

ORDINANCE NO. 1761

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING DIVISION 5 (COMMERCIAL AND INDUSTRIAL ZONES) OF TITLE 19 (ZONING) OF THE BUENA PARK MUNICIPAL CODE

A. RECITALS.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs" and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents' subject only to enactments by the California Legislature on matters of "statewide concern."

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code (BPMC) and Buena Park Zoning Code (Title 19 of the BMPC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City.

(iii) On September 24, 2025, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation to the City Council to approve Zoning Text Amendment No. C-25-2 and recommended that the City Council approve the Text Amendment.

(iv) On October 28, 2025, the City Council conducted a duly noticed public hearing to consider Text Amendment No. C-25-2.

(v) This Ordinance is a text change to the BPZC and has been processed and considered in accordance with the provisions of BPMC Section 19.124.010 (Text Change), as well as applicable provisions of California law, and all other legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The facts set forth in the Recitals, Part A, of this Ordinance are true and correct, and incorporated into this Ordinance as substantive findings.

SECTION 2. Table 19.512.010 of the Buena Park Municipal Code, titled "Uses Permitted-Commercial and Industrial Zones," is hereby amended to read as follows (new text reflected in underline and deleted text in ~~strikethrough~~):

Symbol	Meaning
P	Automatically permitted use.
I	Incidental use—use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

Symbol	Meaning
C	Conditional use—use eligible for consideration under the conditional use procedure (Section 19.128.020) and permitted only if a conditional use permit is approved, subject to the specific conditions of such permit.
Ci	Incidental conditional use—use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is automatically permitted or permitted by conditional use permit.
Pc	Automatically permitted use, except such use is subject to a conditional use permit when located within three hundred thirty feet of a residential zone.
Pc*	Automatically permitted use, except such use is subject to a conditional use permit when located within six hundred feet of a residential zone.
IC	Incidental or conditional use—automatically permitted as an incidental use, when the primary use is automatically permitted, or eligible for consideration as a primary use under the conditional use procedure.

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Residential Uses								
<u>Group Quarters:</u>								
• Convent, rectory, dormitory, fraternity or sorority house, etc.	Ci	Ci	Ci					
<u>Transient Quarters:</u> (See Commercial Uses— Tourist Services.)								
Public Service Uses								
<u>Community Day Care:</u>								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
<u>Health Facilities:</u>								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	P	P	P
• Pharmacy.	P	P	P	P	I	I	I	I
• Optician.	P	P	P	P				
<u>Public Assembly:</u> (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					
<u>Education:</u>								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			
• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	
• Trade school.			C		C		C	
<u>Recreation:</u> (See also 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	P	P	P
• Recreation area (play area, swimming pool, racquetball courts, etc.), as an accessory use (public or private use, indoor or outdoor) to a permitted commercial or industrial use.	C	C	C	C	C	C	C	C
• Private recreation facility.			C	C				
• Community recreation center.		P	P					
• Golf driving range.			C					
• <u>Indoor screen golf driving range.</u>			<u>P</u>	<u>P</u>				
• Miniature golf.			C					
• <u>Miniature golf, indoor only.</u>			<u>P</u>	<u>P</u>				
• <u>Indoor simulated sports activities.</u>			<u>P</u>	<u>P</u>				
• Theme recreational park.			C	C				
• Tennis courts or club, indoor only.			P	P				
• With outdoor courts.			C	C				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Racquetball, handball, <u>pickleball</u> , swimming, gym, athletic club, indoor only.		P	P	P				
• With outdoor area.			C	C				
<u>Natural Resource Development:</u>								
• Exploration and development.	C	C	C		C	C	C	C
<u>Utilities and Communications: (13)</u>								
• Telephone central office, relay station.	C	C	C		C	C	C	C
• Flood control channel and facilities, utility corridor.	P	P	P	P	P	P	P	P
• Other public utility facilities or structures, including electrical substations, and cellular telephone facilities.	C	C	C	C	C	C	C	C
• Radio, television, microwave transmitters.	C	C	C	C	C	C	C	C
• Aviation navigational aids.	C	C	C	C	C	C	C	C
<u>Transportation:</u>								
• Parking lot.	P	P	P	P	P	P	P	P
• Parking structure.	P	P	P	P	P	P	P	P
• Passenger station.	C	C	C	C			C	
<u>Other Public Services and Facilities:</u>								
• Non-City-owned public facilities.	C	C	C	C	C	C	C	C
Commercial Uses								
• Any permitted commercial use with drive-in, drive-through, or walk-up window service. (Special requirements apply. See Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Any commercial use with adult entertainment. (Special requirements apply. See Section 19.552.090.)								
<u>Offices: (2)</u>								
• Bank, financial institution.	P	P	P	P	P	P	P	P
• Business, administrative, professional.	P	P	P	P	P	P	I	I
<u>Studios, etc.:</u>								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	CP	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Sale of art or publications related to permitted use.	I	I	I	I				
<u>Schools:</u> (See Public Service Uses—Education.)								
<u>Personal Services:</u>								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
<u>Tourist Services:</u> (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
<u>Commercial Recreation:</u> (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	<u>CP</u>				
• Skateboard park.			C	<u>CP</u>				
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	<u>CP</u>				
• Batting cages.			C	<u>C</u>				
• <u>Batting cages, indoor only.</u>			<u>P</u>	<u>P</u>				
• <u>Axe throwing.</u>			<u>C</u>	<u>P</u>				
• Billiard parlor, poolroom.		C	C	C				
• Bowling alley.		C	C	<u>CP</u>				
• <u>Virtual Reality activities.</u>			<u>P</u>	<u>P</u>				

