

CHAIR DIEP
VICE CHAIR JUDEH
COMMISSIONER DAVIS
COMMISSIONER PATINO
COMMISSIONER SCHOALES

Wednesday, July 9, 2025, 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.

3. CONSENT CALENDAR

3.A. APPROVAL OF MINUTES May 28, 2025

4. PUBLIC HEARING

4.A. CONDITIONAL USE PERMIT NO. CU-24-14 AND VARIANCE NO. V-24-4

A request to allow the development of a four (4)-story 124,000 square-foot self-storage facility with a building height of up to 58'-6 and associated on- and off-site improvements; and a Variance (V-24-4) from the Buena Park Municipal Code (BPMC) Section 19.536.100 (Loading Areas) to allow a decrease in the total number of required loading spaces from four (4) to three (3) at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, 921 N Harbor Boulevard, Unit 619, La Habra, CA 90631. The applicants are Sorlanda Moron Velez, of Magellan Architecture, 10540 Talbert Avenue, Suite 175, Fountain Valley, CA 92708 and Matthew Motland, of Northwest Building, LLC, 10230 NE Points Dr., Suite 410, Kirkland, WA 98033.

The project is Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) Class 32 of the State California Environmental Quality Act (CEQA) Guidelines.

— Recommended Action: Recommended Action: 1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU-24-14 to permit the development of a self-storage facility; and Variance No. V-24-4 to allow a decrease in the total number of required loading spaces from four (4) to three (3) at 8255 Orangethorpe Avenue (APN: 276-331-13).

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 City Council 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 City Clerk's 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.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스패니쉬, 타갈로에 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 2, 2025

City of Buena Park



Planning Commission Agenda Report

A. APPROVAL OF MINUTES

May 28, 2025

Meeting	Agenda Group	
Wednesday, July 9, 2025, 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

2025-05-28 PC M Draft.pdf

CITY OF BUENA PARK MINUTES OF CITY PLANNING COMMISSION May 28, 2025

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 28, 2025, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Diep presiding.

PRESENT: COMMISSIONERS: Davis, Judeh, Patiño, Schoales, and Diep

Matt Foulkes, Community and Economic Development Director Harald Luna, Acting Planning Manager Ian McAleese, Senior Planner John W. Lam, Assistant City Attorney Ray Tae, Senior Office Assistant 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

3A. APPROVAL OF MINUTES - April 23, 2025 Planning Commission Meeting

Vice Chair Judeh moved and Commissioner Davis seconded the motion to approve the minutes of the April 23, 2025 Planning Commission meeting.

The motion passed unanimously

AYES: 5 COMMISSIONERS: Judeh, Davis, Patiño, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

4. **NEW BUSINESS**

None

5. PUBLIC HEARING

5A. A REQUEST TO ADOPT RESOLUTIONS RECOMMENDING CITY COUNCIL APPROVAL OF TEXT AMENDMENT NO. C-25-1 AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, GENERAL PLAN AMENDMENT NO. GP-25-2 AMENDING THE LAND USE AND COMMUNITY DESIGN ELEMENT OF THE GENERAL PLAN, AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS, AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1

Mr. Foulkes presented the staff report.

Chair Diep opened the public hearing.

There being no questions from the Planning Commission, no public speakers, and no written communication, Chair Diep closed the public hearing.

Vice Chair Judeh moved and Commissioner Patiño seconded the motion to adopt the resolutions recommending City Council approval.

AYES: 5 COMMISSIONERS: Judeh, Patiño, Davis, Schoales, and Diep

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

RESOLUTION NO. 6379 TEXT AMENDMENT NO. C-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING TITLE 19 OF THE BUENA PARK MUNICIPAL CODE, SPECIFICALLY DIVISION 1 (ADMINISTRATION), 3 (SINGLE-FAMILY), 4 (MULTI-FAMILY) AND 7 (MIXED-USE) AS WELL AS AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS

RESOLUTION NO. 6378 GENERAL PLAN AMENDMENT NO. GP-25-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GP-25-2 AMENDING THE LAND USE AND COMMUNITY DESIGN ELEMENT OF THE GENERAL PLAN AND MAKING FINDINGS IN SUPPORT THEREOF

RESOLUTION NO. 6377 ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF BUENA PARK CERTIFY ENVIRONMENTAL IMPACT REPORT NO. EIR-25-1 (SCH NO. 2024110035) AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR GENERAL PLAN AMENDMENT NO. GP-25-2, TEXT AMENDMENT NO. C-25-1 AND AMENDMENTS TO THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS) TO IMPLEMENT VARIOUS HOUSING ELEMENT PROGRAMS

6. STAFF REPORTS

Mr. Foulkes reported that the appeal of the termination of nonconforming use at Coral Motel is scheduled for the City Council meeting of June 24, 2025.

7. AGENDA FORECAST:

Mr. Luna announced that there are no items scheduled for the June 11, 2025 Planning Commission meeting. A CUP for a self-storage facility at 8255 Orangethorpe Avenue is tentatively scheduled for the June 25, 2025 Planning Commission meeting.

8. COMMISSION REPORTS:

None

9. ADJOURNMENT:

At 7:09 p.m., Chair Diep adjourned the Planning Commission meeting.

ATTEST:	Deborah Diep Chair	
Harald Luna Acting Planning Manager		



Planning Commission Agenda Report

CONDITIONAL USE PERMIT NO. CU-24-14 AND VARIANCE NO. V-24-4

PREPARED BY	PRESENTED BY	
Carlos Castellanos, Assistant Planner Carlos Castellanos, Assistant Planner		
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL	
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND	

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, Staff recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit No. CU-24-14 to permit the development of a self-storage facility with a building height of up to 58'-6"; and Variance No. V-24-4 to allow a decrease in the total number of required loading spaces from four (4) to three (3) at 8255 Orangethorpe Avenue (APN: 276-331-13).

PROPERTY INFORMATION:

The project site is a triangular parcel located on the north side of Orangethorpe Avenue east of Stanton Avenue and consists of an approximately 1.74-acre vacant parcel. The project site has a General Plan Land Use Designation of Office Manufacturing, is within the Orangethorpe Corridor East Focus Area; and zoned Commercial Manufacturing (CM).

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Light Industrial	ML (Light Industrial)	Union Pacific Railroad right-of- way
South	Office Manufacturing	GMU (General Mixed Use) / CM (Commercial Manufacturing) with Mixed Use Overlay - 45	54-unit residential condominium development / Light Industrial
East	Light Industrial	ML (Light Industrial)	Union Pacific Railroad right-of- way

West	Office Manufacturing	CM (Commercial Manufacturing)	Self-storage facility
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BACKGROUND:

The subject property was incorporated into the City of Buena Park in 1953 and has remained vacant and undeveloped since incorporation. On May 27, 2022, the Planning Commission adopted Resolution No. 6253 approving Conditional Use Permit No. CU-22-2 to develop the site with an auto dealership (Nissan) vehicle inventory storage lot. On July 12, 2023, the City approved an extension (EXT-23-2) to extend the approval of CUP-22-2 until August 11, 2024. On August 28, 2024, the Planning Commission approved a second extension (EXT-24-7) to extend CU-22-2 for another year. To date, no permits relating to the improvements included in CU-22-2 have been issued for the proposed project.

APPLICATION ANALYSIS:

Project Description:

The proposed project consists of a 124,000 square foot, four (4) story self-storage building with a maximum height of 58 feet 6 inches. The self-storage facility will contain approximately 1,100 climate-controlled storage units and a leasing office. Storage units will range in size from 20 square feet up to 300 square feet and the leasing office will be 649 square feet.

Development Standards:

Development Standard	Required	Proposed
Floor Area Ratio (FAR):	1.5 maximum	1.41
Height:	35 ft. maximum 58 feet 6 inches	
Setbacks:	Front: 20 feet minimum Side: 0 feet Rear: 0 ft. or a minimum of 4 feet	Front (south): 45 feet 8 inches Side (west): 46 feet 11 inches Rear (north): 5 feet
Parking:	11 parking spaces	14 parking spaces
Landscaping:	7% within the parking area	8.5% (6,405 square feet)

Access/Site Design/Parking:

Vehicular access to the site will be provided via a 25-foot-wide driveway located near the southwest corner of the site along Orangethorpe Avenue. Onsite circulation has been designed to accommodate emergency and trash collection service vehicles, as well as vehicular access to the required parking and loading areas. Additionally, the center median on Orangethorpe Avenue is being revised to create a new left-turn pocket to allow east-bound vehicles on Orangethorpe Avenue to enter the property.

The Buena Park Municipal Code (BPMC) requires self-storage facilities to provide 1 parking space per 150 storage units plus 4 spaces per 1,000 square feet gross floor area for related office use, plus 2 covered parking spaces for any on-site manager's living quarters for a total of 11 parking spaces required. The applicant has proposed a total of 14 parking spaces consisting of 6 standard parking spaces, 7 short term parking spaces, and 1 handicapped parking space. There is no manager's living quarters proposed for this project.

In addition to the above-referenced parking, the BPMC requires two (2) Type B and two (2) Type C loading spaces. These loading spaces are required to allow for large moving trucks to be able to park during loading and unloading. The proposed project intends to market the self-storage units for household storage as opposed to commercial/warehouse storage uses and as a result, are proposing to provide a total of three (3) Type B (40-feet by 14-feet) loading spaces. Based on the operator's intended clientele for the storage units, the common vehicles to accommodate a client's moving, range from cargo vans or trucks sized up to 26-feet. As proposed, the storage facility is not designed to accommodate larger vehicles that exceed 40-feet in length.

Floor Plans:

The proposed self-storage facility building is comprised of four (4) floor levels having a total floor gross area of 124,000 square feet with a total combined usable storage floor area of 107,772 square feet. The first floor will have a total gross floor area of 30,098 square feet and will consist of a leasing office, trash enclosure room, 176 storage units ranging from 25 square feet up to 300 square feet, two internal elevators, loading area, one restroom, and two stairways. The second floor will have a total gross floor area of 30,494 square feet and will consist of 205 storage units ranging from 20 square feet up to 250 square feet. The remaining third and fourth floors will each have a gross floor area of 31,704 square feet and will be comprised of approximately 719 storage units.

Architecture:

The proposed self-storage facility has been designed in a contemporary architectural style. The design incorporates a 'cool' toned color palette with a variety of exterior materials and accent colors in blues and grays and whites. Variations in both wall planes and building heights are proposed to break up building massing and provide visual interest. The project will include three prominent sloped roof feature tower elements. Lastly, the building will incorporate glazing, metal banding, decorative CMU, and metal paneling oriented in varying directions and color to reduce the massing of the building's elevations.

Landscaping/Fencing:

The project will provide approximately 6,405 square feet of landscaping throughout the site including along the project frontage, parking lot areas, and along the north property line. The landscaped planter areas will feature enhanced landscaping with mature trees, plants, and shrubs consisting of 5-gallon minimum up to 36-inch box size. As conditioned, tree sizes will be a mixture of mature specimen trees up to 48-inch box size throughout the property to provide a visual buffer from the condominiums located on the south side of Orangethorpe Avenue. The proposed palm trees at the driveway entrance and along the southeast corner of the property will also be consistent with the existing palm trees located along Orangethorpe Avenue.

The project will provide a 6-foot-high decorative wrought iron fence with shepherd hook design and bougainvillea vines along the entire rear (north) property line. Two wrought iron telescopic sliding vehicle gates are proposed along the west and south drive aisles to further secure the property. The existing block wall along the west property line will be maintained. Due to the unique topography of the site and the grade separation between the subject property and the Orangethorpe Avenue overpass the existing retaining wall with chain link fencing will be maintained along the south property line. Other project features include gated access, 24/7 security monitoring, and decorative site lighting.

DISCUSSION:

Conditional Use Permit:

Pursuant to BPMC Section 19.512.010, self-storage facilities are a conditionally permitted use in the CM zone when located within 330 feet of a residential zone. Additionally, structures in the CM zone are limited to a maximum height of 35 feet plus 1 foot for each foot of horizontal distance in excess of 50 feet from the nearest residential zone or street property line, except that a greater height may be authorized via a conditional use permit. Although the property is located less than 50 feet from the street property line, the applicant is requesting an increase in the overall height up to 58 feet 6 inches as part of the Conditional Use Permit. The proposed four (4) story self-storage building, although located within 330 feet of a residential zone, will be compatible with the intended character of the area, consistent with other similar industrial uses, and not negatively impact surrounding properties since the investment in the vacant and undeveloped parcel will elevate the property's aesthetics. The project complies with site area, building setbacks, floor area, off-street parking, circulation, landscaping, building materials, and other applicable requirements. All improvements meet the BPMC requirements for the CM zone and propose a high-quality design that is consistent with similar commercial and industrial uses in the area. The exterior architectural design, building materials, colors, and finishes proposed for the self-storage facility are in harmony with the surrounding area. Furthermore, the building will be partially screened from public view due to the street grade separation of up to 20 feet along Orangethorpe Avenue.

The proposed self-storage development, as conditioned, is consistent with the goals and policies of the General Plan and complies with all development standards for a self-storage facility within the CM zone.

Variance:

In addition to the Conditional Use Permit, the proposed project is also requesting a variance for a reduction in the number and type of loading spaces required. Pursuant to the BPMC Section 19.536.100 (Loading Areas), buildings within the CM zone exceeding 100,00 square feet in gross building floor area are required to provide two (2) Type B and two (2) Type C loading spaces ranging in size from 40' length x 10' wide x 14' high for Type B to 60' length x 14' wide x 14' high for Type C loading spaces. However, the applicant is requesting a Variance to provide only three (3) Type B 40' length x 14' wide x 14' high loading spaces, a deficiency of 1 loading space. According to the applicant, and as demonstrated by the project narrative, the proposed use does not necessitate the need for larger loading spaces since the size of each storage space will be less than or equal to 300 square feet and are intended for household storage units only. Furthermore, the low intensity of the proposed self-storage facility use does not warrant the required loading spaces as the majority of customers will utilize non-commercial vehicles and at most a 26-foot-long box truck. Therefore, the three (3) Type B loading spaces provided are sufficient for the intensity of the use thus allowing a reduction in the number and type of loading spaces required by BPMC.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) Class 32 of the State California Environmental Quality Act (CEQA) Guidelines, because the project is (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) can be adequately served by all required utilities and public services.

PUBLIC HEARING NOTIFICATION:

A public hearing before the Planning Commission on this item was noticed and scheduled for June 25, 2025, however, per the applicant's request, the item was continued to the regularly scheduled Planning Commission meeting of July 9, 2025.

Notice of public hearing was posted at Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on June 12, 2025; 72 public hearing notices were mailed to property owners located within 300 feet of the subject property on June 12, 2025. As of the publication of this report, no comments have been received.

Attachments

Att 1 - Planning Commission Resolution for CUP CU-24-14 and Variance V-24-4.pdf

Att 2 - CU-24-14 and V-24-4 Development Plans.pdf

Att 3 - CU-24-14 and V-24-4 Development Plans.pdf

Att 4 - Project Narrative Letter.pdf

Att 5 - Vicinty Map.pdf

RESOLUTION NO. CONDITIONAL USE PERMIT NO. CU-24-4 VARIANCE NO. V-24-4

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A FOUR (4) STORY 124,000 SQUAREFOOT SELF-STORAGE BUILDING WITH A BUILDING HEIGHT OF UP TO 58'-6"; AND A VARIANCE FROM THE BUENA PARK MUNICIPAL CODE (BPMC) SECTION 19.536.100 (LOADING AREAS) TO ALLOW A DECREASE IN THE TOTAL NUMBER OF REQUIRED LOADING SPACES FROM FOUR (4) TO THREE (3) FOR THE PROPERTY LOCATED AT 8255 ORANGETHORPE AVENUE (APN: 276-331-13), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

- (i) Sorlanda Moron Velez, of Magellan Architecture, 10540 Talbert Avenue, Suite 175, Fountain Valley, CA 90631, and Matthew Motland, of Northwest Building, LLC, 10230 NE Points Drive, Suite 410, Kirkland, Washington, 98033, applicants, on behalf of Industrious Properties, LLC, property owner, 921 North Harbor Boulevard, Unit 619, La Habra, CA 90631 have filed an application for a Conditional Use Permit (CU-24-14) to allow the development of a four (4)-story 124,000 square-foot self-storage building with a building height of up to 58'-6", required off-street parking, landscaping and associated on- and off-site improvements; and a Variance (V-24-4) to allow a decrease in the total number of required loading spaces from four (4) to three (3). Hereinafter in this Resolution, the subject Conditional Use Permit and Variance request is referred to as the "Application".
- (ii) On June 12, 2025, a public hearing before the Planning Commission on this item was noticed and scheduled for June 25, 2025, and per the applicant's request, the item was continued to the regularly scheduled Planning Commission meeting of July 9, 2025.
- (iii) On July 9, 2025, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.
- (iv) The Planning Commission has reviewed and considered all components of the proposed Conditional Use Permit No. CU-24-14 and Variance No. V-24-4 and concluded its public hearing prior to adoption of this resolution.
 - (v) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

- NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves 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.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff report, verbal testimony, and the Conditional Use Permit No. CU-24-14 and Variance No. V-24-4 Development Plans stamped "RECEIVED APR 23 2025 PLANNING DIV," this Commission hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

FACT:

FACT:

FINDING:

FACT:

The proposed use and development is consistent with the a. FINDING: General Plan and any applicable specific plans.

> The proposed four (4) story self-storage development is a conditionally permitted use within the Commercial Manufacturing (CM) zone, as conditioned, and approved concurrently with Variance No. 24-4 with the appropriate Conditions of Approval will meet all applicable requirements of the General Plan and Zoning Ordinance, and other laws. The proposal will comply with site area, building setbacks, floor area, off-street parking, circulation, landscaping, building materials,

and other applicable requirements.

The site is adequate in size, shape, topography, location, utilities b. FINDING: and other factors, to accommodate the proposed use.

> The site area will be adequate in size, shape, topography, location, utilities and other factors to accommodate the selfstorage facility. The site is relatively flat, and can accommodate the self-storage facility along with the on- and off-site

improvements.

Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

The project will gain access from Orangethorpe Avenue. Orangethorpe Avenue is considered a Major Arterial Highway in the City's Mobility Element, within the General Plan. A major arterial is a six-lane divided roadway with a typical right-of-way width of 120 feet. The roadway width from curb-to-curb is 100 feet, including a 14-foot median. The 25-foot-wide driveway enters the site into two separate drive aisles with vehicular gates that are setback a minimum of 100 feet from the public rights-ofway which eliminates the potential for queuing vehicles into the public right-of-way. The project proposes modifying the existing landscaped median along Orangethorpe Avenue to allow for a new left turn lane into the Project site. As such, adequate street access and traffic capacity are available to serve the proposed

self-storage facility as well as the existing and anticipated development in the surrounding area.

d. **FINDING**:

Adequate utilities and public services will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

FACT:

Adequate utilities and public services will be available, as conditioned, to serve the use, as well as, existing and anticipated development in the surrounding area. The Site is fully served by utilities, and meets the City standards for public services and utilities to the serve the Site.

e. **FINDING**:

The use and development will be compatible with the intended character of the area.

FACT:

The proposed self-storage development will be compatible with the intended character of the area and not negatively impact surrounding properties since the investment in the vacant and undeveloped parcel will elevate the property's aesthetics. All improvements meet the Buena Park Municipal Code requirements for the CM zone and propose a high-quality design that is consistent with similar commercial and industrial uses, and complements the design of the surrounding neighborhood. The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All the building materials, colors, and finishes proposed for the self-storage development are in harmony with the surrounding area. As conditioned, the proposed self-storage development will enhance the visual integrity of the subject property as well as the surrounding area.

f. FINDING:

Any criteria set forth elsewhere in this Title for the approval the specific use and development will be satisfied.

FACT:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted), self-storage facilities located within 330 feet of a residential zone require approval of a Conditional Use Permit in the CM zone. Additionally, structures located more than 50 feet of a residential zone that are exceeding a height of 35 feet plus 1 foot for each foot of horizontal distance in excess of 50 feet from the nearest residential zone or street property line require approval of a Conditional Use Permit in the CM zone. As conditioned, the proposed self-storage development will complement the surrounding area and all the criteria set forth elsewhere in this Title for approval will be satisfied.

g. **FINDING:**

Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

FACT:

The proposed project qualifies for a Categorical Exemption, pursuant to Section 15332 (In-fill Development Projects) Class 32 of the State California Environmental Quality Act (CEQA) Guidelines, because the proposed self-storage facility use is consistent with the applicable general plan and zoning designations and the proposed development shall occur within a project site of no more than five acres substantially surrounded by urban uses. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

Variance (V-24-4)

a. **FINDING:**

There are special circumstances applicable to the subject property such as size, shape, topography, location, or surroundings which result in the strict application of the requirements of this Title depriving the property of privileges enjoyed by other properties in the same zone and vicinity.

FACT:

The subject site is triangular in shape with a grade separation from the public rights-of-way of up to 20 feet which makes it difficult to accommodate the required two (2) Type B and two (2) Type C loading spaces. Additionally, the low intensity of the proposed self-storage facility use does not warrant the required loading spaces as the majority of customers will utilize non-commercial vehicles and at most a 26-foot-long box truck. Therefore, based on the irregularly shape of the lot special circumstances apply due to the shape of the property enjoyed by other properties in the same zone and vicinity.

b. **FINDING**:

The variance will not grant special privileges to the subject property not enjoyed by other properties in the same zone and vicinity

FACT:

The request to deviate from the code-required loading spaces will not grant special privileges to the subject property not enjoyed by other properties in the same zone and vicinity. The properties in the surrounding area are predominantly comprised of commercial, light industrial and residential uses. The subject property is the only property within the vicinity that is triangular in shape. Therefore, a variance in the number and type of required loading spaces to three (3) 40' x 14' x 14' Type B loading spaces with the proposed use will not grant special

privilege that is not enjoyed by the property itself or other properties within the same zone and vicinity.

c. **FINDING:**

The variance will not produce results detrimental to the public health, safety, or welfare and will not be injurious to other property in the vicinity

FACT:

As demonstrated, the proposed project will provide three (3) Type B loading spaces. Based on the proposed operations of the self-storage facility with rental units only for household storage does not necessitate the need for larger loading spaces since the size of each storage space will be up to 150 square feet. Therefore, the three (3) Type B loading spaces provided are sufficient for the intensity of the use and allowing a reduction in the number and type of loading spaces required by Buena Park Municipal Code (BPMC) Section 19.536.100 (Loading Areas) will not produce results detrimental to the public health, safety, or welfare and will not be injurious to other property in the vicinity.

d. **FINDING**:

The variance will not be contrary to the objectives of the general plan, any applicable specific plan, or the intent of this Title.

FACT:

The request to reduce loading spaces will not be contrary to the objectives of the General Plan in that the proposed self-storage facility is consistent with the policies and goals of the General Plan and the Orangethorpe Corridor East Focus Area. The Office Manufacturing Land Use designation of the General Plan promotes development that has a low impact and the Buena Park Municipal Code (BPMC) provides the CM zone designation for commercial activities requiring larger site areas that are not appropriate in central commercial areas or heavier industrial zones.

3. The Planning Commission herby finds and determines that the application, as identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) Class 32 of Title 14 of the California Code of Regulations, because the application (a) is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) can be adequately served by all required utilities and public services.

- 4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Conditional Use Permit No. CU-24-14 and Variance No. V-24-4 development plans stamped "RECEIVED APR 23 2025 PLANNING DIV," as modified herein and the following conditions set forth in paragraph 5 of this Resolution.
- 5. 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:

PUBLIC WORKS DEPARTMENT:

Design:

- 1. Grading, storm drain, street, signing and striping, sewer, water, and erosion control plans shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Any proposed improvements shall be designed and constructed per City Standards. Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards or to the satisfaction of the City Engineer.
 - a. All vehicular access to the site shall be provided in locations approved by the Traffic Division. An emergency access within the project parcel shall be approved by the Orange County Fire Authority and an approved copy of the plan shall be submitted to the Engineering Division with the submittal of the grading plan.
 - b. Modify existing raised median on Orangethorpe to accommodate left turns into and out of the development. It is the responsibility of the developer/owner to prepare a design that is submitted and approved by the Public Works Engineering Division. All new or replaced landscaping/irrigation/sprinkler improvements within the median shall comply with the Urban Forest Management Plan and the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 of the Buena Park Municipal Code. The maintenance of the landscaped median, including all electrical, water and drainage facilities in public ROW shall be the City's responsibility, upon completion of the project.
 - c. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and storm-water connection fees shall be per the latest City Fee Schedule.
 - d. Provide an engineering study for any proposed sewer and water connections to the City system. The study shall be prepared by a registered civil engineer for approval by the City Engineer. Any infrastructure upgrades necessary to meet

the fire code or the domestic water capacity shall be mitigated by developer. Easements shall be dedicated as needed to accommodate a new public water or sewer system. The proposed utility connections shall be made to the City water and sewer systems in accordance with the City Code, standards and applicable Federal, State and County regulations.

