of multiple Airbnbs operating within the same housing tract.

Additionally, from a financial standpoint, I am concerned that allowing a short-term rental directly within the neighborhood would make surrounding homes less desirable. Most people looking to buy or live in a quiet residential neighborhood do not want to be next to an Airbnb or other short-term rental with a constant rotation of unfamiliar guests, and that decreased desirability could negatively affect nearby property values.

For those reasons, I respectfully ask that the City consider denying the short-term rental permit application for 7490 Santa Elena Drive. Thank you for your understanding.

Suzette May
7481 Santa Domingo Way

Resident at 7482 Santa Elena Dr. - Maria Valdivia - 714-484-9441 & 714-501-9397

Believes the PO does not live there and states they are concerned for their safety if the Airbnb is approved.

Bettina Gates - 714-609-2904

Resident is not comfortable with the Airbnb because it entails strangers coming and going. She is concerned for her safety.

RESOLUTION NO.
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

A. Recitals

(i) Phuong A. Nguyen, applicant/property owner, 7490 Santa Elena Drive, Buena Park, CA 90620, filed an application for the issuance of Short-Term Rental ("STR") Permit No. STR-26-000004 on December 12, 2025 to allow the operation of an STR unit within a single-family dwelling located at 7490 Santa Elena Drive, Buena Park, California (the "Property"). Hereinafter in this Resolution, the subject Short-Term Rental Permit request is referred to as the "application".

(ii) The City Council approved Ordinance No. 1675 in January 2020, to allow and regulate short-term rentals in the City of Buena Park.

(iii) In addition to requirements and standards for the site, building and operation of a short-term rental, is a requirement that the property owner reside on the property as their primary residence.

(iv) The applicant submitted a Short-Term Rental Permit application on December 12, 2025 via the City's online web portal (RentalScape) for the operation of a short-term rental at the subject address.

(v) Pursuant to Buena Park Municipal Code (BPMC) Section 19.348.080.E.2, the City sent out notices of the applicant's request to all property owners located within 300-feet of the subject property.

(vi) The City received several written and verbal concerns and/or comments from surrounding property owners regarding the proposed short-term rental including concerns about security concerns, loss of property values, increased traffic, noise, and parking issues. Other comments received speculated on the potential for future adverse impacts and whether the home was, in fact, still occupied as the primary residence by the property owner(s).

(vii) Pursuant to BPMC 19.348.080.E.4, If the Director determines supplemental evidence at a public hearing is warranted in order to determine whether an applicant will adequately mitigate potential adverse impacts to the public health, safety, or welfare due to substantial concerns raised by neighbors, or to evaluate the impacts of a concentration of uses, under subsection E.3 above, the Director shall notice a public hearing of the Planning Commission. The Planning Commission is authorized to deny, approve, or conditionally approve the permit in accordance with the criteria set forth in Section 19.348.080.

(viii) The Planning Commission conducted a duly noticed public hearing on July 22, 2026 and concluded said hearing prior to making a determination on the subject application.

- (ix) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Buena Park as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct and incorporate them herein as part of the Planning Commission's findings.
2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, public testimony, the above recitals, and the STR application materials and development plans, this Commission hereby specifically finds as follows:
 - a. The proposed STR is consistent with the City's General Plan and Zoning Ordinance, as conditioned. STR units are permissible in the RS-6 (Single-Family Residential) zoning district with the approval of an STR Permit.
 - b. The site is adequate in size, shape, location, and other factors to accommodate the Applicant's request. Based on the required conditions of approval, there will be no conflicts or incompatibility created based on the physical characteristics and details of the proposed unit.
 - c. Adequate vehicle access, traffic capacity, and parking are available to serve the proposed STR unit based on the required conditions of approval and restrictions on parking set forth in this Resolution.
3. The Applicant has provided evidence that they will adequately mitigate potential adverse impacts on public health, safety, and welfare that may be associated with the operation of an STR. The City has imposed, through its STR Ordinance, additional operating conditions of approval contained in this Resolution, which are intended to further mitigate potential adverse impacts on public health, safety, and welfare.
4. The Planning Commission hereby finds and determines that the approval of this Resolution is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Class 1 – Existing Facilities, Section 15301 of Division 6 of Title 14 of the California Code of Regulations and none of the exceptions under Section 15300.2 apply.
5. Based upon the findings and conclusions set forth this Resolution, this Commission hereby approves the application subject to the STR-26-000004 application materials and the following conditions set forth in this Resolution.
6. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