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Retail Sales:</u> (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)								
• Furniture, carpets.		P	P	P	P			
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P			
• Department store, variety store, dry goods and notions.		P	P	P				
• Apparel—clothing, millinery, shoes, etc.		P	P	P				
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P				
• Hobby shop.		P	P	P				
• Drugstore.		P	P	P				
• Tobacco shop. (21)	I	P	P	P				
• Pet shop and supplies.		P	P	P				
• Key shop kiosk.		P		P				
• Gifts, souvenirs.		P	P	P				
• Flower shop.	P	P	P	P				
• Flower kiosk.		P		P				
• Stationery and office supply		P	P	P	P			
• Books, newsstand.	I	P	P	P				
• Video sales, rental.		P	P	P				
• Video kiosk.		C		P				
• <u>Outdoor fixed kiosk. (22)</u>				<u>P</u>				
• Antiques.		P	P	P	P			
• Thrift shop, secondhand goods, pawnshop.			C					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies.		Pc	Pc	Pc	Pc			
• With outdoor display area.		C	C	C	C			
• Garden and patio furniture and equipment,		P	P	P	P			

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Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• With outdoor display area.		C	C	C	C			
• Plant nursery, with outdoor display.		Pc	Pc	Pc	Pc		Pc	
• Pottery, ceramics.		P	P	P				
• With outdoor display area.		C	C	C				
• Deep discount/product liquidation.		P	P					
• With outdoor display area.		C	C					
• Swapmeet—Indoor/Outdoor. (18)			C					
<u>Food Sales and Service:</u>								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	P	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	C	C	C
• With on-sale liquor. (5)	C	C	C	C	C	C	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		C	C	Ci				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	Ci	P	P	P	P			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer / hall.		C	C	C	C			
• Catering truck terminal (including commissary and kitchens).							C	C
<u>Vehicle Sales and Rentals:</u> (See also Other Services—Equipment Rental.)								
• Automobile rental agency.		C	P		P			
• Vehicle sales, leasing and rental agency (office use only).				P				
• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.			Pc		Pc			
• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.					C		Pc	Pc

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USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Vehicle-Related Sales with Related Service and Repair:</u> (Any installation shall be conducted within a building.)								
• Retail sales of auto parts or accessories, not including tires.		Pc	Pc	Pc	Pc			
• Wholesale of auto parts or accessories, not including tires.					Pc		Pc	Pc
• Auto window tinting.			C		C		Pc	
• Machining or repair of auto parts or accessories, not including tires.			C		C		C	C
• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight unladen.		C	C	Ci	C			
• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.			C		C		C	
• Tires, wholesale and/or installation.							Pc	Pc
<u>Other Sales and Service:</u>								
• Bicycle sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P			
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.)			C		C		C	C
<u>Vehicle Repair, Service:</u> (All work shall be conducted within a building.)								
• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen. (Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)		C	C	Ci(15)	C		Pc	
• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.			C		C		Pc	
• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity.					C		C	C
• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.			C		C			