- e. A double check detector assembly is required for domestic and fire service connections, and a reduced pressure principle device (RPPD) is required for irrigation service connection per City standards, and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
- f. A hydrology and hydraulics study, prepared by a registered engineer, shall be submitted for approval when drainage is altered and/or there is a net increase of the storm water for the proposed project. The storm drain system shall be designed for a 25-year storm, in accordance with County of Orange standards. The system shall be sized to ensure that post-development runoff does not exceed pre-development conditions. If the project requires detention, overflow from the system may be directed to Orangethorpe Avenue or to an alternate location, subject to the review and approval of the City Engineer.

Overflow to the adjacent southerly property may be allowed provided it is accomplished in a manner consistent with existing natural drainage patterns. The Developer shall not alter or obstruct the natural flow of water in a way that increases the quantity or changes the character of runoff onto downstream properties beyond what would occur under existing, pre-development conditions. If this cannot be accomplished the Developer shall obtain all necessary approvals from the adjacent property owner—such as a Drainage Acceptance Agreement, Encroachment Permit, or written authorization from adjacent property owner(s)—prior to construction.

- g. Sidewalk, curb and gutter along the project frontage that are lifted, fractured or failing shall be removed and replaced per City standards.
- h. Driveway approach along Orangethorpe Avenue to be removed and replaced per City Std. 213 and be in compliance with ADA standards or to the satisfaction of the City Engineer.
- i. Easement shall be granted to the City when public water and sewer systems are installed within private land.
- j. A 10 foot easement shall be granted to the city of Buena Park for accessing and maintaining the existing retaining wall along Orangethorpe Avenue. Separately, the City shall relinquish certain property or access rights within the same area of the property to the Developer, as determined appropriate.

- k. Developer is responsible to submit all legal documentation requesting the quitclaiming of public right of way by the city and the granting of other easements for maintenance and access to the city of Buena Park. The project must comply with the California Environmental Quality Act, and City General Plan and Zoning. Filing instructions are available at the Public Works Department.
- I. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.
- m. Water Meter Installation Requirements:

For 1" or smaller meter sizes, the water meter model shall be Neptune T-10 with Encoder that reads in gallons or City approved equal. For 1.5" or larger meter sizes, the water meter model shall be Neptune HPT or Neptune MACH-10 with Encoder that reads in gallons or City approved equal

- n. Any proposed improvements within existing utility easements shall be coordinated and approved the respective utility companies before plan approvals.
- o. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall recommend pavement structural section of proposed streets and parking lots. The report shall test and analyze soil conditions for LID (Low Impact Development) requirements and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and ground water levels per the County of Orange Technical Guidance Document. The study shall also address any existing methane monitoring wells in the vicinity or within the development.
- p. Prior to issuance of grading or building permits, permit applicant shall submit for approval, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to control pollutant run-offs. This WQMP shall identify the: structural and non-structural measures, detailing implementation of BMP's whenever they are applicable to the project. The design criteria and templates are can be found at: https://buenapark.com/city_departments/public_works/engineering_services/water quality management plans.php
- q. Prior to the issuance of grading permit for projects that will result in soil disturbance of one acre or more of land, a copy of the Notice of Intent (NOI) and assigned Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be submitted to the City. Projects subject to this requirement shall prepare and implement a Stormwater Pollution

Prevention Plan (SWPPP). A copy of the approved SWPPP by the State Water Resources Control Board shall be kept at the project site and be made available for the City upon request. The assigned WDID number must appear on the cover sheet of the grading plan.

Permit Issuance:

- 1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.
- Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall obtain a City Business License and submit required insurance certificates.
- A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.
- 4. Prior to issuance of a grading permit, applicant shall record an approved WQMP that includes the Master Covenant & Agreement and an Operational Maintenance Plan with the Orange County Recorder's office. Two hard copies of the WQMP in 3-ring binders shall be provided to the City.
- 5. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for a period of one (1) year, for all public facilities and improvements.
- 6. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements required by the Public Works Department shall be completed.

Construction:

- A traffic control plan, prepared by a registered engineer, shall be submitted for approval
 for all utility connections, street improvements, and any other work performed in the
 public right-of-way that require a lane closure. A traffic control plan, prepared by a
 registered engineer, shall also be submitted for work on private property that results in
 lane closures.
- 2. When more than one trench cut is made to install utility lines, then the street shall be either slurry sealed or grind and capped with AC to the nearest lane line of a trench cut from western property line to the eastern edge of Kass Drive. The method of replacing the pavement in kind or better shall be decided based on existing pavement condition.

- 3. An Engineered Grading and Utility Certification shall be certified by the project engineer. Each phase of construction, fill and soil compaction, rough grading including pad elevations, final grading, utilities, and Water Quality Management Plan shall be certified by the project engineer and submitted to the City.
- 4. Applicant shall abandon any existing private water wells per the City and Orange County Health Department requirements.
- 5. Prior to issuance of occupancy, applicant shall demonstrate all structural BMPs have been constructed in conformance with the approved WQMP.
- 6. The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Orange County Surveyor Standards after construction.
- 7. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

- 1. Design Review: Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. The development review does not imply or express approvals on any subsequent plan submittal.
- The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA) for review. Approval shall be obtained on each plan prior to the event specified.
 - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
 - i. Submittal of a Fire Master Plan (service code PR145)
 - 1. The Fire Master Plan must provide:
 - a. A completed and signed OCFA Water Availability Form (indicating adequate water flow can be provided).
 - b. The required fire hydrant quantity.
 - c. Show both elevators accommodate an ambulance stretcher (gurney sized).
 - d. Provide one stairwell with stair tower for roof access (second stairwell to provide roof access via roof hatch).

- ii. Methane Investigation/Mitigation (service codes PR172-PR176).
- b. Prior to issuance of a building permit:
 - i. Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475)
 - ii. Fire sprinkler system and standpipe system (service codes PR400-PR465)
- c. Prior to concealing interior construction:
 - i. Fire alarm system (service codes PR500-PR520)
- 3. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.
- 4. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at (714) 573-6150.
- Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.
- 6. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.
- 7. Emergency Responder Digital Radio System: Evidence of compliance with emergency responder digital radio system performance criteria shall be provided prior to occupancy. Place the following note on the plan: "This building shall be equipped with an emergency responder digital radio system per the requirements of the Orange County Sheriff's Department-Communications & Technology Division". For the initial submittal, OCSD/COMM requires the designer of the ERRCS/BDA/DAS system to

provide the following for pre-evaluation: a. Project Name. b. Site address. c. Project description. d. Contractor contact information. e. BDA Model (S/N if available). f. Proposed mode of operation (Class A/B). g. Proposed project timeline. This information is to be submitted by the designer via email to ERRCS@ocsd.org and bdacert@ocfa.org. CFC 510

BUILDING DIVISION:

- 1. The project shall comply with state and federal disabled access requirements.
- 2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
- 3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.
- 4. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
- 5. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
- 6. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.
- 7. New commercial buildings, 10,000 square feet and over, shall require a completed commissioning plan in accordance with Section 5.410 of the California Green Building Standards Code.
- 8. A waste tracking report shall be generated and completed through Green Halo Services for compliance with Section 5.408.1 of the California Green Building Standards Code.

PLANNING DIVISION:

- 1. This approval shall be for the development of a four (4)-story self-storage building including associated off-street parking, landscaping, and on- and off-site improvements on a property comprised of one (1) parcel containing approximately 1.74 acres, located at 8255 Orangethorpe Avenue (APN: 276-331-13) in substantial compliance with Conditional Use Permit No. CU-24-14 and Variance No. V-24-4 Development Plans dated "RECEIVED APR 23 2025 PLANNING DIV," and as conditioned herein.
- 2. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.

- 3. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted conceptual plans stamped "RECEIVED APR 23 2025 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Specifications and samples of the following shall be submitted to the Planning Division for review and approval prior to issuance of building permits:
 - a. Paint colors for all metal siding, roof eyebrow, and cornices
 - b. Roofing material
 - c. Window and door trims
 - d. Split-face and precision concrete masonry unit (CMU)
 - e. Enhanced building mounted light fixtures and free-standing lights

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

- 4. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.
- 5. Any new walls, fencing, and gates including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.528 (Development Standards Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, and other agencies as necessary.
- 6. A 6-foot-high decorative wrought iron fence with shepherd hook design shall be constructed and maintained along the north property line. In accordance with the structural design approved by the Building Division, all perimeter walls and fences shall complement the design of the building. No block wall construction shall occur until a Grading Plan has been approved by the Public Works Department, if required. Double fences shall be filled and capped per Buena Park Municipal Code (BPMC) Section 19.528.050 to the satisfaction of the City.
- 7. Signs shown on the plans are not part of this approval, and all future signs shall require a separate review and sign permit approval in compliance with the City of Buena Park Zoning Ordinance.
- Landscaping shall be installed in substantial compliance with plans dated "RECEIVED APR 23 2025 PLANNING DIV". An electronic version of detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of

Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.

9. The planting of trees and shrubs shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. The landscaping areas at the entrance of the property shall include a minimum of two (2) palm trees and include primarily shrubs, specifically Japanese Privet, to provide a landscape buffer from the adjacent residentially zoned properties located to the south and match the existing landscape design along Orangethorpe Avenue. Additional palm trees shall be included wherever feasible within any other landscape planter areas. The proposed trees shall include a mixture of minimum 15-gallon, 24-inch box, including mature specimen trees in a 36-inch box size up to 48-inch box size. The tree spacing shall be no greater than the normal spread of the mature species but in no case greater than 20 feet from center to center. If the bottom line of foliage is above the fence line, additional lower growing shrubs or trees shall be interspersed to provide a continuous visual screen. The tree species shall provide such continuous screening within five years.

All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It is the applicant's responsibility that this is also shown on the Water Quality Management Plans as well.

- 10. Building and site lighting shall be decorative to complement the architectural design of the building. Plans submitted for plan check shall include a complete photometric plan to illustrate the equivalent of one (1) foot candle minimum shall be provided throughout the project site including the parking and landscaped areas. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.
- 11. In all angle parking stalls (including ninety-degree parking) facing the perimeter of a parking area, individual concrete wheelstops or a six-inch high poured-in-place concrete curb shall be provided, located three feet inside the front boundary of the stalls.
- 12. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements), and as shown on the approved plan. All parking areas shall be striped with white double lines separating stalls, with minimum 4-inch-wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within

required fire lanes, access drive aisle and driveway of the proposed project. It shall be the responsibility of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.

- 13. The proposed trash enclosure room as shown in Conditional Use Permit No. CU-24-14 and Variance No. V-24-4 Development Plans dated "RECEIVED APR 23 2025 PLANNING DIV" shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities). Any modification to the trash enclosure shall be subject to review and approval by the Community and Economic Development Director and EDCO.
- 14. In accordance with Buena Park Municipal Code (BPMC) Section 19.536.020 (Vision Clearance Area), no structures, fencing/walls, trees, shrubs, signs, or other obstruction to sight between two (2') feet and seven (7') feet above the established street grade shall be located within the vision clearance area on either side of any driveway. The vision clearance areas are the triangular areas on each side of the driveway measuring fifteen feet along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.
- 15. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.
- 16. All required double check valve assemblies located within public view shall be located below grade to the maximum extent possible, or shall be screened from view by landscaping and/or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
- 17. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible and painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
- 18. All roof-mounted mechanical equipment shall not visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing

- design criteria and BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment).
- 19. Within the required 10-foot parking setback area a two (2') foot high hedge shall be provided within the landscape planter areas located on both sides of the main driveway.
- 20. Signs shall be posted throughout the parking lot areas that prohibit loitering at any time and provide the public and customers with an emergency response phone number contact information.
- 21. The construction authorized by the Conditional Use Permit shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
- 22. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
- 23. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
- 24. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
- 25. The applicant and property owner shall sign a notarized 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 or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.
- 26. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any 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 exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property 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 such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOP	TED this 9 th day of July	2025 by the following called vote:	
AYES:	COMMISSIONER:		
NOES:	COMMISSIONER:		
ABSENT:	COMMISSIONER:		
ABSTAINED:	COMMISSIONER:		
		Deborah Diep Chair	
ATTEST:			
Harald Luna Acting Planning Mana	ager		

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. CU-24-14 and Variance No. V-24-4 and do agree that I/We shall conform with and abide by all such conditions.

Date:	
	Printed Name and Signature
	Owner / Applicant

GENERAL NOTES

- A. REFER TO BASIC BUILDING SPECIFICATIONS. REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT
- C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING
- F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO
- G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST
- H. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
- ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
- M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING. EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN.. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK.

D.F.

D.S.

DWG

ELEV

ELEC

DRINKING FOUNTAIN

ELEVATION, ELEVATOR

DOWNSPOUT

ELECTRICAL

DRAWING

VICINITY MAP



PROJECT TEAM

MAGELLAN ARCHITECTURE

AOR: PATRICK ANDERSEN

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ELECTRICAL

LANDSCAPE:

ASEI ENGINEERING

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MISSION LANDSCAPE ARCHITECTURE

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WATER RESISTANT

YARD DRAIN

Y.D.

WELDED WIRE MESH

WELDED WIRE FABRIC

CONTACT: JANET MOUNTCASTLE

PM CONTACT: SORLANDA MORON-VELE

CLIENT (DEVELOPER)

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ADKAN ENGINEERS

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GEOTECH ENG:

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GILES ENGINEERING ASSOCIATES, INC

CONTACT: WALTER M. LOPEZ P.E.

10230 NE POINTS DRIVE, STE 410

CUP APPLICATION No. CU-24-14 NEW CONSTRUCTION

BUENA PARK WEST COAST

SELF-STORAGE

APN: 276-331-13

8255 ORANGETHORPE AVE. BUENA PARK, CA 90621

ALLOWABLE:

REQUIRED: 0'

REQUIRED:

PROVIDED:

PER TABLE 19.536.040, 1 SPACE PER 150 STORAGE UNITS (W/ A MINIMUM 4 SPACE REQUIRED)

PLUS 4 SPACES PER 1,000 SF GROSS FLOOR AREA FOR RELATED OFFICE USE (WITH MIN. 4 SPACES

REQUIRED). HOWEVER, PROJECT IS LOCATED WITHIN HIGH-QUALITY TRANSIT CORRIDOR, THEREFORE NO

PROVIDED: 7 PARKING SPACES + 7 SHORT TERM PARKING SPACES = TOTAL 14 PARKING SPACES

REQUIRED PER TABLE 19.536.100 OF THE ZONING CODE: MIN NUMBER OF LOADING SPACES 100,000F

PROVIDED: 3 LOADING SPACES (TYPE B 40'X14') (SEE VARIANCE APPLICATION)

PROPOSED USE:

JURISDICTION:

LOT COVERAGE:

BUILDING AREA:

BUILDING HEIGHT:

FRONT (LOCAL ROAD):

PARKING IS REQUIRED.

OCCUPANCY:

SPRINKLERED:

FIRE ALARM SYSTEM:

BEARING WALLS:

PRIMARY STRUCTURAL FRAME

PARKING SUMMARY

GROSS FLOOR AREA = 2 TYPE B + 2 TYPE C

BUILDING CODE ANALYSIS

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601)

NON BEARING INTERIOR WALLS & PARTITIONS:

BICYCLE PARKING
PROVIDED: 2 BICYCLE PARKING SPACES

REAR (NORTHEAST)

SIDE (WEST):

LANDSCAPE:

CONSTRUCTION TYPE:

ZONING REQUIREMENTS

PROJECT DATA

MINI-STORAGE SPACE RENTAL FOR PUBLIC SELF-STORAGE

N - NEIGHBORHOOD COMMERCIAL OVERLAY CLASSIFICATION

SLIVER OF LAND TO BE ACQUIRED: 5,389 SF (0.12 AC)

Greater height is requested through CUP application

1.63 (1.50 FOR EXEMPT AREAS, SEE EXHIBIT)

35' MAX + 1' x 1' HORIZONTAL DISTANCE

58'-6" (Max Height @ Feature Tower)

PROVIDED: 46'-11"

7% PARKING = 2,253.30 SF

II-B. FULLY SPRINKLERED

STORAGE S-1 W/ AN ANCILLARY OFFICE (B)

YES (IN ACCORDANCE W/ CFC SECTION 907)

YES (SYSTEM TO COMPLY WITH SECTION

903.1, 903.2.9, OR 903.3 NFPA 13)

7% SITE = 5,272.68 SF

PROVIDED: 5'-0"

8.5% = 6,405 SF

C USE PER NC OVERLAY CLASSIFICATION MATRIX

CITY OF BUENA PARK, ORANGE COUNTY

CM COMMERCIAL MANUFACTURING ZONE,

4-STORY BUILDING

103,237.20 SF (2.37 AC)

70,542 SF (1.62 AC)

1.50 (113,897 SF)

124,000 SF

75,931 SF TOTAL (1.74 AC)

RECEIVED APR 23 2025 **PLANNING DIV**

CU-24-14



m o

DATE

PERMIT RECEIVED:

CONSTR. DOCS:

BID DOCS:

REVISIONS

04/23/2025 | 2nd CUP SUBMITTA

SHEET INDEX

PRELIMINARY FIRE ACCESS & HYDRANT PLAN

FIRST AND SECOND LEVEL FLOOR PLAN

THIRD AND FOURTH LEVEL FLOOR PLAN

ARCHITECTURAL

A1.10

A1.11

A1.12

A2.10

A2.11

A3.10 A3.20 A3.30

A3.40

A4.10

LANDSCAPE

ELECTRICAL

ES-2

COVER SHEET

FENCE AND WALL PLAN

BUILDING ELEVATIONS

COLORED ELEVATIONS

MATERIAL BOARD

BUILDING SECTIONS

SHEET 1 OF 1 SITE PLAN CONCEPTUAL GRADING

SHEET 1 OF 1 FIRE SERVICE (For Reference Only)

LANDSCAPE IMAGERY

PHOTOMETRIC PLAN

LANDSCAPE CONCEPT PLAN

WATER MANAGEMENT PLAN

EXTERIOR LIGHT FIXTURE CUT SHEET

RENDERING

SHEET 1 OF 1 CONCEPTUAL UTILITY PLAN

SHEET 2 OF 2 STRIPING EXHIBIT

SHEET 1 OF 2 MEDIAN MODIFICATION EXHIBIT

SITE PLAN

PRELIMINARY APPLICATION REVIEW	No:	PA-24-6
VARIANCE APPLICATION FOR ZERO-FOOT SETBACK	No:	V-24-6
VARIANCE APPLICATION FOR REDUCTION OF LOADING SPACES	No:	V-24-4
VARIANCE APPLICATION FOR TRASH ENCLOSURE	No:	V-24-5
PRELIMINARY WATER QUALITY MANAGEMENT PLAN	No:	P25-010

SEPARATE PERMITS

l	PRELIMINARY APPLICATION REVIEW N	lo:	PA-24-6
l	VARIANCE APPLICATION FOR ZERO-FOOT SETBACK N	lo:	V-24-6
ı	VARIANCE APPLICATION FOR REDUCTION OF LOADING SPACES 1	No:	V-24-4
ı	VARIANCE APPLICATION FOR TRASH ENCLOSURE N	lo:	V-24-5
l	PRELIMINARY WATER QUALITY MANAGEMENT PLAN N	lo:	P25-010

5 OCC.

59 OCC.

61 OCC.

64 OCC.

64 OCC.

PRELIMINARY APPLICATION REVIEW No: PA-24-6	
VARIANCE APPLICATION FOR ZERO-FOOT SETBACK No: V-24-6	
VARIANCE APPLICATION FOR REDUCTION OF LOADING SPACES No: V-24-4	
VARIANCE APPLICATION FOR TRASH ENCLOSURE No: V-24-5	
PRELIMINARY WATER QUALITY MANAGEMENT PLAN No: P25-010	

RELIMINARY WATER QUALITY MANAGEMENT PLAN	No: P25-010	<u> </u>
		ISSUE DATES
	DE	SIGN APPROVAL: 04/16/2025
	PE	RMIT SUBMITTAL:

SCALE:	AS NOTED
PLOT DATE:	2025-04-23
CAD FILE:	
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	
STATUS:	S.E.

COVER SHEET

LEGEND OF SYMBOLS

SCOPE AND CODE

THE PROJECT SHALL CONSIST OF THE CONSTRUCTION OF ONE (1) NEW

FOUR-STORY, CLIMATE-CONTROLLED SELF-STORAGE BUILDING WITH A 649 SF

THE PROJECT IS LOCATED WITHIN A HIGH QUALITY TRANSIT CORRIDOR, CURREN'

ORANGETHORPE AVENUE. THE SITE HAS BEEN DESIGN TO ALLOW SPACIOUS AREA

THE PROGRAM INCLUDES INTERIOR CLIMATE CONTROLLED SELF-STORAGE UNITS

AND DRIVE-UP UNITS FACING THE ACCESSED CONTROL AREA. TWO STAIRS,

ELEVATORS, RESTROOMS AND UTILITIES ROOMS ARE PART OF THE ACCESSORY

ROOMS SHOWN IN PLANS. THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH

LEASING OFFICE, TOTALING APPROXIMATELY 124.000 SF WITH RELATED SITE

LOT IS VACANT AND IS PHYSICALLY LIMITED TO ONE MAIN ACCESS FROM

FOR TURNAROUND.

FIRE SPRINKLER AND FIRE ALARM SYSTEMS.

REFER TO PROJECT DATA FOR FURTHER INFORMATION.

CALIFORNIA BUILDING CODE (CBC)

CALIFORNIA FIRE CODE (CFC)

BLOCK SHOWS REV.