- a. The STR Operator shall provide their personal contact phone number and email address to any property owner or rental tenant located within a 300-foot radius of the subject site, upon any request for the contact information. The operator shall be responsive to correct any adverse impact issues reported from any contacts from any property owners or rental tenants.
- b. Check-in/initial arrival time shall be between the hours of 7:00am and 9:00pm. Arriving renters or guests shall only access the STR via the front door.
- c. There shall be no amplified music or sound after 7:00pm Sunday through Thursday and on Friday and Saturday there shall be no amplified music or sound after 9:00pm.
- d. All parking spaces for renters, guests, and host occupants shall occur on-site in the driveway or garage. Street parking shall be for visitors only and shall be limited to the curb along the property's street frontage.
- e. STR renters or guests shall not use front yard areas (e.g. areas of the site in front of the house) for any assembly or loitering. Said areas of the property shall be used only for pedestrian transition through the property from sidewalk, street, and driveway areas into the STR or rear yard areas.
- f. The STR permit shall be subject to a Planning Commission compliance update after six (6) months of operation. The presentation from staff agendaized under "old business," with discussion to include a report concerning code compliance and recommendations for any necessary actions, if warranted. Thereafter, any additional compliance updates shall be agendaized by the Community and Economic Development Director or Planning Commission as may be deemed necessary.
- g. All occupants over the age of eighteen (18) years shall submit a valid government-issued photo identification at the time of the STR reservation or at the time of check-in. The property owner and/or STR operator shall maintain a record of all such identifications for one year from the date of stay, and make such records available to the City upon request.
- h. The owner/operator shall implement sound and privacy screening measures along the rear (south) property line and west side property line within the rear yard area. These measures shall include, but not be limited to, an extension of existing wall structures or installation of dense evergreen vegetation, to be maintained at a minimum height of seven (7) feet measured from the highest finished grade at all times.
- i. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
- j. The property owner shall sign the Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval.
- k. The Applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services,

materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this STR Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 22nd day of July 2026, by the following called vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONER:
ABSENT:	COMMISSIONER:
ABSTAINED:	COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager

Resolution No.
Short Term Rental Permit No. STR-26-000004
July 22, 2026

AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. STR-26-000004 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Owner/Applicant's Signature

DRAFT

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK DENYING 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

A. Recitals

(i) Phuong A. Nguyen, applicant/property owner, 7490 Santa Elena Drive, Buena Park, CA 90620, filed an application for the issuance of Short-Term Rental ("STR") Permit No. STR-26-000004 on December 12, 2025 to allow the operation of a STR unit within a single-family dwelling located at 7490 Santa Elena Drive, Buena Park, California in the County of Orange (the "Property"). Hereinafter in this Resolution, the subject Short-Term Rental Permit request is referred to as the "application."

(ii) The City Council approved Ordinance No. 1675 in January 2020, to allow and regulate short-term rentals in the City of Buena Park.

(iii) The applicant submitted a Short-Term Rental Permit application on December 12, 2025 via the City's online web portal (RentalScape) for the operation of a short-term rental at the subject address.

(iv) Pursuant to Buena Park Municipal Code (BPMC) Section 19.348.080.E.2, the City sent out notices of the applicant's request to all property owners located within 300-feet of the subject property.

(v) The City received several written and verbal concerns and/or comments from surrounding property owners regarding the proposed short-term rental including concerns about security concerns, loss of property values, increased traffic, noise, and parking issues. Other comments received speculated on the potential for future adverse impacts and whether the home was in fact still occupied as the primary residence by the property owner(s).

(vi) Pursuant to BPMC 19.348.080.E.4, If the Director determines supplemental evidence at a public hearing is warranted in order to determine whether an applicant will adequately mitigate potential adverse impacts to the public health, safety, or welfare due to substantial concerns raised by neighbors, or to evaluate the impacts of a concentration of uses, under subsection E.3 above, the Director shall notice a public hearing of the Planning Commission. The Planning Commission is authorized to deny, approve, or conditionally approve the permit in accordance with the criteria set forth in Section 19.348.080.

(vii) The Planning Commission conducted a duly noticed public hearing on July 22, 2026 and concluded said hearing prior to making a determination on the subject application.

(viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Buena Park as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct and incorporate them herein as part of the Planning Commission's findings.
2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, public testimony, the above recitals, and the STR application materials and development plans, this Commission hereby specifically finds that the proposed STR will have substantial public health, safety and general welfare impacts to the surrounding neighborhood and the Applicant has not provided sufficient evidence that they will adequately mitigate potential adverse impacts on the public health, safety, and welfare which may be associated with the operation of a STR.
3. The Planning Commission hereby finds and determines that the Resolution to deny STR-26-000004 is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Class 1 – Existing Facilities, Section 15301 of Division 6 of Title 14 of the California Code of Regulations and none of the exceptions under Section 15300.2 apply.
4. Based upon the findings and conclusions set forth this Resolution, this Commission hereby Denies STR-26-000004.
5. Pursuant to BPMC 19.348.080.E.4, the decision by the Planning Commission is final.

PASSED AND ADOPTED this 22nd day of July 2026, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Harald Luna
Planning Manager