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USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
Vehicle Service:								
• Mechanical carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
• Quick tune-up/oil change/lube shop.		C	C	C	C		C	C
Printing Services:								
• Instant printing, copying, addressographing, mimeographing, photostating, blueprinting.	P	P	P	P	P	P	P	
• Photoengraving, offset printing.					Pc	Pc	Pc	
• Printing.				<u>P</u>	Pc		Pc	Pc
• Photo film drop-off/pick-up kiosk.		P		P				
• Retail photo film and print processing.		P	P	P				
• Photo film and print processing plant.					Pc		Pc	Pc
• Custom furniture upholstery and reupholstery.		P	P		P			
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P			
• Locksmith.		P	P	P	P			
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					Pc		Pc	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C
• Small animal grooming (no boarding).		P	P	<u>P</u>	P			
• Small animal hospital.			C		Pc		Pc	
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.			C					
Industrial Uses								
Research, Development and Testing:								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	C	Pc	Pc

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<u>Storage:</u>								
• Mini-storage space rental for public self-storage.					Pc		Pc	
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• Above-grade fuel tank storage with 500 gallon and greater capacity. (8)	Ci	Ci	Ci		Ci	Ci	Ci	Ci
• Below-grade fuel tanks and abovegrade fuel tanks with less than 500 gallon capacity. (8)	P	P	P		P	P	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I
• Cold storage.					Pc		Pc	Pc
• Frozen food locker.		I	I		Pc		Pc	
• Ice plant.							C	Pc
• Lumberyard.			C		Pc		Pc	Pc
• Contractor's storage facility, with main building.							C	C
<u>Wholesale:</u>								
• Wholesale business.					Pc		Pc	Pc
• Wholesale with retail outlet.					Pc		C	C
<u>Industrial Processes:</u>								
• Cabinet shop, machine shop (no punch presses over 20- tons), sheet metal shop, tinsmith, welding shop.					Pc		Pc	Pc
• Laundry, cleaning and dyeing plant, carpet cleaning and dyeing, textile dyeing.							C	C
• Fabrication from finished rubber, plastics.							C	Pc
• Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, tobacco, wood.						Pc	Pc	Pc
• Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds).					Pc		Pc	Pc

**Table 19.512.010
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Jewelry, watches.					P		P	P
<u>Food Manufacturing or Processing:</u>								
• Manufacturing, processing, canning or packing of meat, fish, dog or cat food, lard, pickles, sauerkraut, vinegar, coffee, dressing, or poultry.								C
• Winery.							C	C
• Brewery.								Pc
• Processing, canning or packing fruits or vegetables.							C	Pc
• Bakery.					Pc		Pc	Pc
• Candy or nut packing (no roasting).					Pc		Pc	Pc
• Candy manufacturing, nut processing.							C	C
• Dairy products manufacturing.							C	Pc
• Bottling.							Pc	Pc
Temporary Uses								
• Temporary uses, as provided in Title 19, Division 10.	T	T	T	T	T	T	T	T
• On-site construction facilities. (10)	P	P	P	P	P	P	P	P
• On-site real estate sales office. (11)	P	P	P	P	P	P	P	P

Notes:

- 1 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.
- 2 In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.
- 3 Special limitations apply for retail dry cleaning. See Section 19.552.020.
- 4 Special requirements apply for game machine arcades. See Section 19.552.040.
- 5 Special requirements apply for restaurants with on-sale liquor. See Section 19.552.030.
- 6 Special requirements apply for carwashes. See Section 19.552.060.
- 7 Special requirements apply for automobile service stations. See Section 19.552.050.
- 8 Above-grade fuel tanks subject to applicable setbacks and screening from public view.
- 9 Special requirements apply for outdoor storage. See Section 19.524.020.
- 10 Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.

Notes:

- 11 Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
- 12 Special requirements apply for hotels, motels, and motor hotels. See Sections **19.104.080** and **19.552.110**.
- 13 See Division 12 of Zoning Ordinance.
- 14 In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter **19.556**. Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter **19.556**.
- 15 In the CR zone, use may be considered only within the Master Plan Area South. See Chapter **19.556**.
- 16 In the CR zone, use may be considered only within the Master Plan Area North. See Chapter **19.556**.
- 17 In the CR zone, use may be permitted within multi-tenant buildings only.
- 18 Special requirements apply for indoor swap meets. See Section **19.552.111**.
- 19 Special requirements apply for emergency shelters. See Section **19.552.112**.
20. Special requirements apply to massage establishments. See Section **19.552.130**.
21. Special requirements apply to tobacco shop use See Section 5.60 of the BPMC.
22. Subject to the Interdepartmental Review process detailed under Section **19.128.100**.