-DETAIL NO. DESIGNATION

-SHEET THAT DETAIL IS

INDICATES REVISED

CALIFORNIA ELECTRICAL CODE (CEC)

CALIFORNIA MECHANICAL CODE (CMC)

CITY OF BUENA PARK MUNICIPAL CODE

CALIFORNIA PLUMBING CODE (CPC)

CALIFORNIA ENERGY CODE (CEC)

	A.B.E.	AVG. BUILDING ELEVATION	ENCL	ENCLOSURE	M.B.S.	METAL BUILDING SUPPLIER	REINF	REINFORCING
ı	A.C.	AIR CONDITIONER	EQ	EQUAL	MCT	MARMOLEUM COMPOSITE TILE	REQ'D	REQUIRED
ı	ACOUST	ACOUSTICAL	EXH	EXHAUST	MECH	MECHANICAL	R.F.	RUBBER FLOORING
ı	ADJ	ADJUSTABLE, ADJACENT	EXIST	EXISTING	MEZZ	MEZZANINE	R.O.	ROUGH OPENING
ı	ADMIN	ADMINISTRATION	EXP	EXPANSION	MTL	METAL	SCHED	SCHEDULE
ı	A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR	MFG	MANUFACTURING	S.C.	SOLID CORE
ı	ALUM	ALUMINUM	F.C.I.C.	FURNISH BY CONTRACTOR	MFR	MANUFACTURER	S.G.	SAFETY GLASS
ı	ANOD	ANODIZED		INSTALL BY CONTRACTOR	M.H.	MANHOLE	SHT	SHEET
ı	ANSI	AMERICAN NAT'L STDS INST.	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SIM	SIMILAR
ı	APPROX	APPROXIMATE	FDN	FOUNDATION	MISC	MISCELLANEOUS	SPEC'D	SPECIFIED
ı	ASR	AUTOMATIC SPRINKLER RISER	F.F.	FINISH FLOOR	M.O.	MASONRY OPENING		SQUARE
ı	AVG	AVERAGE	FHS	FLAT HEAD SCREW	M.R.	MOISTURE RESISTANT	SQ S.S.	SERVICE SINK, SANITARY SE
ı	BD	BOARD	F.I.O.	FURNISHED & INSTALLED	MULL	MULLION	SST	STAINLESS STEEL
ı	BLDG	BUILDING		BY OWNER	MTD	MOUNTED	STD	STANDARD
ı	BLK	BLOCK	F.O.I.C.	FURNISHED BY OWNER,	MTG	MOUNTING	STL	STEEL
ı	BLK'G	BLOCKING		INSTALLED BY CONTRACTOR	N.I.S.	NOT IN CONTRACT	STRUCT	STRUCTURE, STRUCTURAL
ı	BM	BEAM	FPHB	FROST PROOF HOSE BIBB	NOM	NOMINAL	SUSP	SUSPENDED
ı	B.C.	BOTTOM OF	FRP	FIBER REINFORCED PANEL(S)	N.T.S.	NOT TO SCALE	SYS	SYSTEM
ı	BOT	BOTTOM	FTG	FOOTING	0/C	ON CENTER	T	TREAD, TOP
ı	BTW	BETWEEN	GA	GAUGE	O.A.	OVERALL	T&B	TOP & BOTTOM
ı	CB	CATCH BASIN	GALV	GALVANIZED	O.C.	ON CENTER	TEL	TELEPHONE
ı	C.I.	CAST IRON	G.I.	GALVANIZED IRON	0.H.	OVERHEAD	TEMP	TEMPERED
ı	C.I.A.	CAST IN PLACE	GLP	GYPSUM LATH & PLASTER	OP'G	OPENING	T&G	TONGUE & GROOVE
ı	C.J.	CONTROL JOINT	GWB	GYPSUM WALLBOARD	OPP	OPPOSITE	T.G.	TEMPERED GLASS
ı	CL	CENTER LINE	H.B.	HOSE BIBB	PTN	PARTITION	T.O.	TOP OF
ı	CLG	CEILING	H.M.	HOLLOW METAL	PERP	PERPENDICULAR	TYP	TYPICAL
	CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PL	PLATE, PROPERTY LINE	UTIL	UTILITY
	COL	COLUMN	HT	HEIGHT	P-LAM	PLASTIC LAMINATE	U.O.N.	UNLESS OTHERWISE NOTED
	CONC	CONCRETE	HTR	HEATER	PLYWD	PLYWOOD	VCT	VINYL COMPOSITION TILE
	CONT	CONTINUOUS	INSUL	INSULATION	PLBG	PLUMBING	VERT	VERTICAL
	CONSTR	CONSTRUCTION	JT/JTS	JOINT,JOINTS	PNL	PANEL, PANELING	W/	WITH
	CONTR	CONTRACTOR	L	LONG, LENGTH	PR	PAIR	w/o	WITHOUT
	CPT	CARPET	LAM	LAMINATE, LAMINATED	PROJ	PROJECT	WD	WOOD
I	C.T.	CERAMIC TILE	L.F.	LINEAR FOOT, LINEAL FOOT	PRV	PRESSURE REDUCING VALVE	WDW	WINDOW
1	DBL	DOUBLE	LIQ.	LIQUID	PT	POINT	W-MAT	WALK OFF MAT
I	DTL	DETAIL	LT.WT.	LIGHT WEIGHT	Q.T.	QUARRY TILE	W.P.	WATERPROOF
1	חר	DDINIZINIC ECHINITAINI	1 \/1	I EVEI	∩TD	CHADTED		***************************************

QUARTER

RECEIVED

ROOF DRAIN

RAIN LEADER

REFRIGERATOR, REFERENCE

RADIUS

LEVEL

MASONRY

MAXIMUM

ABBREVIATIONS

SHOWN -BLDG. SECTION NO. -SHEET THAT SECTION IS SHOWN -WALL SECTION NO. -SHEET THAT SECTION IS SHOWN —INTERIOR ELEV. NO. - WALL ORIENTATION ELEV. IS SHOWN

-SHEET THAT INTERIOR NORTH ARROW SHEET KEY NOTE DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS) DOOR SUFFIX

124 CASEWORK DTL. NO. A10.1 SHEET NO. WALL TYPE NO. ✓S← INSULATION KEY DATUM POINT +8'-0" A.F.F ← CEILING HEIGHT ACT CEILING FINISH CEILING TYPE GRID DESIGNATION ROOF SLOPE AND DIRECTION KEY BREAK LINE SYMBOL MATCH LINE MARKER

ROOM NAME

ROOM NO.

±350 S.F.← ROOM AREA

PL-2 FINISH SCHEDULE

01∮ EQUIP. SCHEDULE

FLOOR CONSTRUCTION: ROOF CONSTRUCTION: NONBEARING EXTERIOR WALLS & PARTITIONS (TABLE 705.5): FIRE SEPARATION FIRE-RESISTANCE RATING >30 FEET (TO RAILROAD ROW CL) WEST WALL >30 FEET SOUTH WALL >30 FEET (TO STREET CL) EAST WALL >30 FEET **BUILDING HEIGHT AND NUMBER OF STORIES** BUILDING HEIGHT FOR OCC S-1/B, SPRINKLERED ALLOWED: 75'-0" (TABLE 504.3): PROVIDED: 58'-6" NUMBER OF STORIES (TABLE 504.4): **BUILDING AREA:** ALLOWABLE AREA FACTOR (TABLE 506.2) $Aa = 52,500 \text{ SF} \times 4 \text{ story} = 210,000 \text{ SF}$ BUILDING AREA PROVIDED: 1ST LEVEL: 30,098 SF 2ND LEVEL: 30.494 SF

ALLOWED: 4 STORY (II-B) PROVIDED: 4 STORY S-1 (II-B): NS: 17,500 S1: 70,000 SM: 52,500 SINGLE-OCCUPANCY BUILDING. EQUATION 5-1 $Aa = At + (NS \times If)$

3RD LEVEL: 31,704 SF 4TH LEVEL: 31,704 SF BUILDING AREA PROVIDED IS UNDER 210,000 SF, THEREFORE, OK OCCUPANCY LOAD (OL) SUMMARY (PER CBC TABLE 1004.1.2): FIRST FLOOR (B) OCC. 650/150 = FIRST FLOOR (S-1) OCC. 29,448/500 = SECOND FLOOR (S-1) OCC. 30,494/500 =THIRD FLOOR (S-1) OCC. 31,704/500 = 31,704/500 =

 $Aa = 52,500 + (17,500 \times 0)$ (Frontage factor increase not needed)

 1-500 OCCUPANTS PER STORY = 2 MIN. EXITS OR ACCESS TO EXITS FROM STORY, PER CBC TABLE 1006.3.2: 2 EXITS ARE PROVIDED

TRAVEL DISTANCE REQUIREMENTS:

FOURTH FLOOR (S-1) OCC. TOTAL OCCUPANT LOAD:

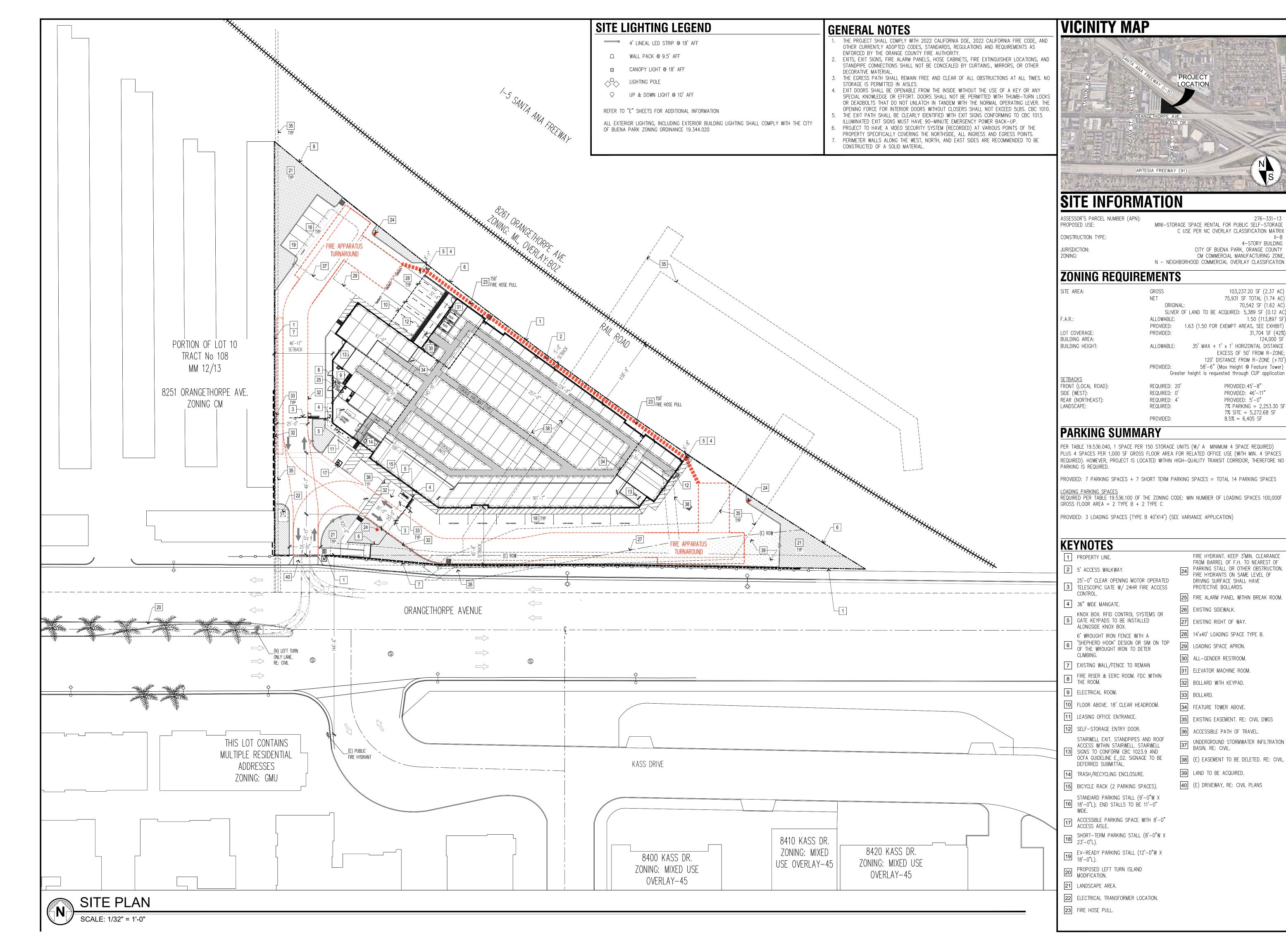
AREA SERVE = 262'-7" PROVIDED > 94'-9" MIN. REQ.

• EGRESS TRAVEL DISTANCE = 197' PROVIDED < 250' MAX. REQ. PER CBC TABLE 1017.2

• COMMON PATH OF TRAVEL = 32' PROVIDED < 100' MAX. REQ. PER CBC TABLE 1006.2.1

MINIMUM DISTANCE BETWEEN EXITS SHALL BE GREATER THAN

☐ DIAGONAL DISTANCE (94'-9") OF





C USE PER NC OVERLAY CLASSIFICATION MATRIX

SLIVER OF LAND TO BE ACQUIRED: 5,389 SF (0.12 AC)

Greater height is requested through CUP application

1.63 (1.50 FOR EXEMPT AREAS, SEE EXHIBIT)

35' MAX + 1' x 1' HORIZONTAL DISTANCE

EXCESS OF 50' FROM R-ZONE;

120' DISTANCE FROM R-ZONE (+70')

58'-6" (Max Height @ Feature Tower)

PROVIDED: 45'-8"

PROVIDED: 46'-11"

7% PARKING = 2,253.30 SI

7% SITE = 5,272.68 SF8.5% = 6,405 SF

PROVIDED: 5'-0"

FIRE HYDRANT. KEEP 3'MIN. CLEARANCE FROM BARREL OF F.H. TO NEAREST OF

PARKING STALL OR OTHER OBSTRUCTION.
FIRE HYDRANTS ON SAME LEVEL OF

25 FIRE ALARM PANEL WITHIN BREAK ROOM.

DRIVING SURFACE SHALL HAVE

PROTECTIVE BOLLARDS.

26 EXISTING SIDEWALK.

27 EXISTING RIGHT OF WAY.

29 LOADING SPACE APRON.

30 ALL-GENDER RESTROOM.

31 ELEVATOR MACHINE ROOM.

32 BOLLARD WITH KEYPAD.

34 FEATURE TOWER ABOVE.

39 LAND TO BE ACQUIRED.

(E) DRIVEWAY, RE: CIVIL PLANS

35 EXISTING EASEMENT. RE: CIVIL DWGS

UNDERGROUND STORMWATER INFILTRATION BASIN. RE: CIVIL.

[38] (E) EASEMENT TO BE DELETED. RE: CIVIL

36 ACCESSIBLE PATH OF TRAVEL.

33 BOLLARD.

28 14'x40' LOADING SPACE TYPE B.

ORIGINAL:

CITY OF BUENA PARK, ORANGE COUNTY

CM COMMERCIAL MANUFACTURING ZONE,

4-STORY BUILDING

103,237.20 SF (2.37 AC)

70,542 SF (1.62 AC)

1.50 (113,897 SF)

31,704 SF (42%)

124,000 SF

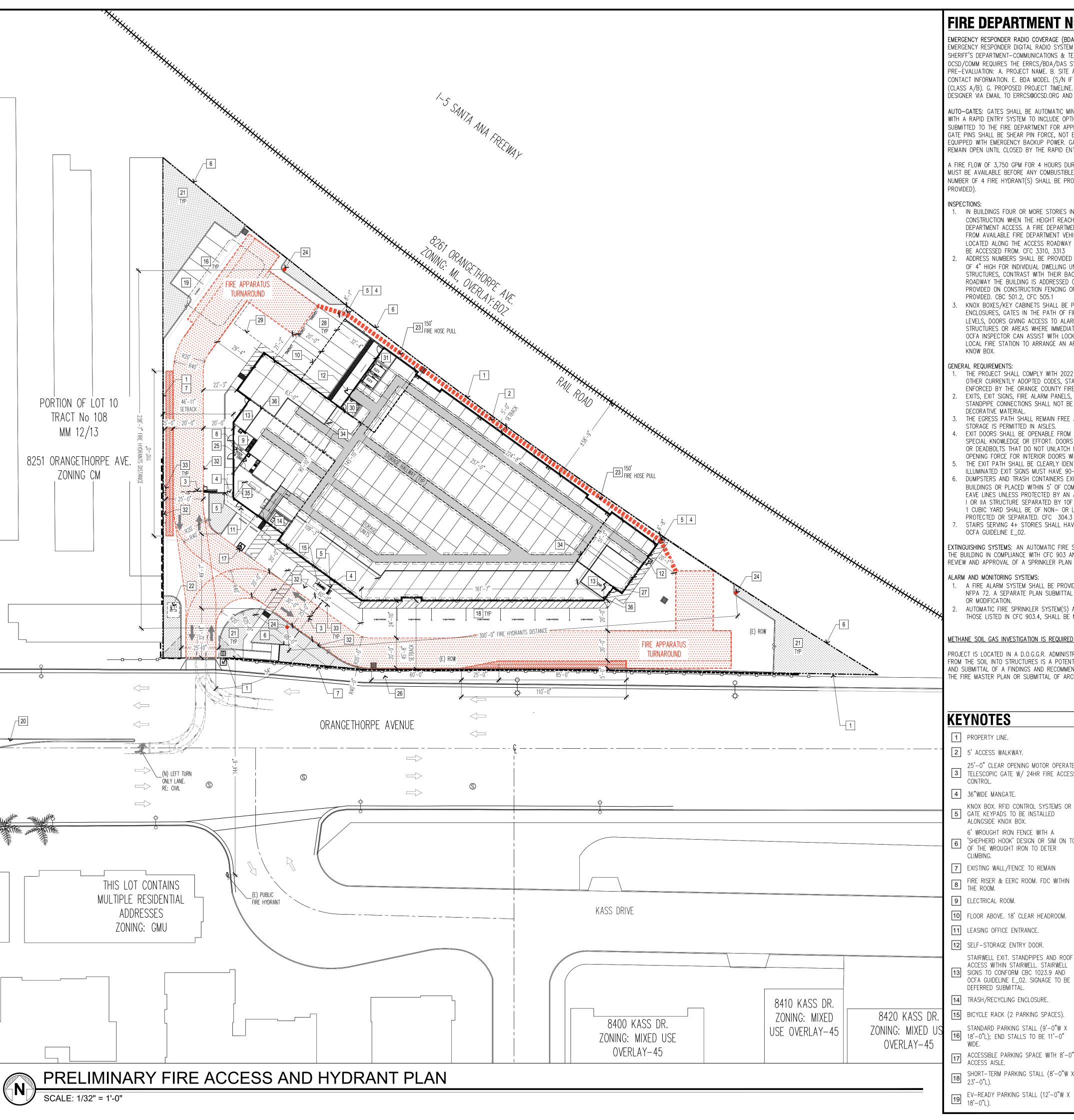
75,931 SF TOTAL (1.74 AC)

REVISIONS IO. DATE BY 04/23/2025 | 2nd CUP SUBMITTAL ISSUE DATES DESIGN APPROVAL: 04/16/2025 PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS:

PLOT DATE: 2025-04-2 24-020_A1.10 - SITE PLA CAD FILE: JOB NUMBER: CHECKED: DRAWN:

CONSTR. DOCS:

SITE PLAN



FIRE DEPARTMENT NOTE

EMERGENCY RESPONDER RADIO COVERAGE (BDA): THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

AUTO-GATES: GATES SHALL BE AUTOMATIC MINIMUM 24' IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM TO INCLUDE OPTICOM AND KNOX ELECTRIC SWITCHES. PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE SHEAR PIN FORCE, NOT EXCEED 30 POUNDS, AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEMS SHAL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

A FIRE FLOW OF 3,750 GPM FOR 4 HOURS DURATION AT 20 PSI RESIDUAL OPERATING PRESSURE MUST BE AVAILABLE BEFORE ANY COMBUSTIBLE MATERIAL IS PLACED ON THE JOB SITE. A MINIMUM NUMBER OF 4 FIRE HYDRANT(S) SHALL BE PROVIDED FOR THIS PROJECT. (4 FIRE HYDRANTS ARE

- 1. IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40' ABOVE THE LOWEST POINT OF FIRE DEPARTMENT ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FT FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. A HYDRANT SHALL BE LOCATED ALONG THE ACCESS ROADWAY WITHIN 150' OF THE LOCATION(S) THAT THE FDC CAN BE ACCESSED FROM. CFC 3310, 3313
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM OF 4" HIGH FOR INDIVIDUAL DWELLING UNITS AND 6" HIGH FOR ALL OTHER INSTALLATIONS AND STRUCTURES, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON. TEMPORARY ADDRESS NUMBERS SHALL BE PROVIDED ON CONSTRUCTION FENCING OR THE BUILDING UNTIL PERMANENT NUMBERS CAN BE PROVIDED. CBC 501.2, CFC 505.1
- KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS. DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS. AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT. AN OCFA INSPECTOR CAN ASSIST WITH LOCKING GATE KEYS IN KNOX BOXES, CONTACT YOUR LOCAL FIRE STATION TO ARRANGE AN APPOINTMENT TO SECURE MASTER BUILDING KEYS IN TI

- THE PROJECT SHALL COMPLY WITH 2022 CALIFORNIA DOE, 2022 CALIFORNIA FIRE CODE, AND OTHER CURRENTLY ADOPTED CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY.
- . EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS., MIRRORS, OR OTHER DECORATIVE MATERIAL.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PERMITTED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. THE OPENING FORCE FOR INTERIOR DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5LBS. CBC 1010 THE EXIT PATH SHALL BE CLEARLY IDENTIFIED WITH EXIT SIGNS CONFORMING TO CBC 1013.
- ILLUMINATED EXIT SIGNS MUST HAVE 90-MINUTE EMERGENCY POWER BACK-UP. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5' OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYP I OR IIA STRUCTURE SEPARATED BY 10F FROM OTHER STRUCTURES. CONTAINERS LARGER THA 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- STAIRS SERVING 4+ STORIES SHALL HAVE STAIRWELL SIGNS CONFORMING TO CBC 1023.9 AND OCFA GUIDELINE E_02.

EXTINGUISHING SYSTEMS: AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH CFC 903 AND THE APPLICABLE 2022 NFPA SPRINKLER STANDARD REVIEW AND APPROVAL OF A SPRINKLER PLAN IS REQUIRED PRIOR TO INSTALLATION OR MODIFICATIOI

ALARM AND MONITORING SYSTEMS:

- 1. A FIRE ALARM SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH CBC/CFC 907 AND 2022 NFPA 72. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION OR MODIFICATION.
- AUTOMATIC FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, WITH THE EXCEPTION OF THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY A UL LISTED CENTRAL ALARM STATION.

METHANE SOIL GAS INVESTIGATION IS REQUIRED PRIOR TO DEVELOPMENT OF THE SITE.

PROJECT IS LOCATED IN A D.O.G.G.R. ADMINISTRATIVE AREA AND MIGRATION OF HAZARDOUS GAS FROM THE SOIL INTO STRUCTURES IS A POTENTIAL CONCERN. COMPLETION OF A METHANE WORK PLAI AND SUBMITTAL OF A FINDINGS AND RECOMMENDATIONS REPORT IS REQUIRED PRIOR TO APPROVAL OF THE FIRE MASTER PLAN OR SUBMITTAL OF ARCHITECTURAL PLANS

KEYNOTES

- 1 PROPERTY LINE.
- 2 5' ACCESS WALKWAY.
- 25'-0" CLEAR OPENING MOTOR OPERATED 3 TELESCOPIC GATE W/ 24HR FIRE ACCESS CONTROL.
- 4 36"WIDE MANGATE.
- KNOX BOX. RFID CONTROL SYSTEMS OR 5 GATE KEYPADS TO BE INSTALLED ALONGSIDE KNOX BOX.
- 6' WROUGHT IRON FENCE WITH A 6 SHEPHERD HOOK' DESIGN OR SIM ON TOP OF THE WROUGHT IRON TO DETER
- 7 EXISTING WALL/FENCE TO REMAIN
- FIRE RISER & EERC ROOM. FDC WITHIN THE ROOM.
- 9 ELECTRICAL ROOM.
- 10 FLOOR ABOVE. 18' CLEAR HEADROOM
- 11 LEASING OFFICE ENTRANCE.
- STAIRWELL EXIT. STANDPIPES AND ROOF ACCESS WITHIN STAIRWELL. STAIRWELL 13 SIGNS TO CONFORM CBC 1023.9 AND
- DEFERRED SUBMITTAL. 14 TRASH/RECYCLING ENCLOSURE.
- 15 BICYCLE RACK (2 PARKING SPACES).
- STANDARD PARKING STALL (9'-0"W X 16 18'-0"L); END STALLS TO BE 11'-0"
- ACCESSIBLE PARKING SPACE WITH 8'-0" ACCESS AISLE.
- SHORT-TERM PARKING STALL (8'-0"W X 23'-0"L).
- EV-READY PARKING STALL (12'-0"W X 18'-0"L).

PROPOSED LEFT TURN ISLAND MODIFICATION.

- 21 LANDSCAPE AREA.
- 22 ELECTRICAL TRANSFORMER LOCATION.
- FIRE HOSE PULL MEASURED FROM HAMMERHEAD. FIRE HYDRANT. KEEP 3'MIN. CLEARANCE FROM BARREL OF F.H. TO NEAREST OF
- PARKING STALL OR OTHER OBSTRUCTION. FIRE HYDRANTS ON SAME LEVEL OF DRIVING SURFACE SHALL HAVE PROTECTIVE BOLLARDS.
- 25 FIRE ALARM PANEL WITHIN BREAK ROOM.
- **26** EXISTING SIDEWALK.
- ACCESS TO ROOF THROUGH STAIRWELL ON 4TH LEVEL.
- 28 14'x40' LOADING SPACE TYPE B.
- 29 LOADING SPACE APRON.
- 30 ALL-GENDER RESTROOM. 31 ELEVATOR MACHINE ROOM.
- 32 BOLLARD WITH KEYPAD.
- 33 BOLLARD.
- 34 FEATURE TOWER ABOVE.

ELEVATIONS

- BUILDING ADDRESS NUMBER ABOVE @ 35 PARAPET WALL, SEE EXTERIOR
- FIRE STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT OUTLET CONNECTIONS AT ACCESSIBLE LOCATIONS WITHIN THE
 - STAIRWAY.

VICINITY MAP



SITE INFORMATION

SSESSOR'S PARCEL NUMBER (APN): MINI-STORAGE SPACE RENTAL FOR PUBLIC SELF-STORAGE PROPOSED USE: C USE PER NC OVERLAY CLASSIFICATION MATRIX CONSTRUCTION TYPE: 4-STORY BUILDING

> CITY OF BUENA PARK, ORANGE COUNTY CM COMMERCIAL MANUFACTURING ZONE N - NEIGHBORHOOD COMMERCIAL OVERLAY CLASSIFICATION

ZONING REQUIREMENTS

JURISDICTION:

SIDE (WEST):

LANDSCAPE:

SITE AREA:	GROSS	103,237.20 SF (2.37 AC
	NET	75,931 SF TOTAL (1.74 AC
	ORIGINAL:	70,542 SF (1.62 AC
	SLIVER OF L	AND TO BE ACQUIRED: 5,389 SF (0.12 A
F.A.R.:	ALLOWABLE:	1.50 (113,897 S
	PROVIDED: 1.6	3 (1.50 FOR EXEMPT AREAS, SEE EXHIBIT
LOT COVERAGE:	PROVIDED:	31,704 SF (429
BUILDING AREA:		124,00Ò SI
BUILDING HEIGHT:	ALLOWABLE:	35' MAX + 1' x 1' HORIZONTAL DISTANCE
		EXCESS OF 50' FROM R-ZONE
		120' DISTANCE FROM R-ZONE (+70
	PROVIDED:	58'-6" (Max Height @ Feature Tower)
	Greater h	eight is requested through CUP application
<u>SETBACKS</u>		

FRONT (LOCAL ROAD): REQUIRED: 20' PROVIDED: 45'-8" REQUIRED: 0' PROVIDED: 46'-11" REQUIRED: 4' PROVIDED: 5'-0" REAR (NORTHEAST): 7% PARKING = 2,253.30 SREQUIRED:

7% SITE = 5,272.68 SF

8.5% = 6.405 SF

0 HR

0 HR

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED STORAGE S-1 W/ AN ANCILLARY OFFICE (B) OCCUPANCY: YES (SYSTEM TO COMPLY WITH SECTION SPRINKLERED: 903.1, 903.2.9, OR 903.3 NFPA 13) YES (IN ACCORDANCE W/ CFC SECTION 907) IRE ALARM SYSTEM:

<u> IRE-RESISTANCE RATING REQUIREMENTS (TABLE 601)</u> PRIMARY STRUCTURAL FRAME

0 HR EARING WALLS: INTERIOR: XTERIOR: 0 HR NON BEARING INTERIOR WALLS & PARTITIONS: 0 HR LOOR CONSTRUCTION: 0 HR ROOF CONSTRUCTION: 0 HR NONBEARING EXTERIOR WALLS & PARTITIONS (TABLE 705.5): FIRE-RESISTANCE RATING TRE SEPARATION >30 FEET (TO RAILROAD ROW CL) 0 HR NORTH WALL WEST WALL >30 FEET 0 HR

SOUTH WALL >30 FEET (TO STREET CL) EAST WALL >30 FEET

BUILDING HEIGHT AND NUMBER OF STORIES BUILDING HEIGHT FOR OCC S-1/B, SPRINKLERED TABLE 504.3): ALLOWED: 75'-0" PROVIDED: 58'-6" NUMBER OF STORIES (TABLE 504.4): ALLOWED: 4 STORY (II-B)

PROVIDED: 4 STORY BUILDING AREA: ALLOWABLE AREA FACTOR (TABLE 506.2)

S-1 (II-B): NS: 17,500 S1: 70,000 SM: 52,500 SINGLE-OCCUPANCY BUILDING. EQUATION 5-1 Aa = At + (NS x If)

 $Aa = 52,500 + (17,500 \times 0)$ (Frontage factor increase not needed) $Aa = 52,500 \text{ SF} \times 4 \text{ story} = 210,000 \text{ SF}$

UILDING AREA PROVIDED: 1ST LEVEL: 30,098 SF 2ND LEVEL: 30,494 SF 3RD LEVEL: 31,704 SF 4TH LEVEL: 31,704 SF

BUILDING AREA PROVIDED IS UNDER 210,000 SF, THEREFORE, OK.

<u>OCCUPANCY DATA</u> <u>TRAVEL DISTANCE REQUIREMENTS:</u>

TOTAL: 124,000 SF

- EGRESS TRAVEL DISTANCE = 197' PROVIDED < 250' MAX. REQ. PER CBC TABLE 1017.2 COMMON PATH OF TRAVEL = 32' PROVIDED < 100' MAX. REQ. PER CBC TABLE 1006.2.1 MINIMUM DISTANCE BETWEEN EXITS SHALL BE GREATER THAN $\frac{1}{3}$ DIAGONAL DISTANCE (94'-9") OF AREA SERVE = 262'-7" PROVIDED > 94'-9" MIN. REQ.
- 1-500 OCCUPANTS PER STORY = 2 MIN. EXITS OR ACCESS TO EXITS FROM STORY, PER CBC TABLE 1006.3.2; 2 EXITS ARE PROVIDED

OCCUPANCY LOAD (OL) SUMMARY	(PER CBC TABLE 1004.1.2):	
TRST FLOOR (B) OCC.	650/150 =	5 OCC.
TRST FLOOR (S-1) OCC.	29,448/500 =	59 OCC.
SECOND FLOOR (S-1) OCC.	30,494/500 =	61 OCC.
THIRD FLOOR (S-1) OCC.	31,704/500 =	64 OCC.
OURTH FLOOR (S-1) OCC.	31,704/500 =	64 OCC.
OTAL OCCUPANT LOAD:		253 OCC.

LEGEND

🖶 20'CLR FIRE ACCESS LANE. FIRE TRUCK TURNING, INNER RADIUS: 20'AND OUTER RADIUS: 40'. INSTALL RED PAINT ON ALL CURBS ADJACENT TO FIRE LANE ON BOTH SIDE OF THE ROADWAY. USE WHITE PAINT TO STENCIL "FIRE LANE - NO PARKING" EVERY 50' ALONG RED CURB

LANDSCAPE AREA VISION CLEARANCE PER CITY CODE CHAPTER 19.336.030 VISION CLEARANCE, WITHIN THE REQUIRED VISION CLEARANCE AREA, NO OBSTRUCTION TO SIGHT BETWEEN TWO FEET & SEVEN FEET ABOVE

THE ESTABLISHED STREET GRADE WITH ANY FENCE, TREE, SHRUB, OR OTHER OBSTRUCTION.

← ARROW TRAFFIC SIGN PAINTED ON PAVEMENT

5' WIDE FIRE STAGING AREA

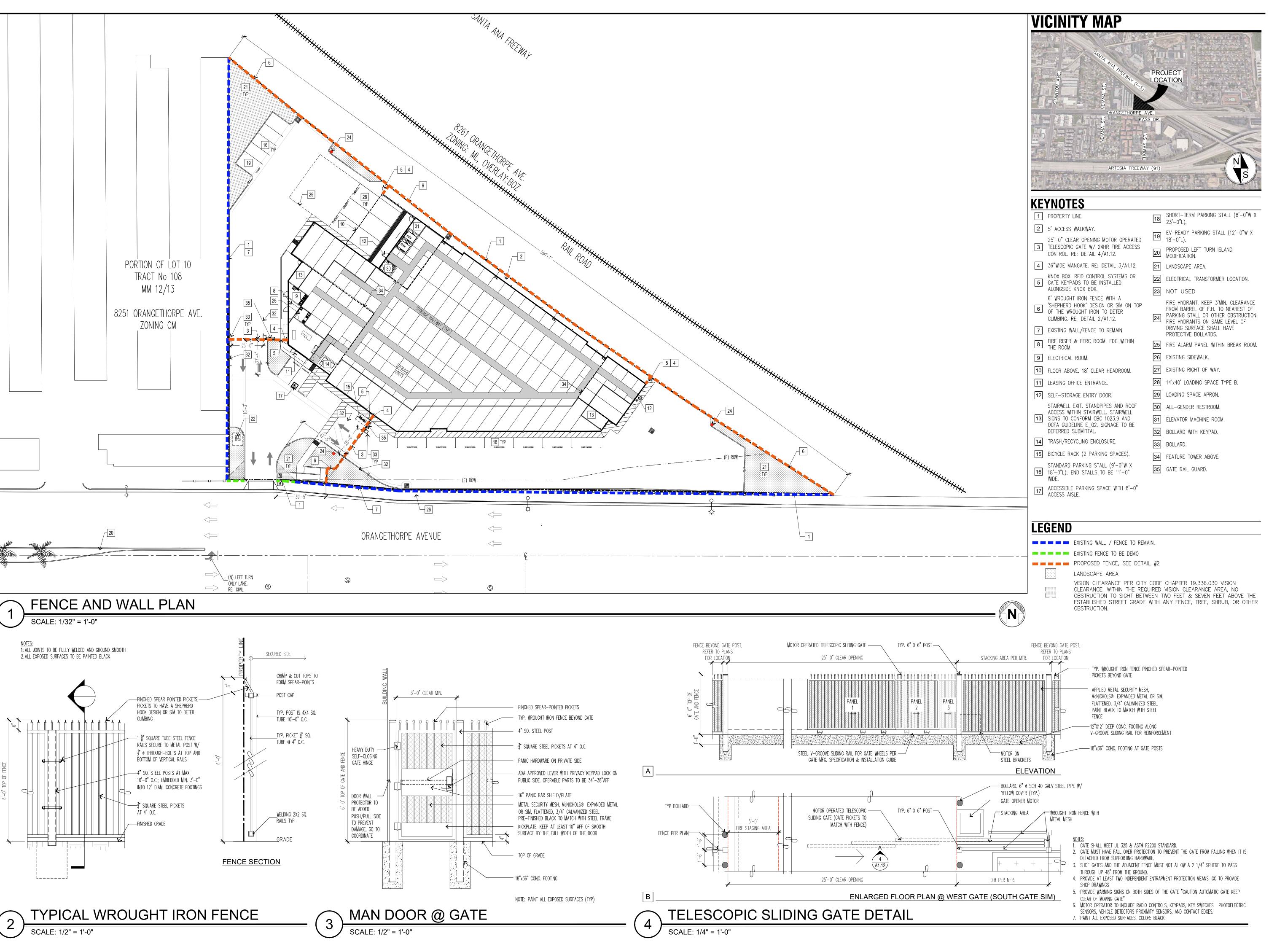


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AS NOTE PLOT DATE: 2025-04-2 CAD FILE: 24-020_A1.10 - SITE PLA JOB NUMBER CHECKED: DRAWN: STATUS:

CONSTR. DOCS:

PRELIMINARY FIRE ACCES AND HYDRANT PLAN

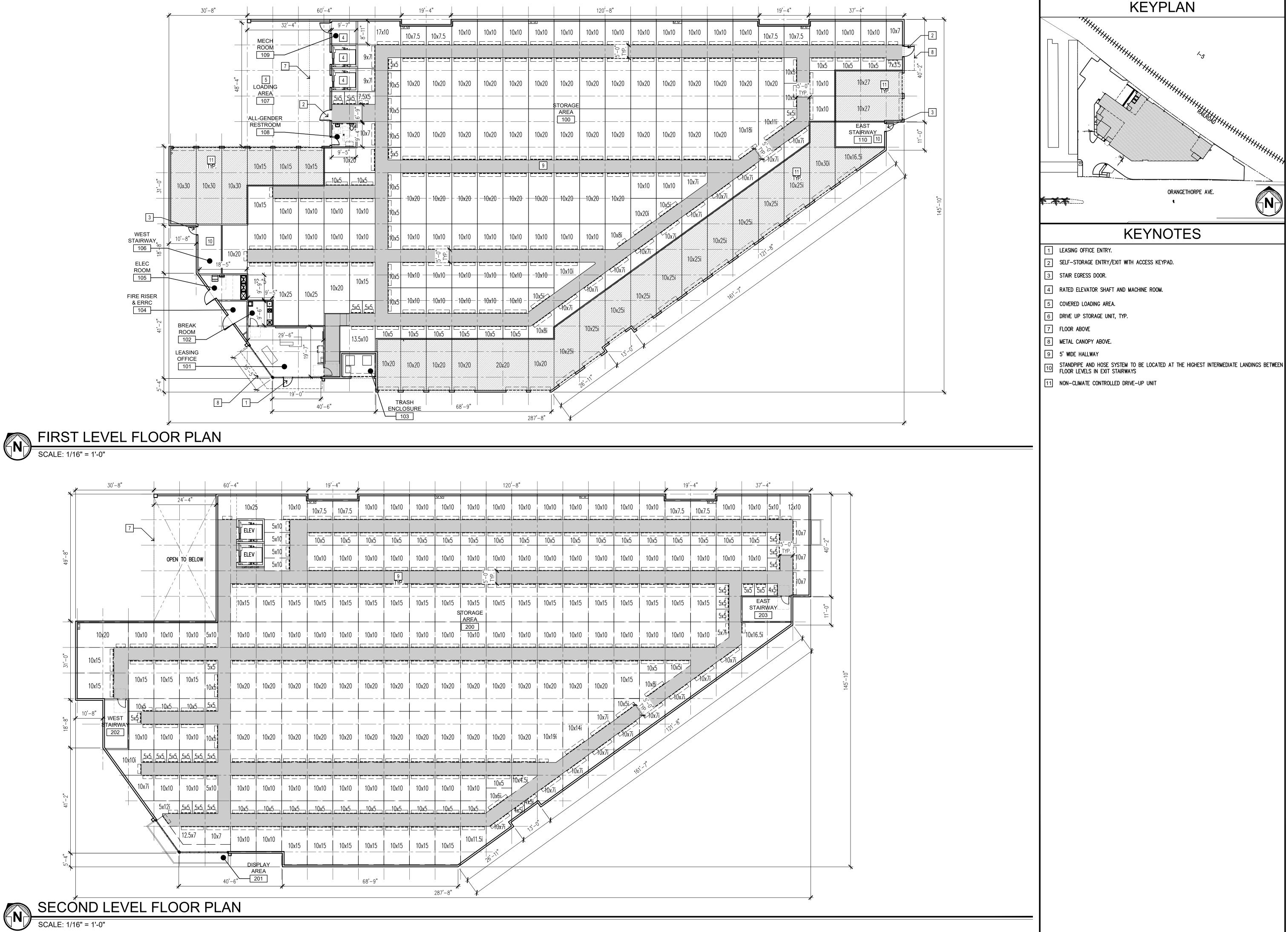


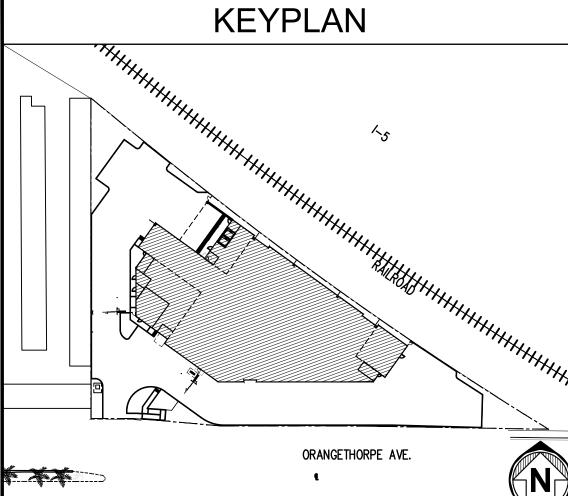


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SCALE:	AS NOTED
PLOT DATE:	2025-04-23
CAD FILE:	24-020_A1.10 - SITE PLAN
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	JS
STATUS:	S.E.

FENCE AND WALL PLAN





KEYNOTES

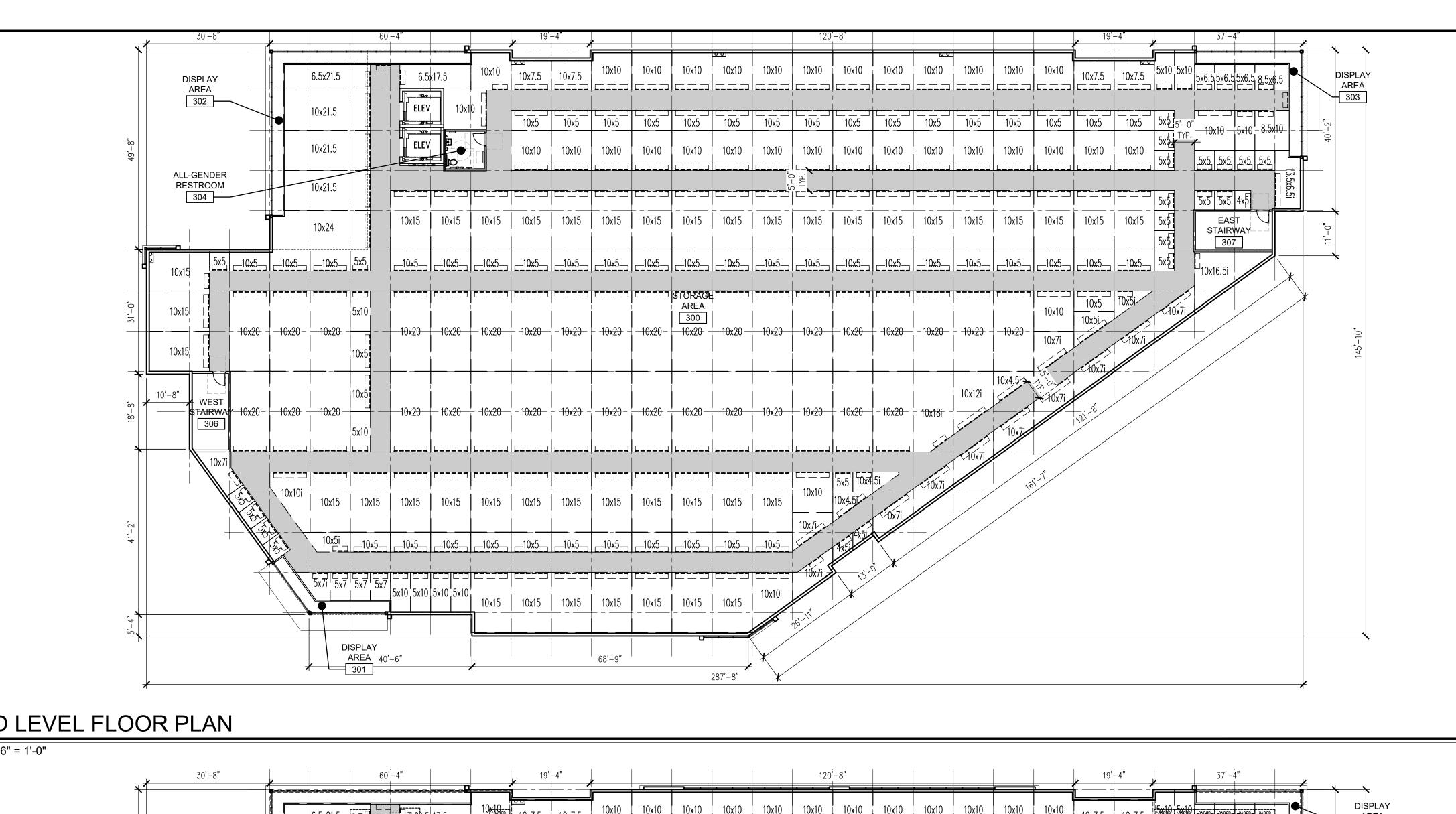
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WE BUENA PARK
SELF-STORAG
NEW CONSTRUCTION
8255 ORANGETHORPE AVE. BUEN
APN # 276-331-13.

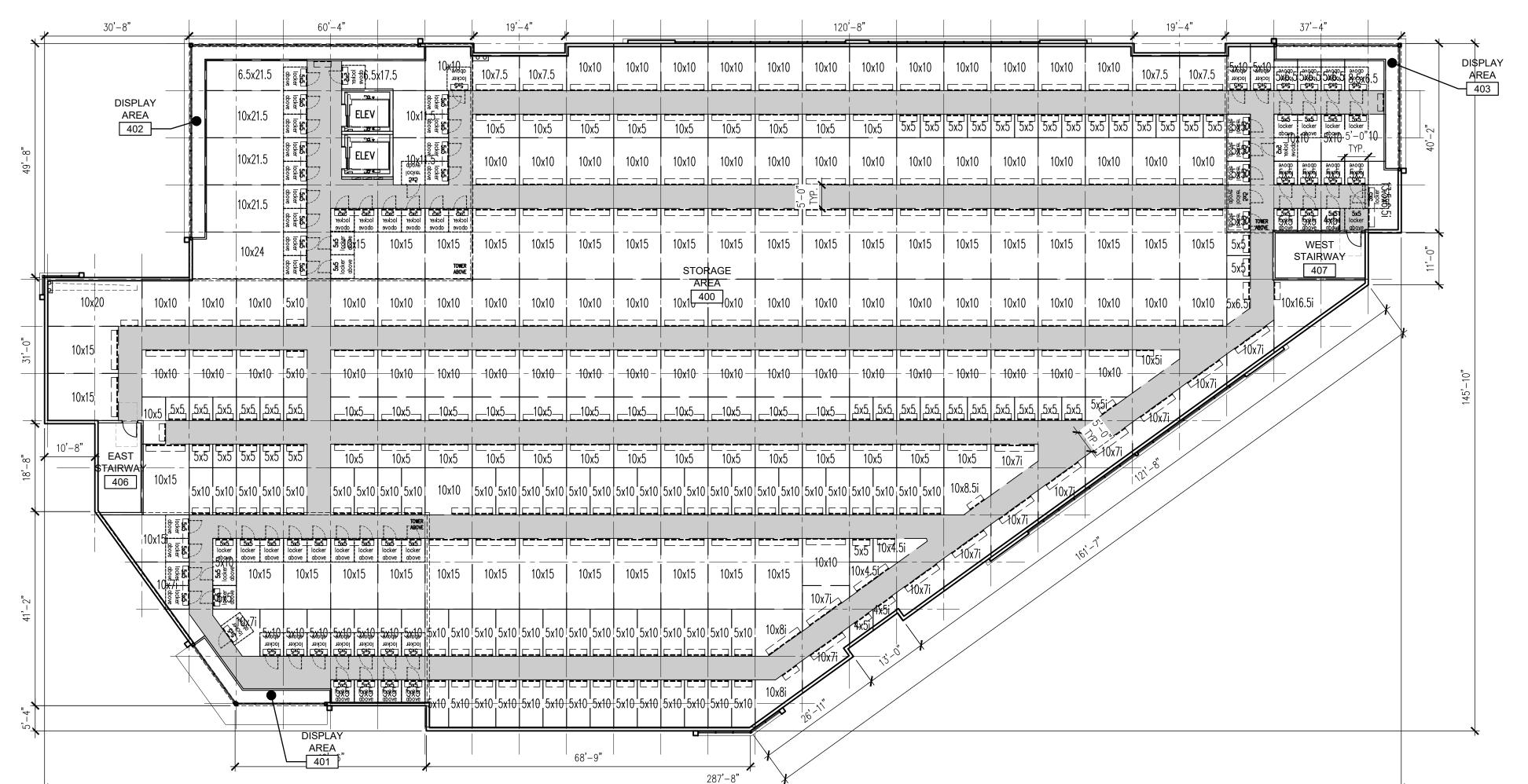
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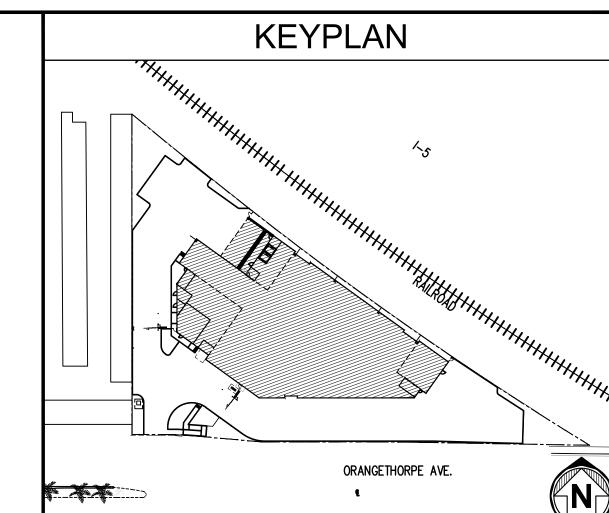
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JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	AB
STATUS:	S.E.

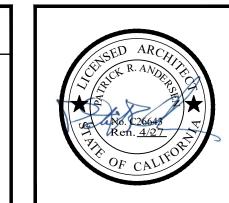
FLOOR PLANS 1ST & 2ND LEVEL



THIRD LEVEL FLOOR PLAN







0

WE 3E

BUENA
SELF-S
NEW CONSTRUCT
8255 ORANGETHO
APN # 276-331-13. REVISIONS NO. DATE 04/23/2025 | 2nd CUP SUBMITTAL ISSUE DATES DESIGN APPROVAL: 04/16/2025

AS NOTED 2025-04-23
2025-04-23
020_A2.10 - Floor Plans
24-020
SMV
AB
S.E.