SECTION 3. Section 19.552.040 of the Buena Park Municipal Code, titled "Game Machine Arcades," is hereby amended to read as follows (new text reflected in underline and deleted text in ~~strike through~~):

A. Findings and Purposes.

1. It is found that game machine arcades create special problems of noise, congestion, interference with nearby activities, and policing.
2. The purposes of this section are to control the location, size, and operation of game machine arcades in order to minimize adverse effects and promote compatibility with surrounding activities to the maximum extent possible.

B. Definitions. The following words shall have the following meanings:

1. **Amusement device.** "Amusement device" means any machine, game, or device which may be played or operated by the public for amusement or recreation, the use of which is subject to the payment of a fee or is controlled by placing therein coins, slugs, discs, keys, or similar devices. This definition includes video games, pinball machines, Skee-Ball games, shuffleboard games, and games and devices of a similar nature. This definition does not include jukeboxes, vending machines, capsule or gacha machines, karaoke booths, photo booths, and similar devices which do not involve an element of skill or chance.
2. **Game machine arcade.** "Game machine arcade" means an establishment where the predominant activity is the use of amusement devices, or that portion of any other establishment where four or more amusement devices are available to the public.

C. Location and Use Approval.

1. Game machine arcades shall be permitted only by conditional use permit and only in those zones specified for game machine arcades in Section 19.512.010.
2. A game machine arcade shall not be permitted in a location which would tend to produce a hazard or nuisance to other permitted uses and activities in the vicinity.
3. A game machine arcade shall be located at least six hundred feet from any school, adult business, or another game machine arcade, and at least three hundred feet from any residential zone, cocktail lounge, or bar.
4. Game machine arcades located within the CR zone are exempt from all of the above restrictions referenced in this subsection.

- D. Design and Operation.** A game machine arcade shall be arranged in such a manner that all amusement devices and public spaces can be viewed from a single supervisory or cashier station. A responsible adult employee of the establishment shall be on duty throughout the hours that such establishment is open.

SECTION 4. Environmental Review. The proposed zone text amendment is exempt from California Environmental Quality Act (CEQA), as amended and the Guidelines promulgated, thereunder, Section 15061 (b)(3), which provides that a project is exempt as CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The proposed zoning text amendment will regulate the uses permitted and development standards within commercial zones, specifically the CR (Regional Commercial) zone, citywide to ensure that there are no impacts on surrounding.

SECTION 5. 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 6. Effectiveness. This Ordinance shall take effect 30 days after the final passage by City Council.

SECTION 7. Certification. The City Clerk of the City of Buena Park shall certify to the passage of the Ordinance and shall cause the same to be posted in the manner required by law.

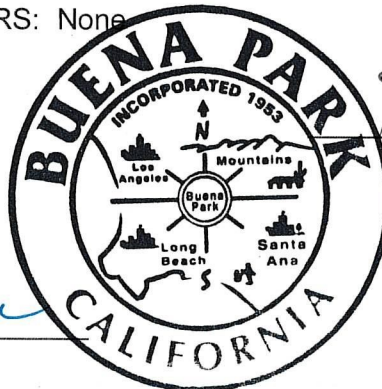
PASSED AND ADOPTED this 28th day of October 2025, by the following called vote:

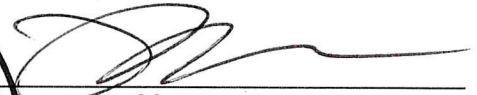
AYES: COUNCILMEMBERS: Sonne, Franco, Hoque, Traut, Ahn

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None





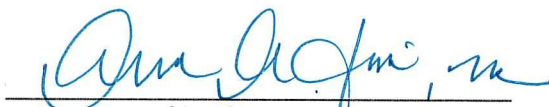
Mayor

ATTEST:



City Clerk

I, Adria 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 28th day of October 2025.



City Clerk