PERMIT SUBMITTAL: PERMIT RECEIVED:

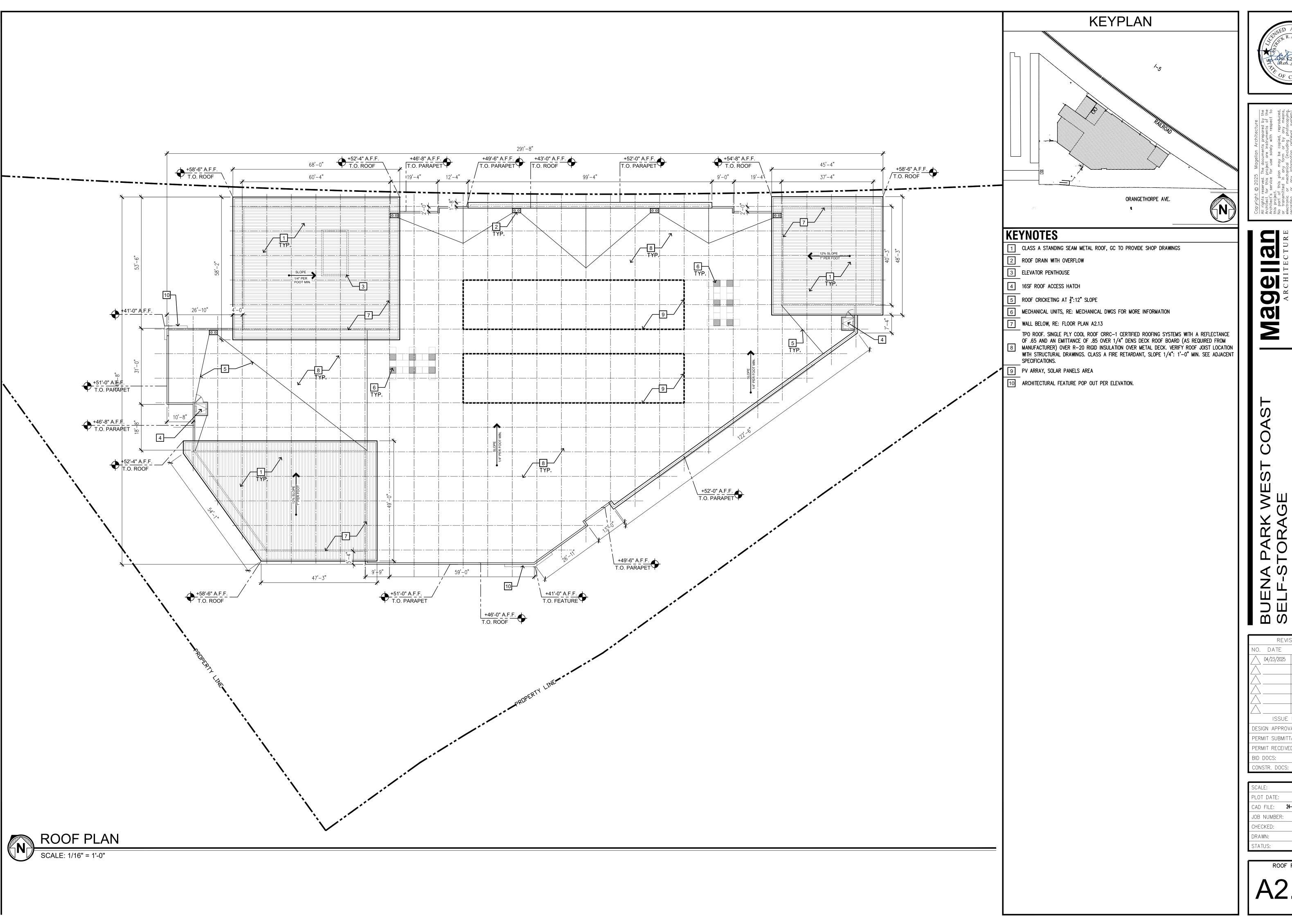
BID DOCS:

CONSTR. DOCS:

FLOOR PLANS 3RD & 4TH

, FOURTH LEVEL FLOOR PLAN FOURTH L

SCALE: 1/16" = 1'-0"



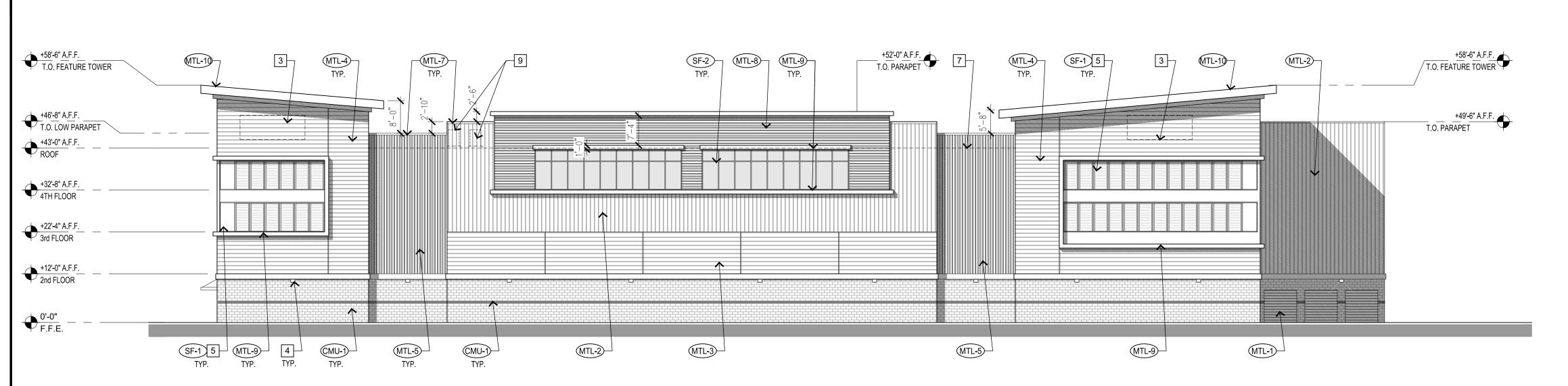


(WE; GE BUENA PARK SELF-STORAG
NEW CONSTRUCTION
8255 ORANGETHORPE AVE. BUENA
APN # 276-331-13.

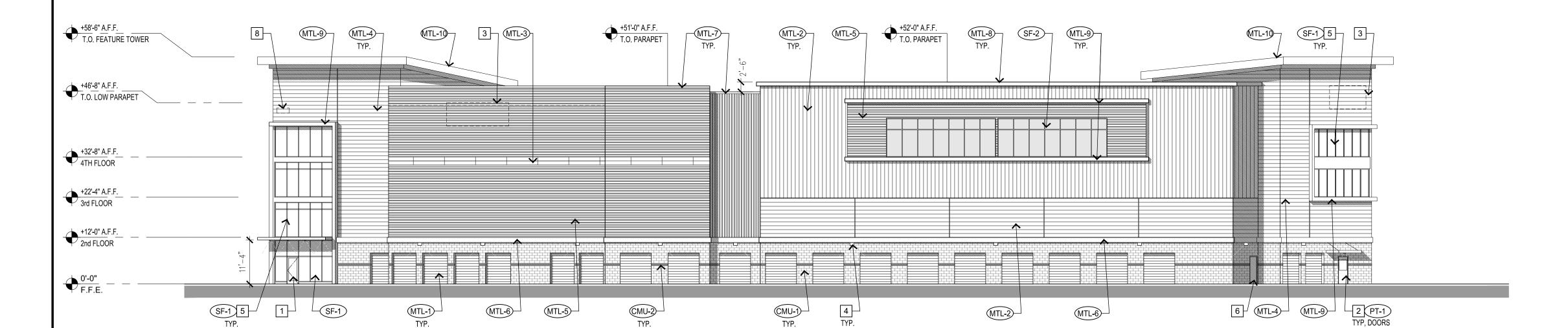
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SCALE:	AS NOTED
PLOT DATE:	2025-04-23
CAD FILE:	24-020_A2.20 - ROOF PLAN
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	AB
STATUS:	S.E.
	PLOT DATE: CAD FILE: JOB NUMBER: CHECKED: DRAWN:

ROOF PLANS



NORTHEAST ELEVATION SCALE: 1/16" = 1'-0"



EXTERIOR FINISH SCHEDULE

TAG DESCRIPTION COLOR FINISH

KEYPLAN ORANGETHORPE AVE. N

KEYNOTES

- 1 LEASING OFFICE ENTRY
- 2 SELF-STORAGE ENTRY/EXIT DOOR
- PROPOSED SIGNAGE LOCATION (FOR REFERENCE ONLY, SIGNAGE UNDER SEPARATE PACKAGE)
- 4 LIGHTING FIXTURE. RE: PHOTOMETRIC PLAN
- CLEAR VISION GLASS STOREFRONT WITH FAUX ROLL UP DOORS AT DISPLAY AREA
- 6 EXIT DOOR
- 7 ROOF LINE BEHIND
- PROPOSED ADDRESS LOCATION (FOR REFERENCE ONLY, SIGNAGE UNDER SEPARATE PACKAGE)

TAG DESCRIPTION COLOR FINISH

9 ROOF MOUNTED MECHANICAL EQUIPMENT BEHIND PARAPET

Cop All r Arch Arch this No or elec reco with Asso may

WE GE BUENA PARK
SELF-STORAG
NEW CONSTRUCTION
8255 ORANGETHORPE AVE. BUEN
APN # 276-331-13.

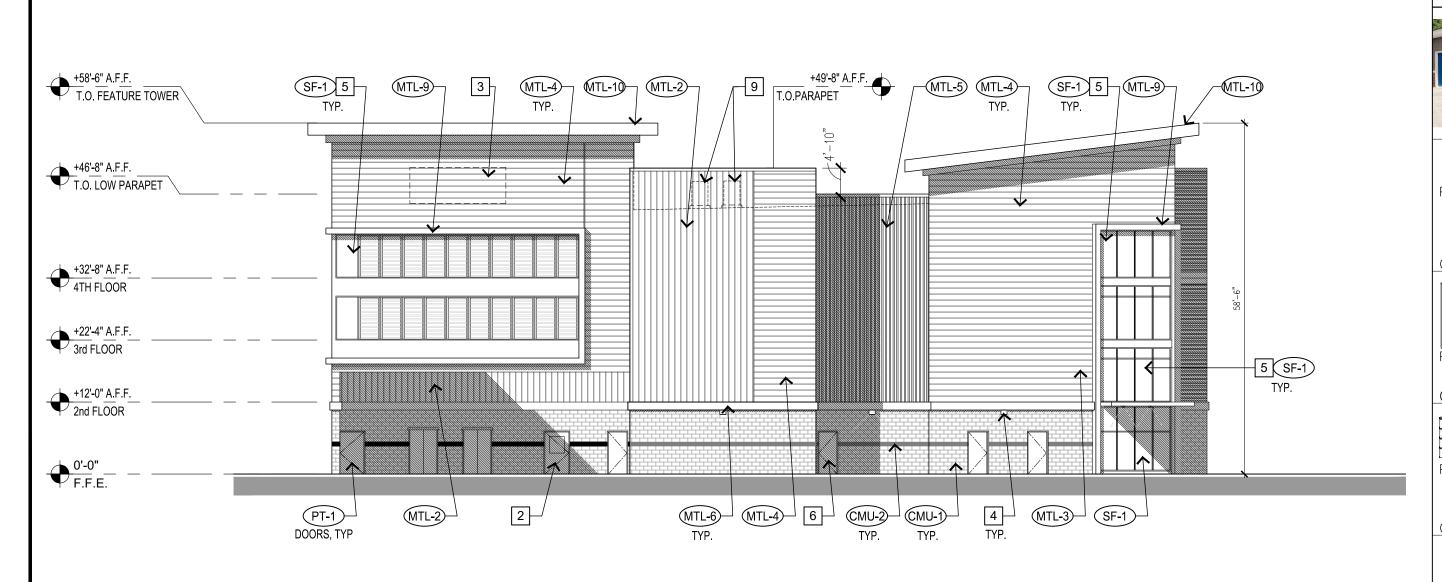
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SCALE:	AS NOTED
PLOT DATE:	2025-04-23
CAD FILE:	24-020_A3.10 - ELEVATIONS
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	AB
STATUS:	S.E.

CONSTR. DOCS:

ELEVATIONS

SOUTH ELEVATION

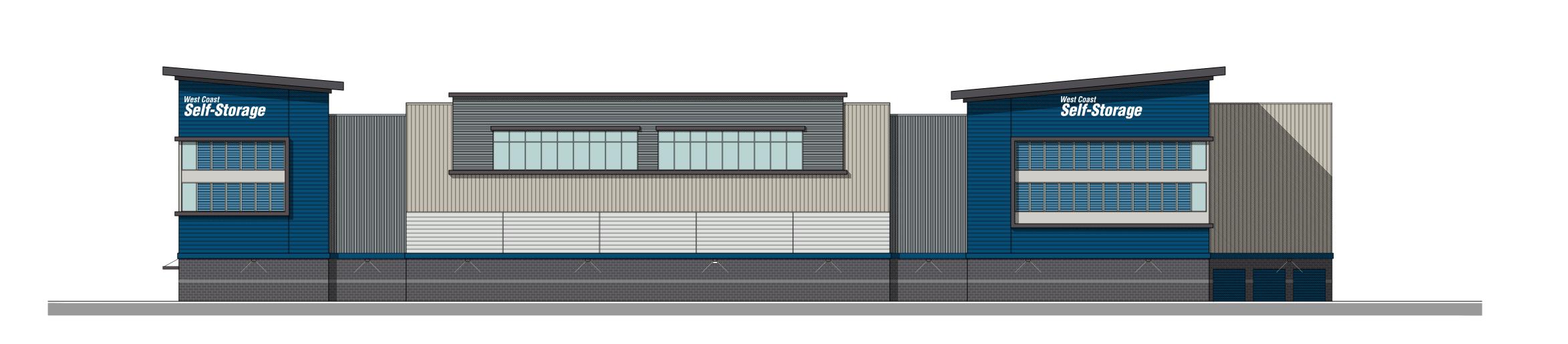


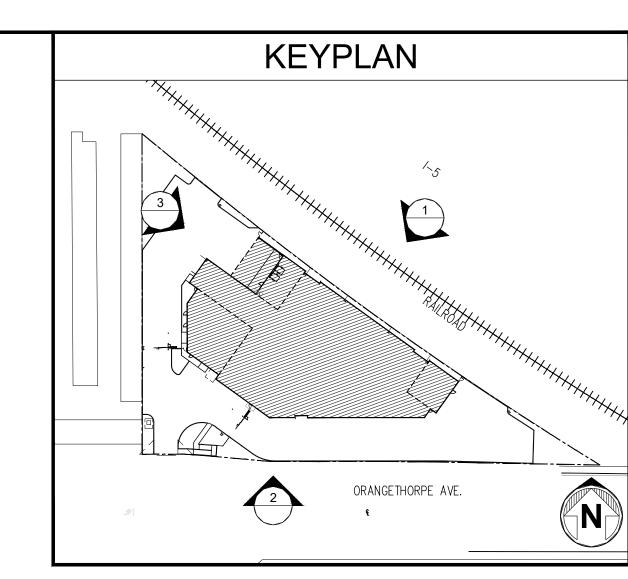
$\widehat{}$	WEST	ELEVATIO	N
.5			

MTL-1	STORAGE DOOR BY JANUS INTERNATIONAL	ROYAL BLUE	PREFINISHED	COLOR	MTL-6	METAL MOLDING / METAL BELT BY METAL SALES OR SIM	ROYAL BLUE OF SIM	R PREFINISHED	PT-1	PAINT BY SHERWIN WILLIAMS	SW6304 DIGNITY BLUE OR SIM	
PROFILE MTL-2	CONCEALED FASTENED FLAT METAL PANEL, VERTICAL & HORIZONTAL INSTALLATION. EM15–1211 BY METAL SALES OR SIM	SANDSTONE OR SIM	PRENISHED		MTL-7)	METAL CORNICE COPING BY METAL SALES OR SIM	MATCH ADJACENT WALL COLOR	_ PREFINISHED	(SF-1)	ALUMINUM STOREFRONT WITH VISION CLEAR TEMP. GLASS	ALUMINUM STOREFRONT WITH VISION GLASS	ANODIZED
PROFILE COLOR	CONCEALED FASTENED FLAT METAL PANEL, VERTICAL. EM15—1211 BY METAL SALES OR SIM	REGAL WHITE OR SIM	PREFINISHED		(MTL-8)	METAL CORNICE COPING BY METAL SALES OR SIM	DARK BRONZE	PREFINISHED	(SF-2)	ALUMINUM STOREFRONT WITH SPANDREL TEMP. GLASS	CLEAR ALUMN GL: LIGHT GRAY	ANODIZED
PROFILE MTL-4	CONCEALED FASTENED FLAT METAL PANEL, HORIZONTAL. FL40 BY METAL SALES OR SIM	ROYAL BLUE OF SIM	R PREFINISHED	COLOR	MTL-9	METAL MOLDING / METAL EYEBROW BY METAL SALES OR SIM	DARK BRONZE	PREFINISHED	CMU-)	8" SPLIT FACED CMU BLOCK BY ANGELUS BLOCK OR SIM	ONYX OR SIM	CLEAR BLOCK SEALER
PROFILE MTL-5	CONCEALED FASTENED METAL PANEL. EM15-126 BY METAL SALES OR SIM	OLD TOWN GREOR SIM	Y PREFINISHED	PROFILE	MTL-10	STANDING SEAM METAL ROOF SYSTEM, ULTRADEK BY MBCI OR SIM	DARK BRONZE	PREFINISHED	CMU-2	8" PRECISION CMU BLOCK BY ANGELUS BLOCK OR SIM	NATURAL OR SIM	CLEAR BLOCK SEALER

TAG DESCRIPTION

COLOR





NOTE: SIGNAGE IS SHOWN FOR REFERENCE ONLY. DESIGN UNDER SEPARATE PACKAGE



BUENA PARK WES
SELF-STORAGE
NEW CONSTRUCTION
8255 ORANGETHORPE AVE. BUENA PARK, C
APN # 276-331-13. REVISIONS NO. DATE BY 04/23/2025 2nd CUP SUBMITTAL

BID DOCS: CONSTR. DOCS: PLOT DATE: 2025-04-23 CAD FILE: 24-020_A3.20- COLOR ELEVATIONS DRAWN:

ISSUE DATES DESIGN APPROVAL: 04/16/2025

PERMIT SUBMITTAL: PERMIT RECEIVED:

COLOR ELEVATIONS

NORTHEAST ELEVATION



SOUTH ELEVATION

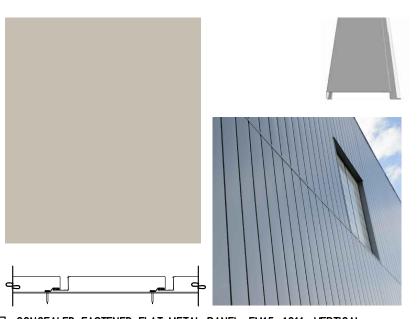
West Coast **Self-Storage**

EXT	EXTERIOR FINISH SCHEDULE														
IN	ИAGE	TAG	DESCRIPTION	COLOR	FINISH	IMAGE	TAG	DESCRIPTION	COLOR	FINISH	IMAGE	TAG	DESCRIPTION	COLOR	FINISH
		MTL-1)	STORAGE DOOR BY JANUS INTERNATIONAL	ROYAL BLUE	PREFINISHED	COLOR	MTL-6	METAL MOLDING / METAL BELT BY METAL SALES OR SIM	ROYAL BLUE OR SIM	PREFINISHED		PT-1	PAINT BY SHERWIN WILLIAMS	SW6304 DIGNITY BLUE OR SIM	
PROFILE COLOR	1	MTL-2	CONCEALED FASTENED FLAT METAL PANEL, VERTICAL & HORIZONTAL INSTALLATION. EM15-1211 BY METAL SALES OR SIM	1 31101	PRENISHED		MTL-7)	METAL CORNICE COPING BY METAL SALES OR SIM	MATCH ADJACENT WALL COLOR	PREFINISHED		SF-1	ALUMINUM STOREFRONT WITH VISION CLEAR TEMP. GLASS	ALUMINUM STOREFRONT WITH VISION GLASS	ANODIZED
PROFILE COLOR			CONCEALED FASTENED FLAT METAL PANEL, VERTICAL. EM15–1211 BY METAL SALES OR SIM	REGAL WHITE OR SIM	PREFINISHED		MTL-8)	METAL CORNICE COPING BY METAL SALES OR SIM	DARK BRONZE	PREFINISHED		SF-2	ALUMINUM STOREFRONT WITH SPANDREL TEMP. GLASS	CLEAR ALUMN GL: LIGHT GRAY	ANODIZED
PROFILE COLOR		MTL-4	CONCEALED FASTENED FLAT METAL PANEL, HORIZONTAL. FL40 BY METAL SALES OR SIM	ROYAL BLUE OR SIM	PREFINISHED	COLOR	MTL-9	METAL MOLDING / METAL EYEBROW BY METAL SALES OR SIM	DARK BRONZE	PREFINISHED		CMU-1)	8" SPLIT FACED CMU BLOCK BY ANGELUS BLOCK OR SIM	ONYX OR SIM	CLEAR BLOCK SEALER
PROFILE		MTL-5	CONCEALED FASTENED METAL PANEL. EM15–126 BY METAL SALES OR SIM	OLD TOWN GREY OR SIM	PREFINISHED	PROFILE	MTL-10	STANDING SEAM METAL ROOF SYSTEM, ULTRADEK BY MBCI OR SIM	DARK BRONZE	PREFINISHED		CMU-2	8" PRECISION CMU BLOCK BY ANGELUS BLOCK OR SIM	NATURAL OR SIM	CLEAR BLOCK SEALER

WEST ELEVATION



1 EXTERIOR ROLL-UP DOOR/FAUX ROLL-UP DOOR [MTL-1]
JANUS
COLOR: ROYAL BLUE



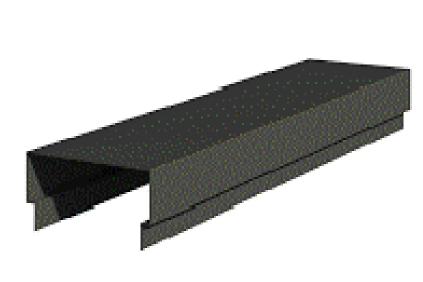
CONCEALED FASTENED FLAT METAL PANEL, EM15-1211, VERTICAL ORIENTATION [MTL-2]
METAL SALES OR SIM
COLOR: SANDSTONE OR SIM



3 CONCEALED FASTENED METAL PANEL. EM15-126 [MTL-5] METAL SALES OR SIM COLOR: OLD TOWN GREY OR SIM



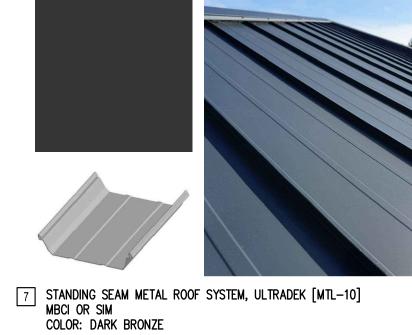
4 METAL MOLDING / METAL BELT [MTL-6]
METAL SALES OR SIM
COLOR: ROYAL BLUE OR SIM



METAL CORNICE COPING [MTL-7] / [MTL-8]
METAL SALES OR SIM
COLOR: MATCH ADJACENT METAL WALL PANEL COLOR [MTL-7] / DARK
BRONZE [MTL-8]

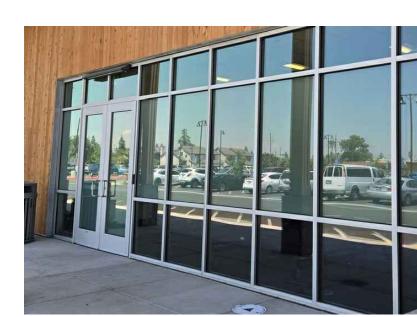
6 METAL MOLDING / METAL EYEBROW [MTL-9]

METAL SALES OR SIM COLOR: DARK BRONZE





PAINT AT DOORS [PT-1] (NOT SHOWN AT ELEVATION BELOW) SHERWIN WILLIAMS COLOR: SW6304 DIGNITY BLUE OR SIM



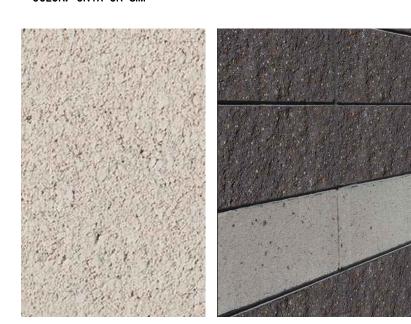
9 ALUMINUM STOREFRONT WITH VISION CLEAR TEMP. GLASS [SF-1] COLOR: CLEAR ANODIZED



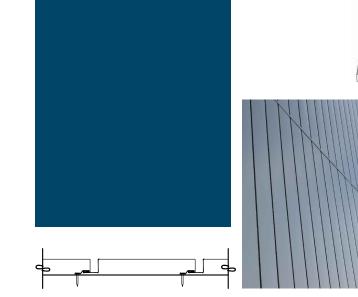
10 ALUMINUM STOREFRONT WITH SPANDREL TEMP. GLASS [SF-2] COLOR: CLEAR ANODIZED GL: LIGHT GRAY



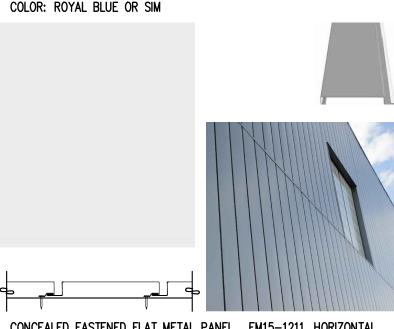
8" SPLIT FACED CMU BLOCK [CMU-1]
ANGELUS BLOCK OR SIM COLOR: ONYX OR SIM



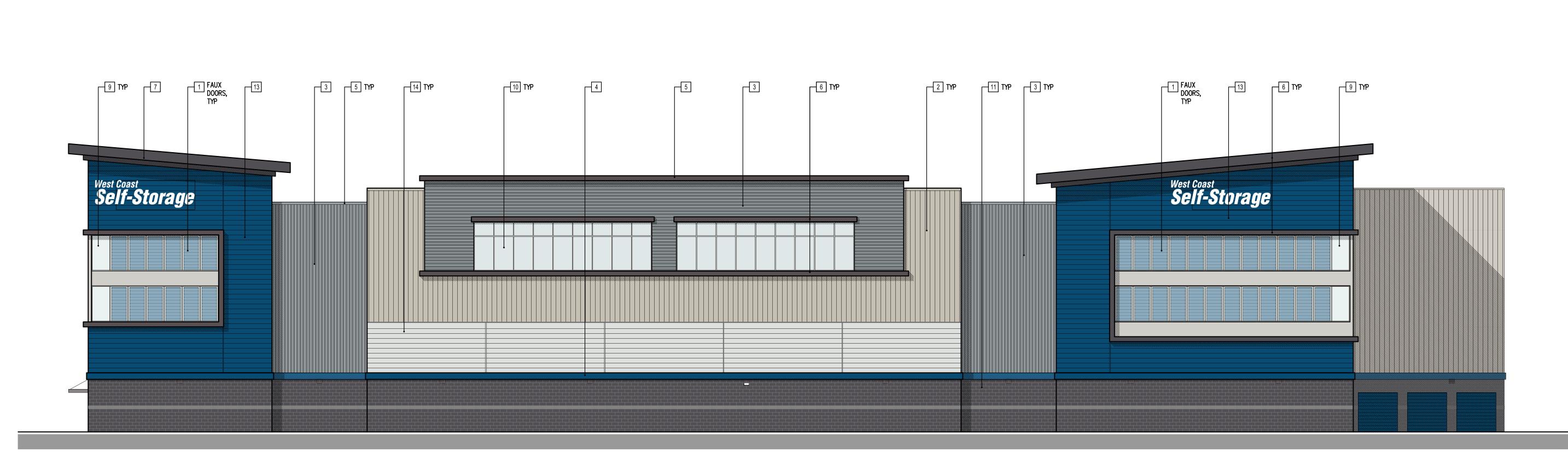
8" PRECISION CMU BLOCK [CMU-2] (NOT SHOWN AT ELEVATION BELOW)
ANGELUS BLOCK OR SIM
COLOR: NATURAL OR SIM



CONCEALED FASTENED FLAT METAL PANEL, EM15-1211, VERTICAL ORIENTATION [MTL-4]
METAL SALES OR SIM
COLOR: ROYAL BLUE OR SIM



CONCEALED FASTENED FLAT METAL PANEL, EM15-1211, HORIZONTAL ORIENTATION [MTL-3]
METAL SALES OR SIM
COLOR: REGAL WHITE OR SIM



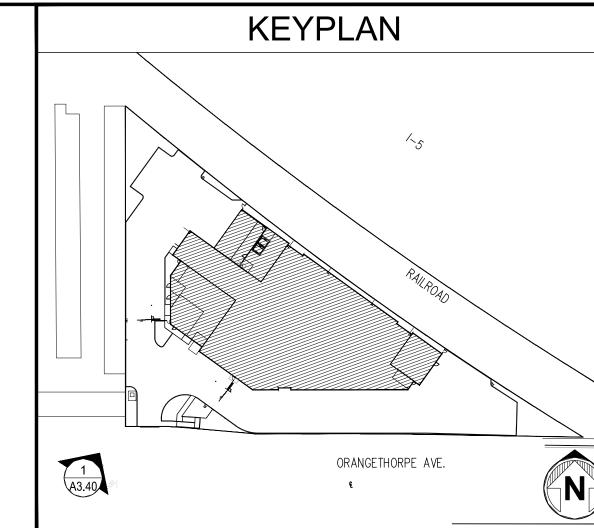
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BUENA PARK SELF-STORAGNEW CONSTRUCTION 8255 ORANGETHORPE AVE. BUENA APN # 276-331-13.

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SCALE:	AS NOTED
PLOT DATE:	2025-04-23
CAD FILE: 24-020_A	3.30 - Material Board
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	AB
STATUS:	S.E.

MATERIAL BOARD



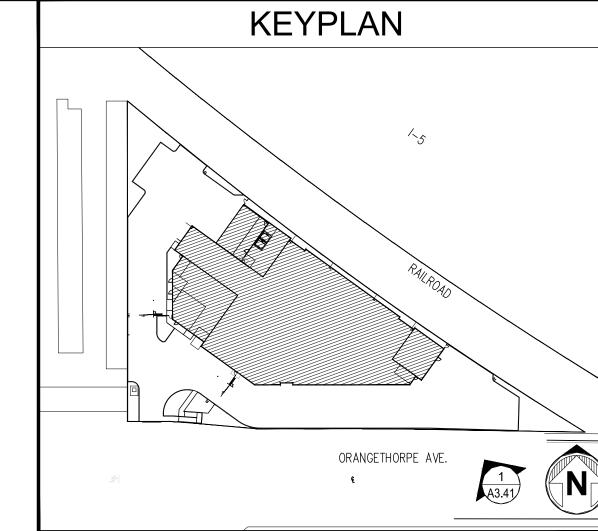


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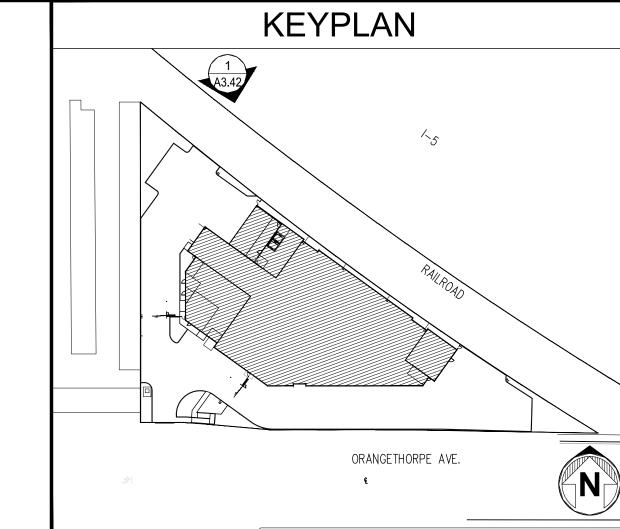
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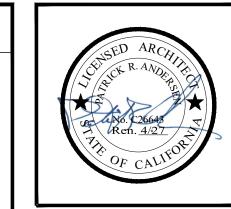
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BID DOCS: CONSTR. DOCS:





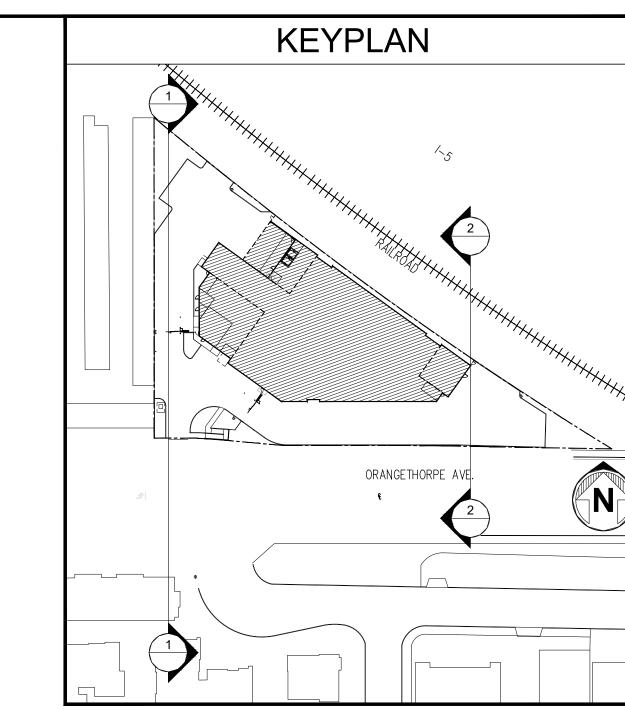


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PERMIT SUBMITTAL: PERMIT RECEIVED: CONSTR. DOCS:

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REVISIONS O. DATE 04/23/2025 2nd CUP SUBMITTAL 06/11/2025 3rd CUP SUBMITTAL ISSUE DATES

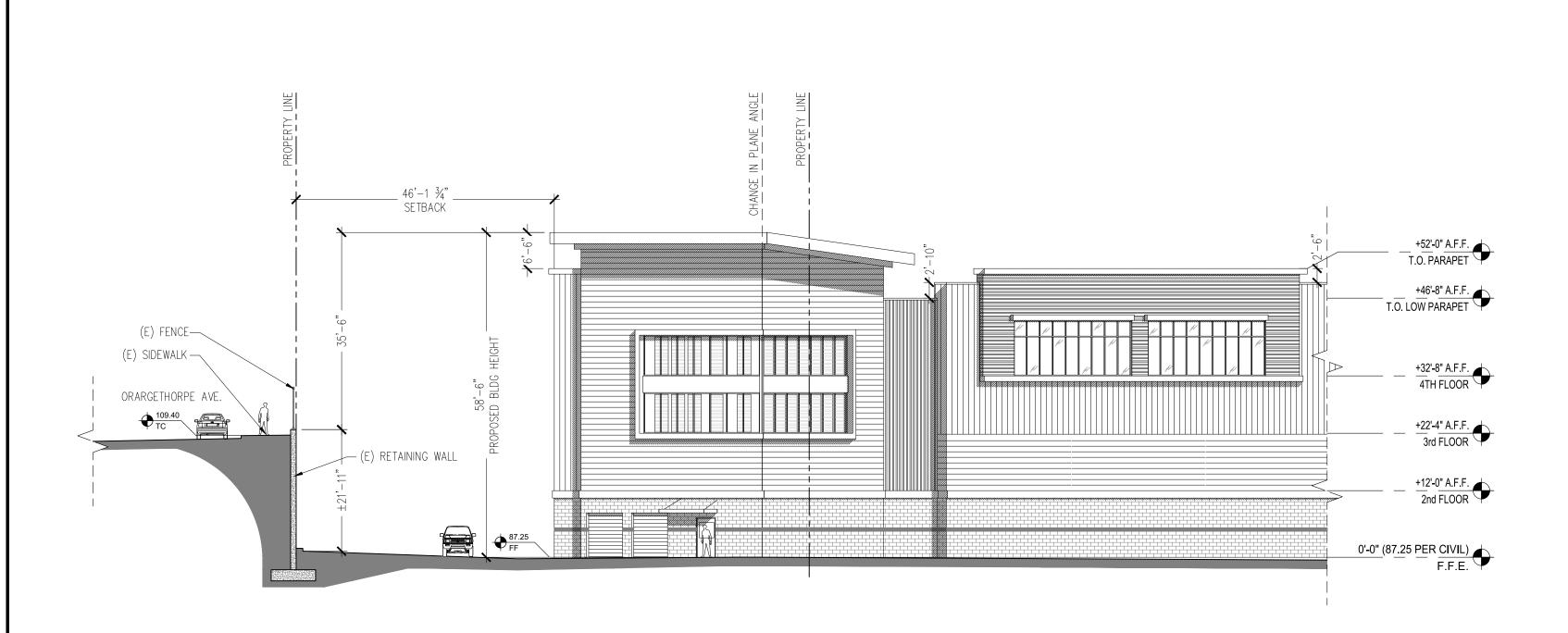
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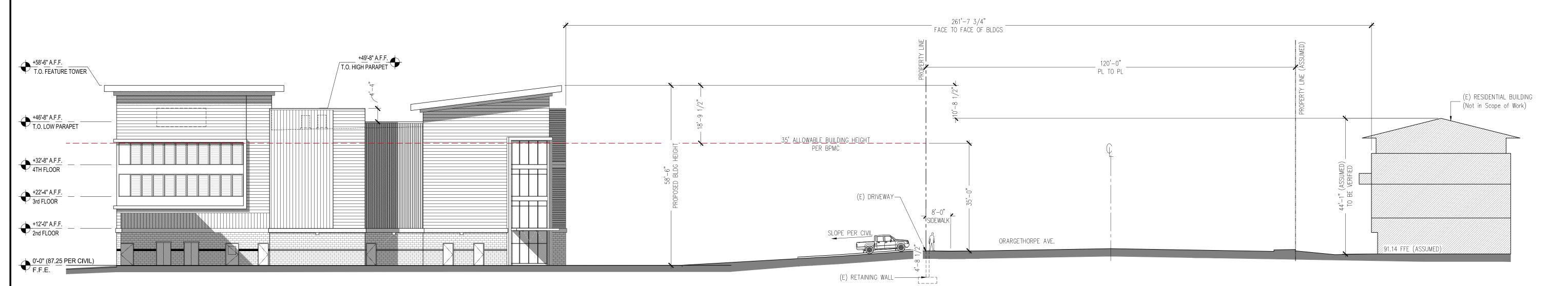
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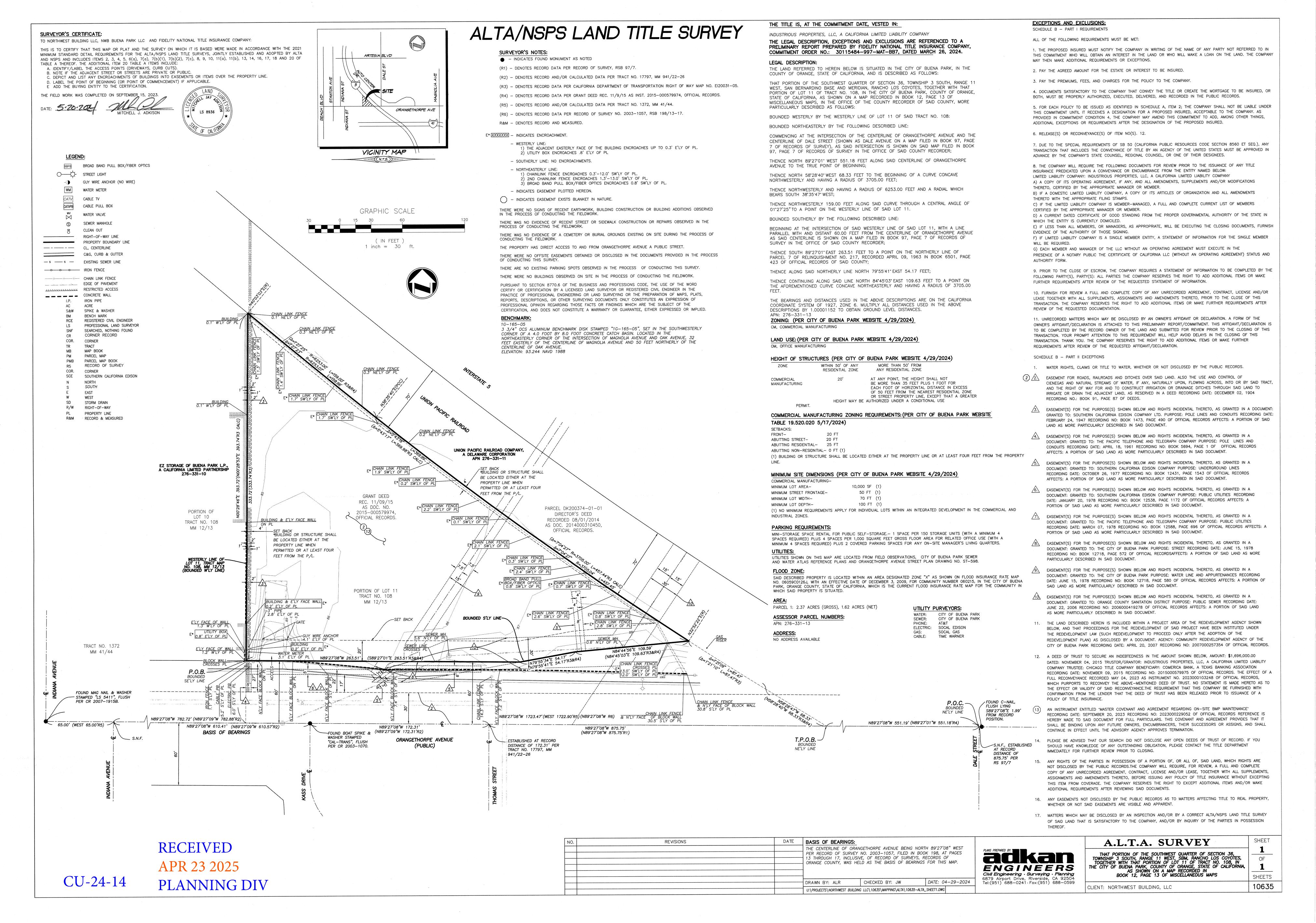
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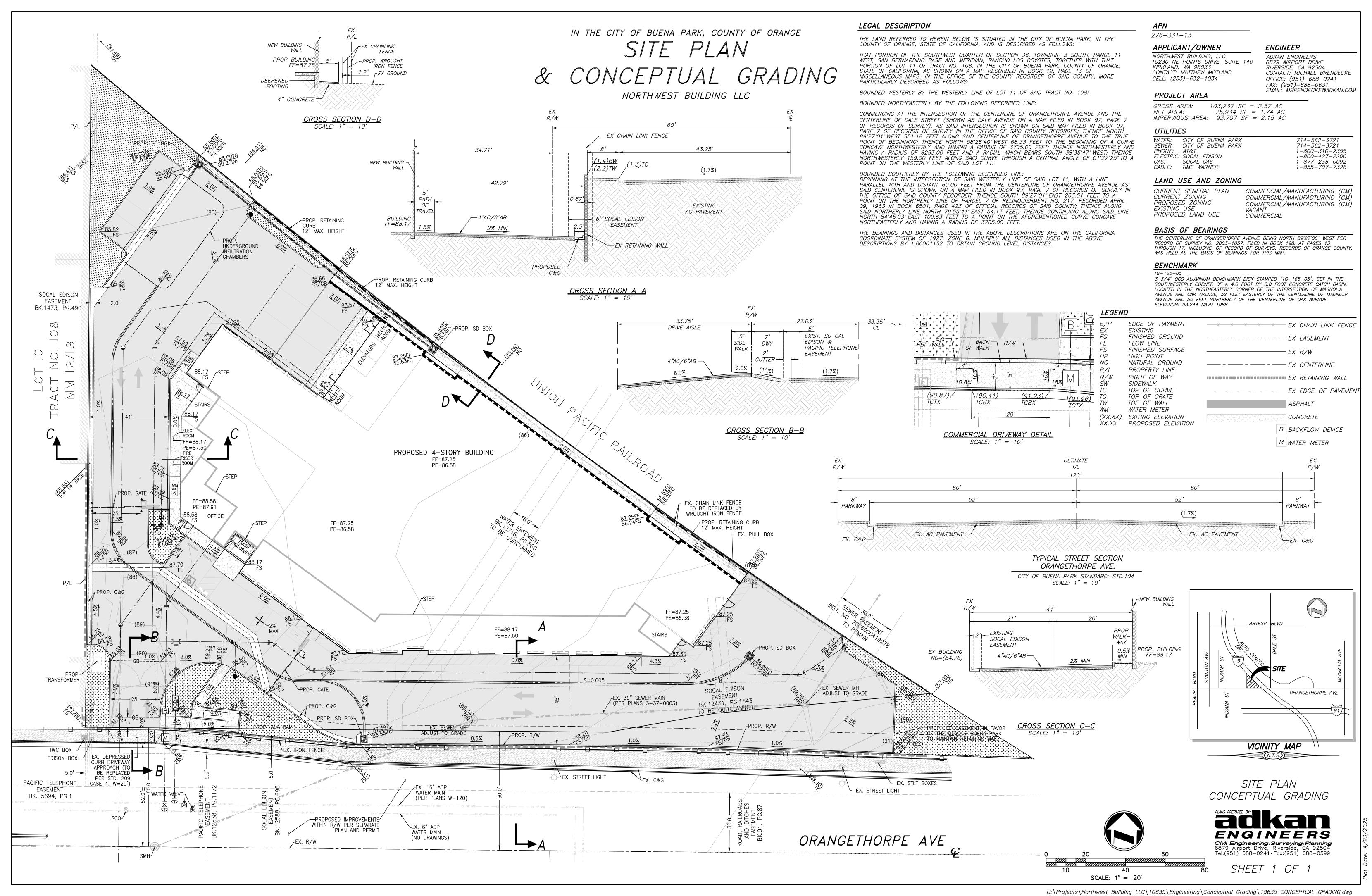


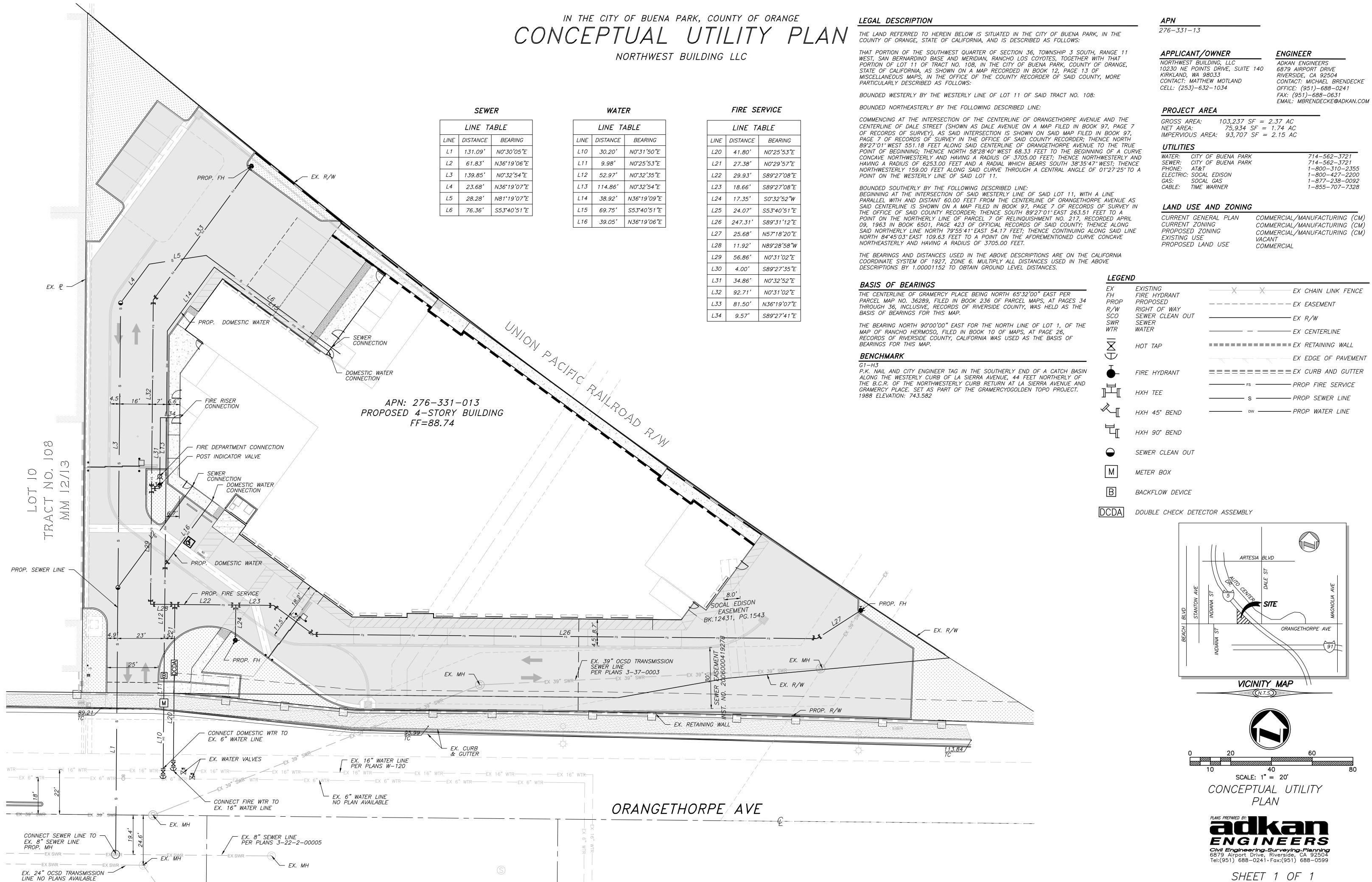
SCHEMATIC CROSS SECTION THRU SOUTHEAST SIDE OF PROPERTY



SCALE: 1/16" = 1'-0"





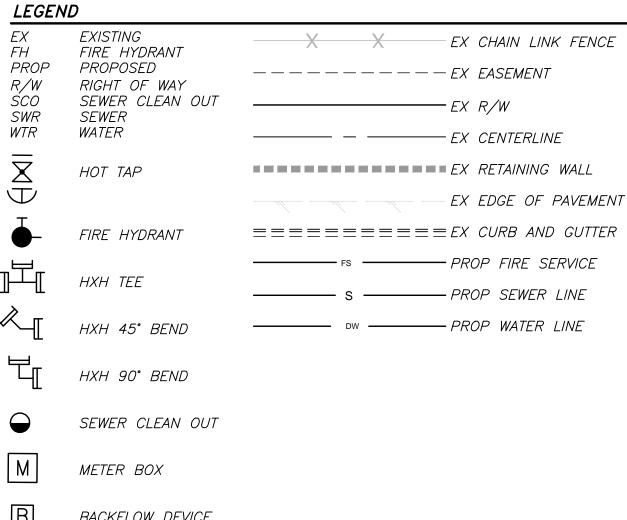


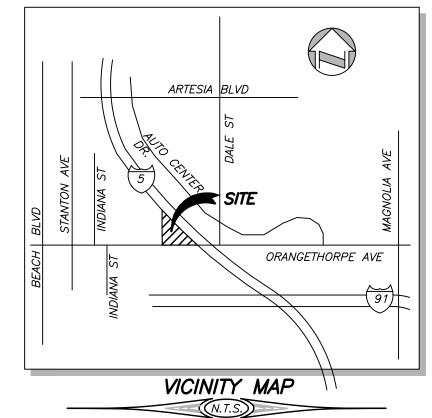
ENGINEER ADKAN ENGINEERS 6879 AIRPORT DRIVE RIVERSIDE, CA 92504 CONTACT: MICHAEL BRENDECKE *OFFICE:* (951)-688-0241 FAX: (951)-688-0631

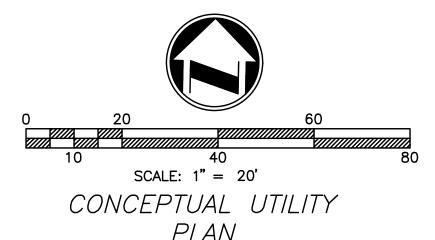
75,934 SF = 1.74 AC

714-562-3721 714-562-3721 1-800-310-2355 1-800-427-2200 1-877-238-0092 1-855-707-7328

> COMMERCIAL/MANUFACTURING (CM) COMMERCIAL/MANUFACTURING (CM) COMMERCIAL/MANUFACTURING (CM)









SHEET 1 OF 1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BUENA PARK, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, RANCHO LOS COYOTES, TOGETHER WITH THAT PORTION OF LOT 11 OF TRACT NO. 108, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED WESTERLY BY THE WESTERLY LINE OF LOT 11 OF SAID TRACT NO. 108:

BOUNDED NORTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ORANGETHORPE AVENUE AND THE CENTERLINE OF DALE STREET (SHOWN AS DALE AVENUE ON A MAP FILED IN BOOK 97, PAGE 7 OF RECORDS OF SURVEY), AS SAID INTERSECTION IS SHOWN ON SAID MAP FILED IN BOOK 97, PAGE 7 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTH 89°27'01" WEST 551.18 FEET ALONG SAID CENTERLINE OF ORANGETHORPE AVENUE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 58'28'40" WEST 68.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3705.00 FEET; THENCE NORTHWESTERLY AND HAVING A RADIUS OF 6253.00 FEET AND A RADIAL WHICH BEARS SOUTH 38°35'47" WEST; THENCE NORTHWESTERLY 159.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'25" TO A POINT ON THE WESTERLY LINE OF SAID LOT 11.

BOUNDED SOUTHERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF SAID WESTERLY LINE OF SAID LOT 11, WITH A LINE PARALLEL WITH AND DISTANT 60.00 FEET FROM THE CENTERLINE OF ORANGETHORPE AVENUE AS SAID CENTERLINE IS SHOWN ON A MAP FILED IN BOOK 97, PAGE 7 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 89°27'01" EAST 263.51 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 7 OF RELINQUISHMENT NO. 217. RECORDED APRIL 09. 1963 IN BOOK 6501, PAGE 423 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE NORTH 79°55'41" EAST 54.17 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 84°45'03" EAST 109.63 FEET TO A POINT ON THE AFOREMENTIONED CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3705.00 FEET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 6. MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTIONS BY 1.00001152 TO OBTAIN GROUND LEVEL DISTANCES.

276-331-13

APPLICANT/OWNER

NORTHWEST BUILDING, LLC 10230 NE POINTS DRIVE, SUITE 140 KIRKLAND, WA 98033 CONTACT: MATTHEW MOTLAND CELL: (253)-632-1034

ENGINEER ADKAN ENGINEERS 6879 AIRPORT DRIVE RIVERSIDE, CA 92504 CONTACT: MICHAEL BRENDECKE OFFICE: (951)-688-0241 FAX: (951)-688-0631 EMAIL: MBRENDECKE@ADKAN.COM

PROJECT AREA

103,237 SF = 2.37 ACGROSS AREA: 75,934 SF = 1.74 ACNET AREA: IMPERVIOUS AREA: 93,707 SF = 2.15 AC

UTILITIES

WATER:	CITY OF BUENA PARK	714-562-3721
SEWER:	CITY OF BUENA PARK	714-562-3721
PHONE:	AT&T	1-800-310-2355
ELECTRIC:	SOCAL EDISON	1-800-427-2200
GAS:	SOCAL GAS	1-877-238-0092
CABLE:	TIME WARNER	1-855-707-7328

LAND USE AND ZONING

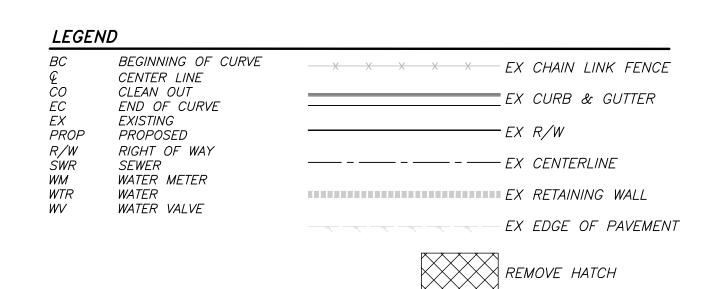
CURRENT GENERAL PLAN CURRENT ZONING PROPOSED ZONING EXISTING USE PROPOSED LAND USE

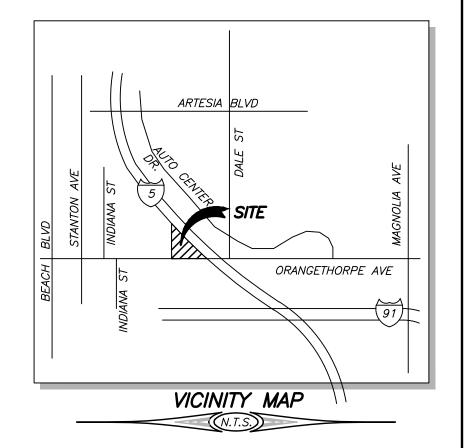
COMMERCIAL/MANUFACTURING (CM) COMMERCIAL/MANUFACTURING (CM) COMMERCIAL/MANUFACTURING (CM) *VACANT* COMMERCIAL

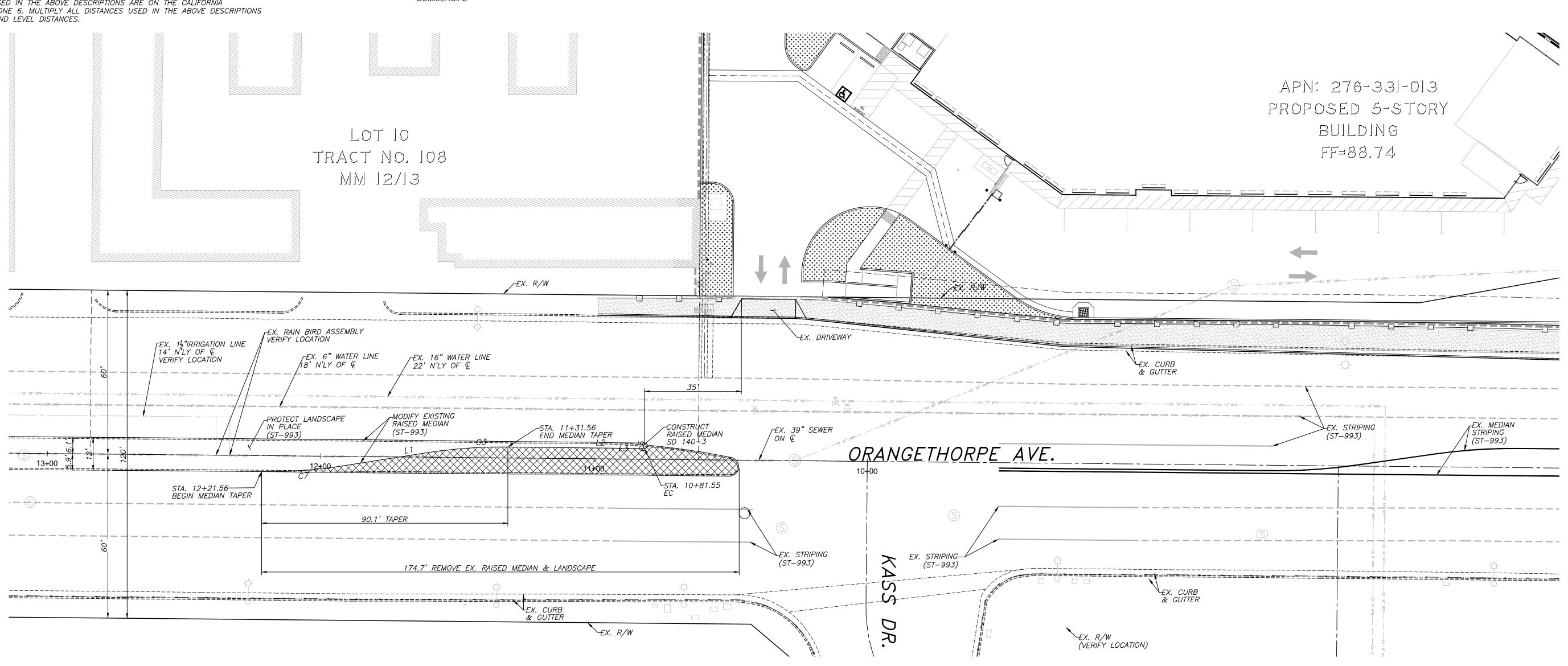
IN THE CITY OF BUENA PARK, COUNTY OF ORANGE

MEDIAN MODIFICATION EXHIBIT

NORTHWEST BUILDING, LLC

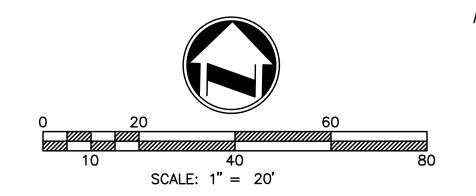






LINE TABLE					
LINE	DISTANCE	BEARING			
L1	30.42'	N81°03'26"E			
L2	49.99'	S89°21'36"E			
13	12 00'	N80°21'36"W			

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	TAN				
C3	30.13	184.24	9*22'12"	15.10'				
C5	3.16'	1.00'	181°16'48"	89.52				
<i>C7</i>	30.13'	186.21	9°16'15"	15.10'				



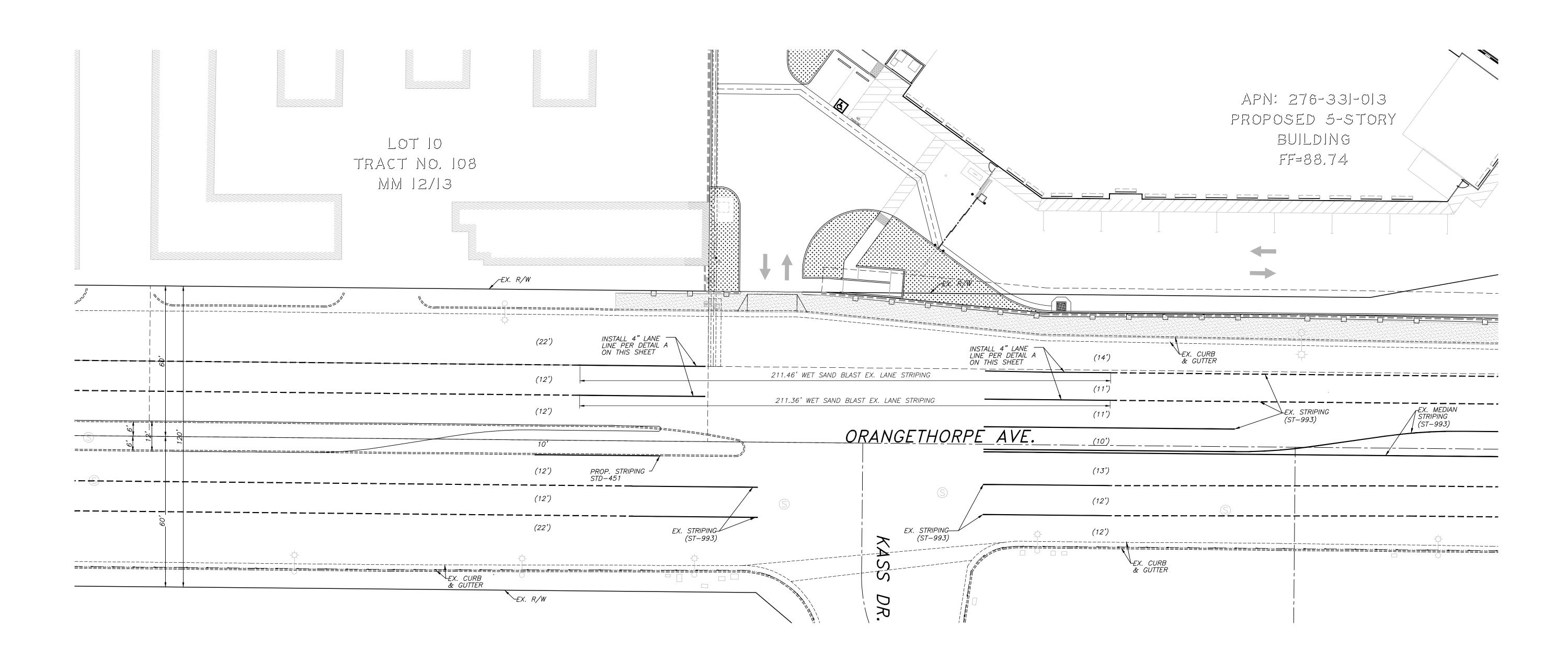
MEDIAN MODIFICATION EXHIBIT Civil Engineering. Surveying. Planning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241. Fax:(951) 688-0599

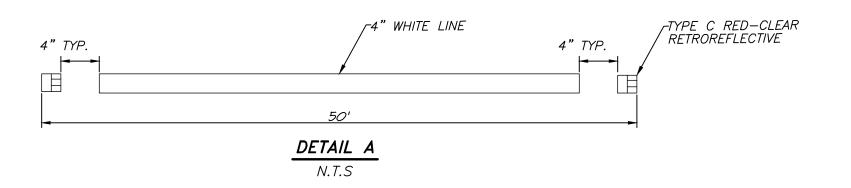
SHEET I OF 2

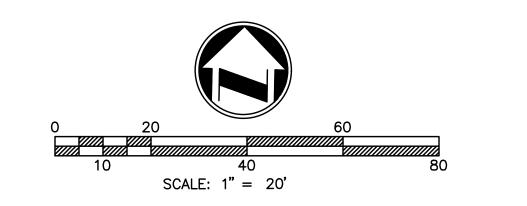
IN THE CITY OF BUENA PARK, COUNTY OF ORANGE

STRIPING EXHIBIT

NORTHWEST BUILDING, LLC

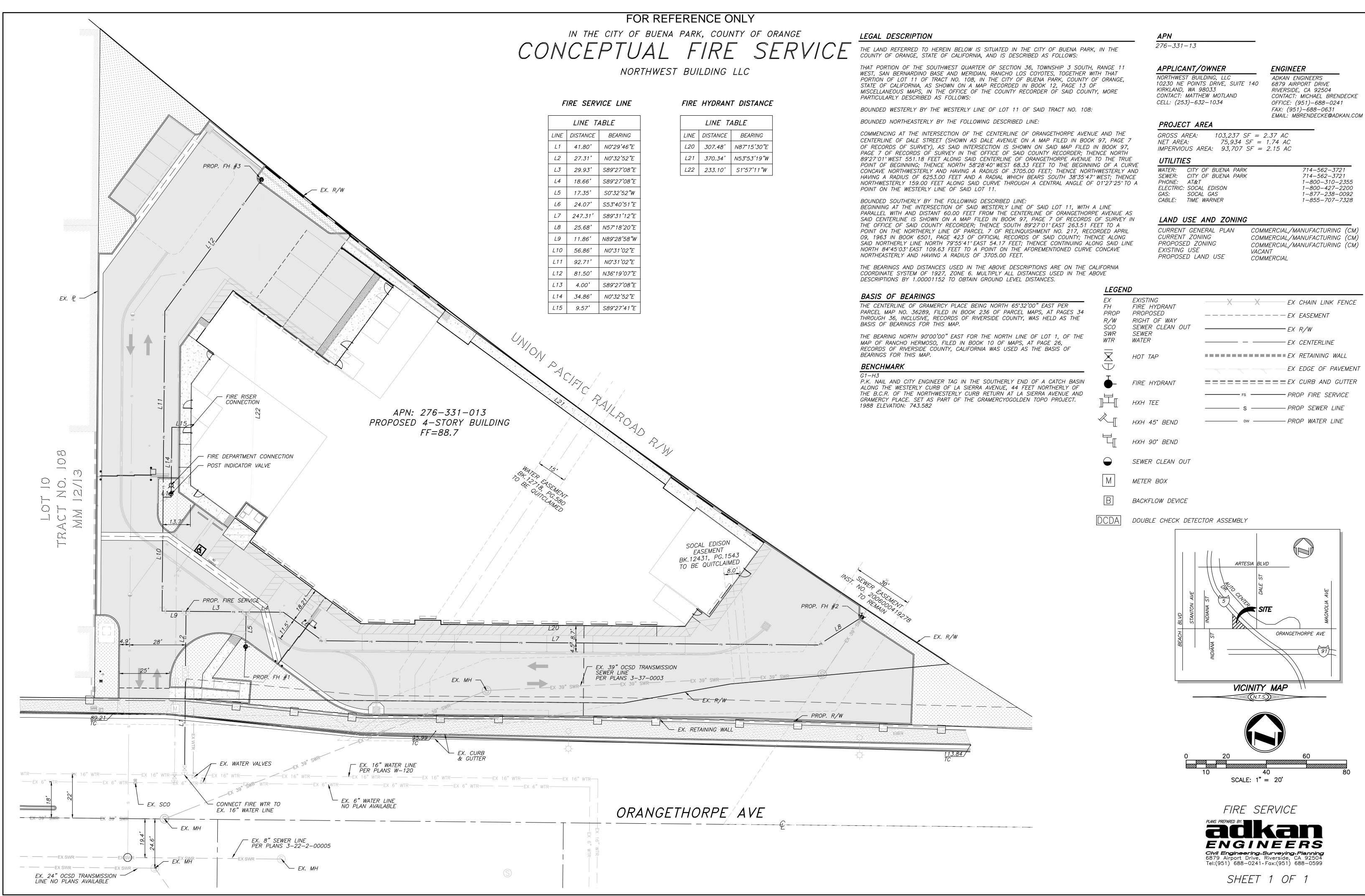








SHEET 2 OF 2







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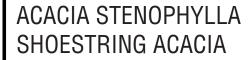
CONSTR. DOCS:

SCALE:	AS NOTED
PLOT DATE:	2025-04-10
CAD FILE:	
JOB NUMBER:	24-1124
CHECKED:	JM
DRAWN:	MLA
STATUS:	CUP SUBMITTAL

LANDSCAPE CONCEPT PLAN LC 01

TREES





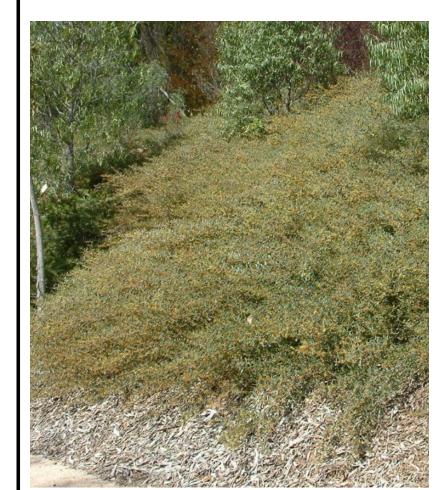


GEIJERA PARVIFLORA AUSTRALIAN WILLOW



PHOENIX DACTYLIFERA DATE PALM

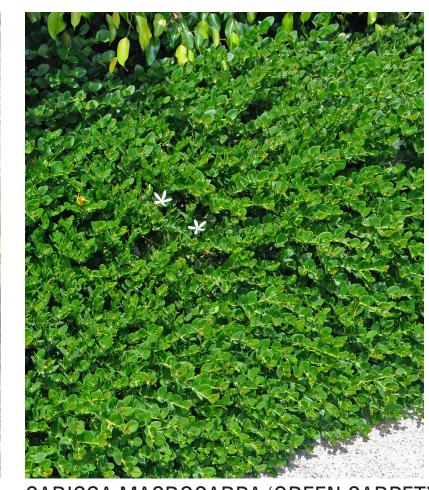
SHRUBS/GROUNDCOVERS



ACACIA REDOLENS 'DESERT CARPET'
DESERT CARPET BANK CATCLAW



CALLISTEMON VIMINLAIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH



CARISSA MACROCARPA 'GREEN CARPET' LIGUSTRUM JAPONICUM GREEN CARPET NATAL PLUM JAPANESE PRIVET





OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE

WESTRINGIA FRUTICOSA 'NARINGA' NARINGA COAST ROSEMARY

VINES



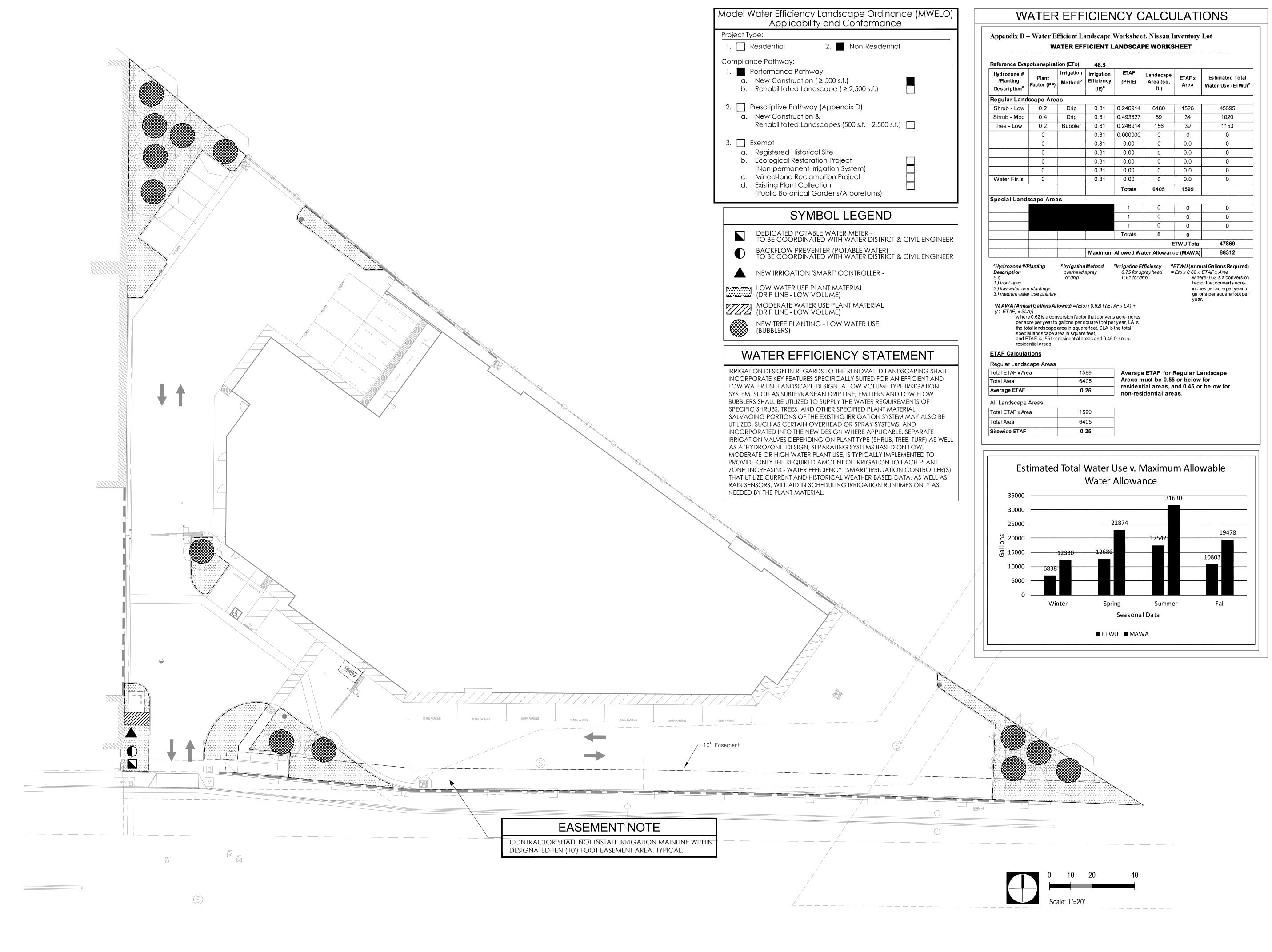
BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA



BUENA SELF-S NEW CONSTRUCT 8255 ORANGETHO APN # 276-331-13.

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SCALE:	AS NOTED
PLOT DATE:	2025-04-10
CAD FILE:	
JOB NUMBER:	24-1124
CHECKED:	JM
DRAWN:	MLA
STATUS:	CUP SUBMITTAL



MISSION LANDSCAPE **ARCHITECTURE** 16672 Millikan Avenue T: (949) 224-0040 Irvine, CA 92606 www.missionlandscape.com

REVISIONS		
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DESIGN APPROV	/AL:	
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SCALE:	AS NOTED
PLOT DATE:	2025-04-10
CAD FILE:	
JOB NUMBER:	24-1124
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DRAWN:	MLA
STATUS:	CUP SUBMITTAL

WATER MANAGEMENT PLAN

FOR **INFORMATION** ONLY

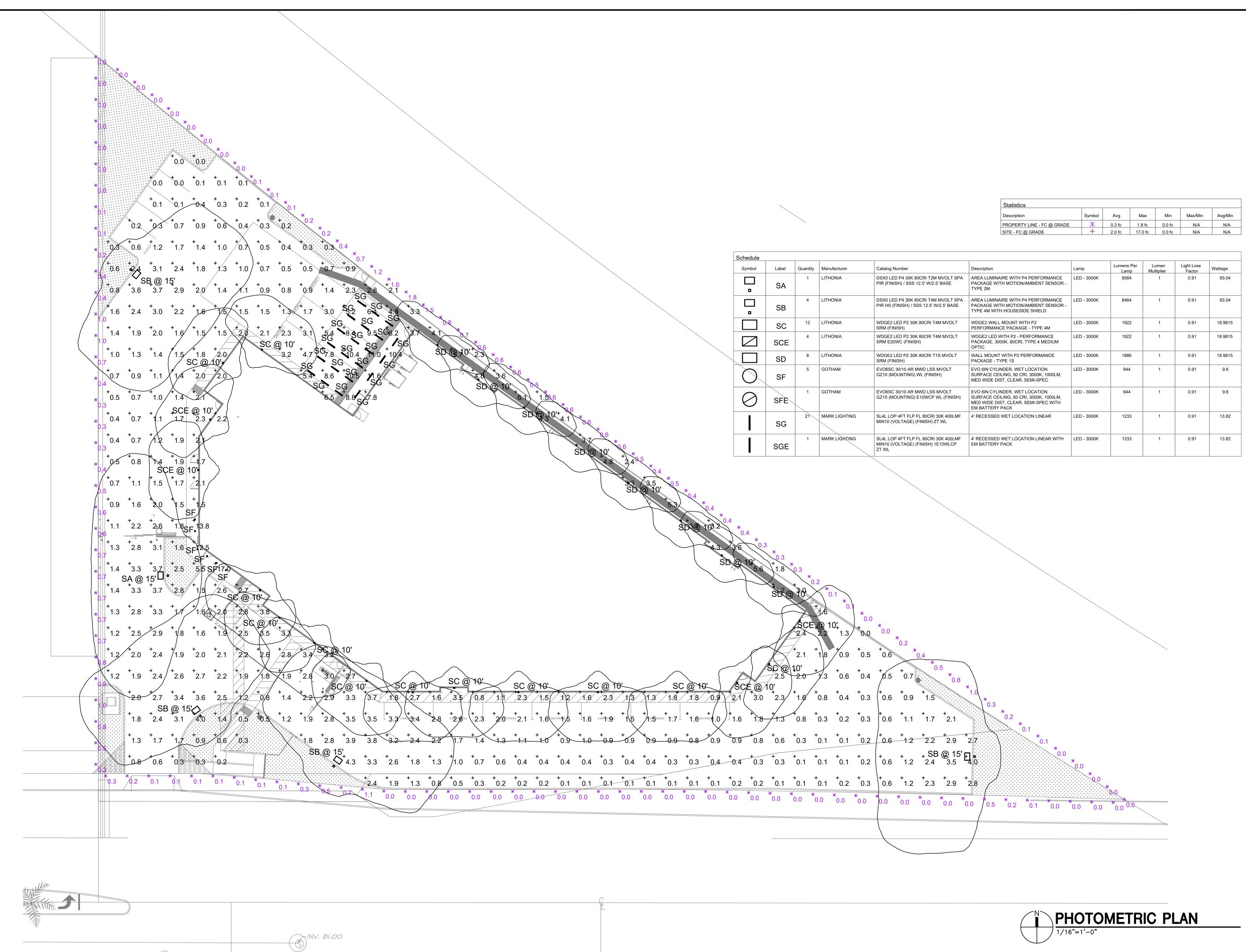
BUENA PARK SELF-STORAGINEW CONSTRUCTION
ORANGETHORPE AVENUE. APN # 2

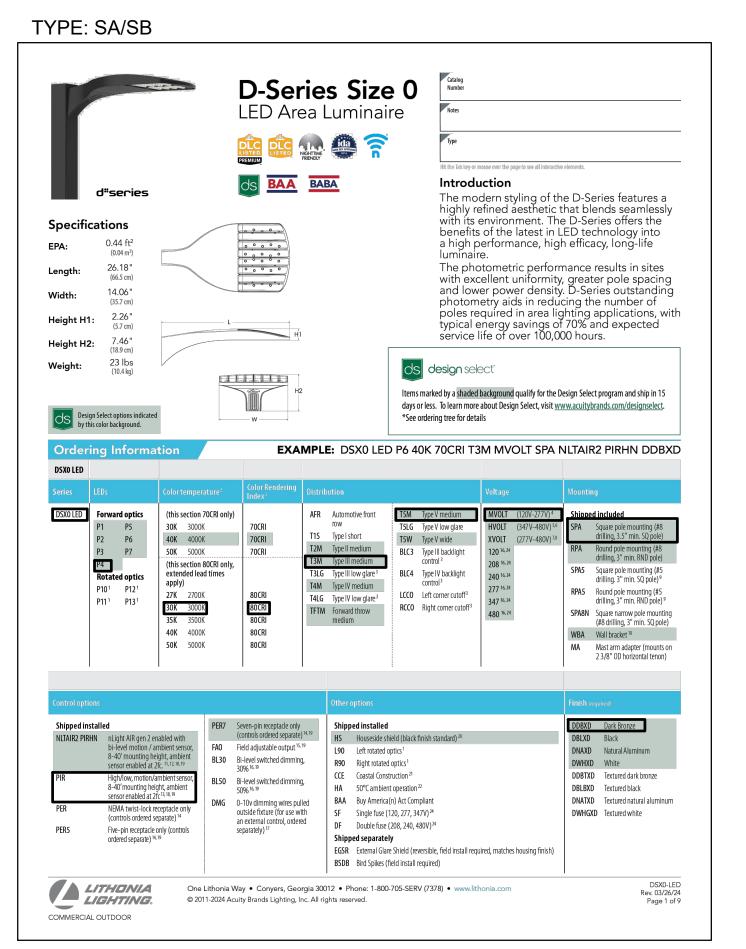
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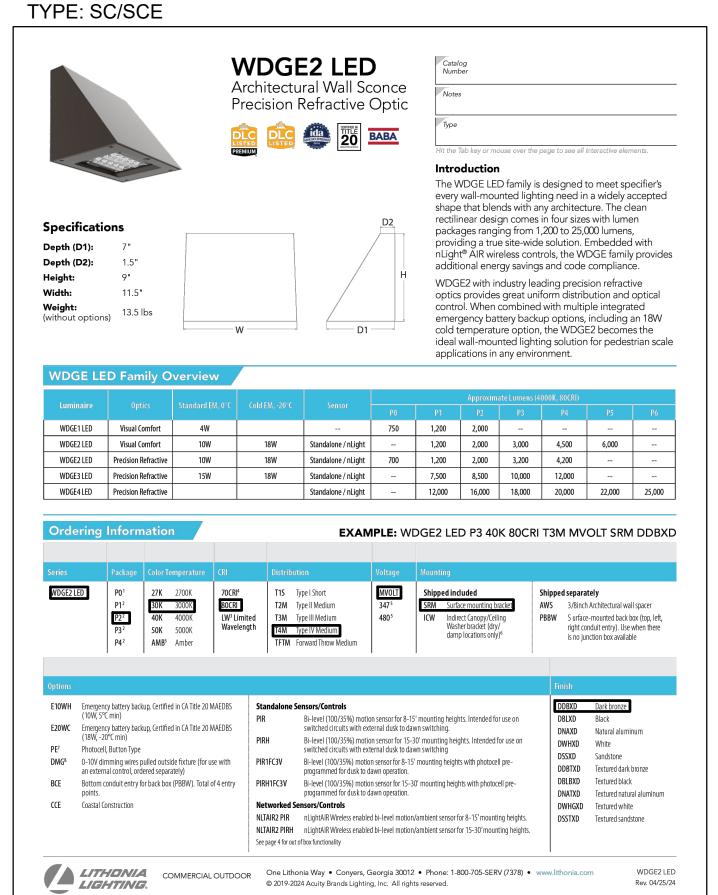
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CHECKED:	SMV
DRAWN:	
STATUS:	PRE-APP

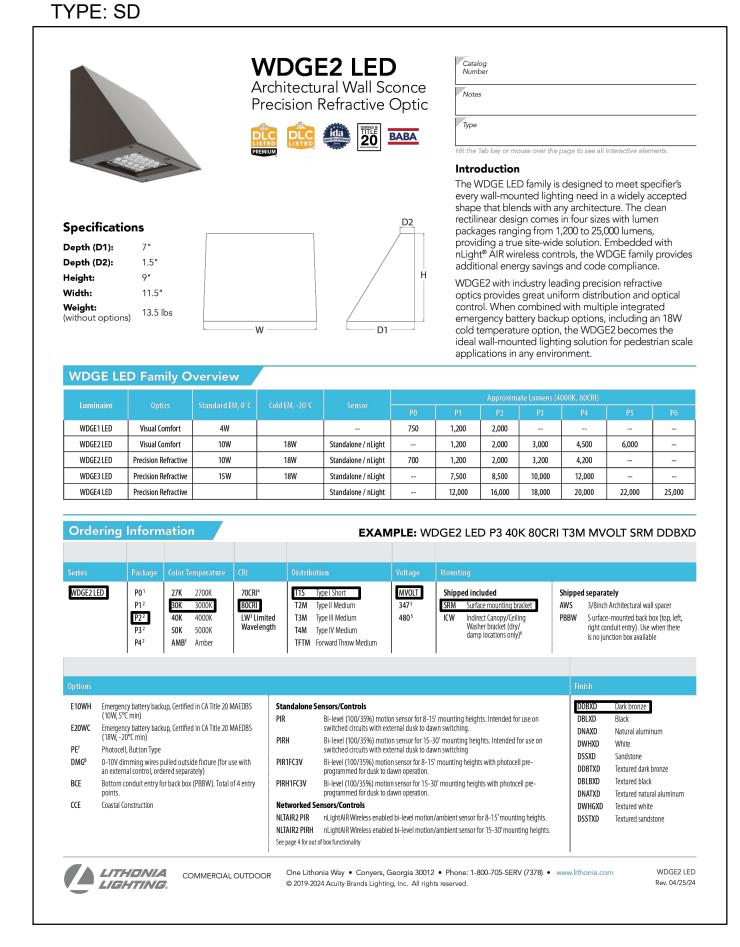
CONSTR. DOCS:

PHOTOMETRIC PLAN

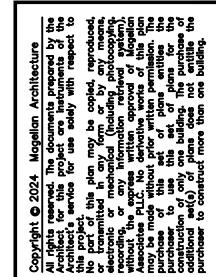












Falbert Avenue, Suite 175

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Augusta Manallan Architecture.com

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Purchase

Purchase

Augustus

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A R C H I T E C 10540 Talbert Avenue, 8 Fountain Valley, Califorr Tel (949) 8

WEST COAST GE

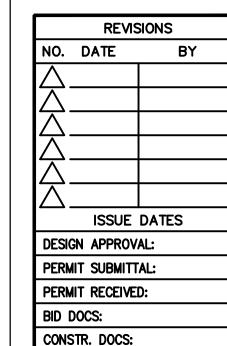
BUENA PARK

BUENA PARK

SELF-STORA

NEW CONSTRUCTION

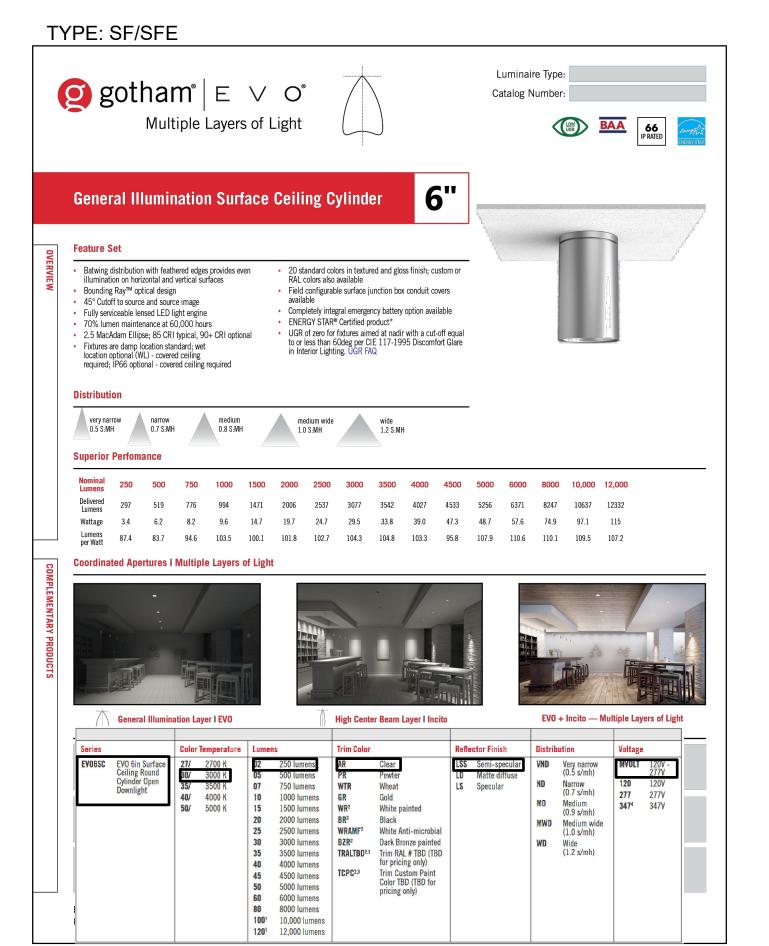
ORANGETHORPE AVENUE. APN

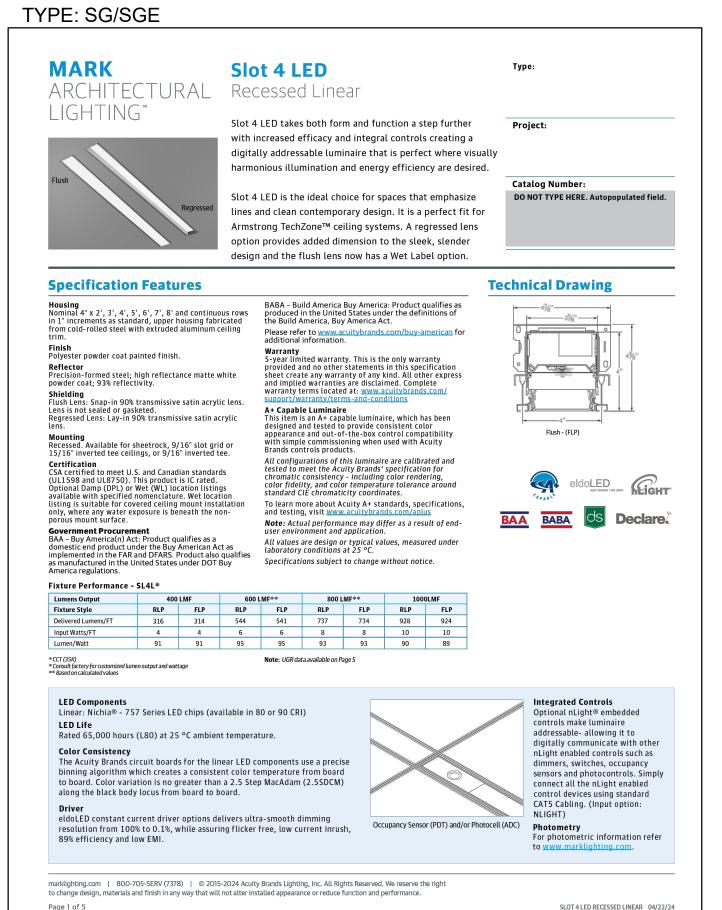


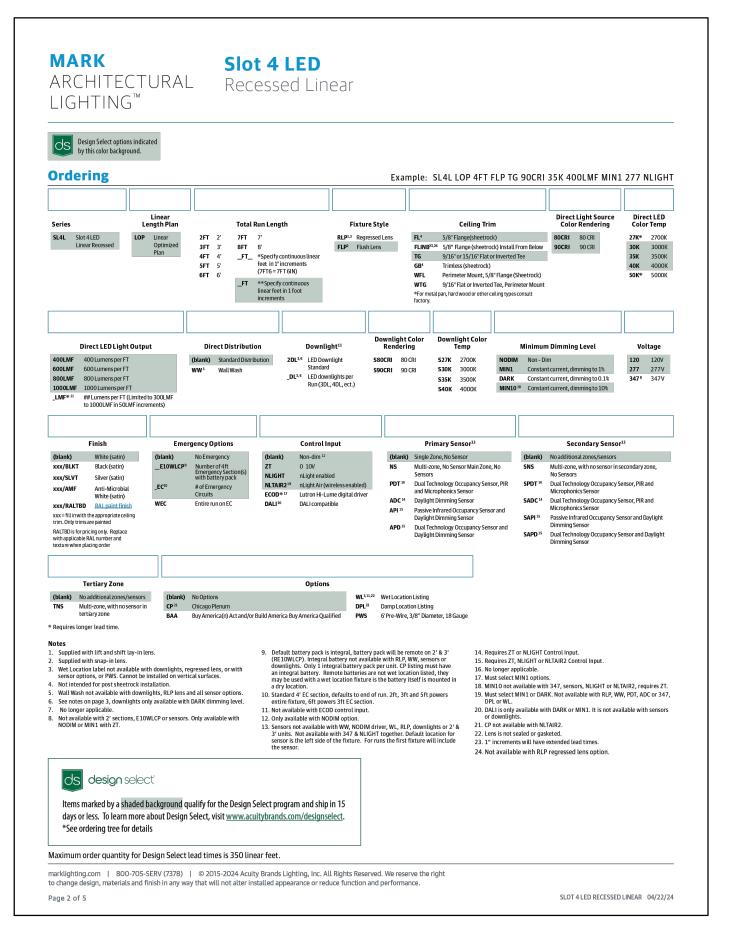
SCALE:	
PLOT DATE:	2025-04-23
CAD FILE:	
JOB NUMBER:	24-020
CHECKED:	SMV
DRAWN:	
STATUS:	PRE-APP

EXTERIOR LIGHT FIXTURE CUTSHEETS















Tel (949) 515-9600

10540 Talbert Ave., Suite 175 Fountain Valley, CA 92708-6027

magellanarchitecture.com

June 16, 2025

Community Development Department, City of Buena Park 6650 Beach Blvd., Buena Park, CA 90622

Project: Buena Park West Coast Self-Storage 8255 Orangethorpe Ave. Buena Park, CA 90621

APN: 276-331-13

CUP # CU-24-14 & Variance # V-24-4

Applicant: Magellan Architecture

RE: Conditional Use Permit 2nd Submittal - Project Narrative

The proposed project is a new Self-Storage facility at the vacant lot next to the property 8251 Orangethorpe Ave, under the APN: 276-331-13. The project site is zoned Commercial Manufacturing (CM). The existing site area is 1.62 acres, and the project proposes acquiring the city-owned sliver land along Orangethorpe Ave. totaling 1.74 acres of land. The development proposes one (1) 4-story Self-Storage building totaling 124,000 Sq. Ft., seven (7) parking stalls, seven (7) short term parking spaces, two (2) bicycle parking spaces, and three (3) loading spaces along with site improvements such as grading, landscaping, underground stormwater infiltration system, and wet and dry utility connections as part of the project.

The proposed FAR is 1.63 and 42% of lot coverage before considering certain floor areas as exempt from FAR. It is proposed that certain areas within the floor plans such as mechanical equipment shafts, stairs, elevator shafts will not count towards the FAR as described in the attached exhibit, which allows the project to meet the zoning FAR requirements of 1.5. Refer to exhibit with exempt FAR areas.

The proposed building is climate-controlled, fully equipped throughout with fire sprinklers and fire alarm systems. The program includes drive-up storage units, interior storage units along with 649 Sq Ft of Leasing Office. All setbacks are in accordance with zoning regulations and a min 7% landscaping near the parking area is provided.

The existing main point of access to the site is located on the Southwestern corner of the property and the intent is to keep the same location as this is the only feasible option due to the constraints of the site. A left-turn-only lane is proposed to allow access entering the property from the eastbound direction of Orangethorpe Ave. near the intersection with Kass Dr.

Architectural feature towers with glass storefronts and emblematic faux roll up doors are proposed at every corner of the building, this accent in the façade design improves the building visual aesthetics and will help the public to recognize the use of the building and create a dynamic relationship between the building and the neighborhood. The maximum height proposed at these feature towers is 58'-6" above finished floor elevation, per the Buena Park Municipal Code Section 19.516.040, the allowable building

height is 35 feet and when the building is located more than 50 feet from any residential zone, it is allowed to add 1 foot for each foot of horizontal distance in excess of 50 feet from the nearest residential zone or street property line. The current distance from the proposed building to the existing residential property line across Orangethorpe Avenue is +261 feet. This Conditional Use Permit application includes the request of the variance for the building height.

The proposed contemporary architecture of the building includes a mixture of materials and different parapet elevations, including concrete masonry unit (CMU) blocks with two contrasting colors at the base of the building, architectural metal paneling, glazing, aluminum storefront, and metal canopies / cornices across all facades.

The construction type will be a Type II-B, fully sprinklered structure, applying the 2022 version of the California Building Code. The project will contemplate solar panels along with EV charging station(s) as required.

Approximately 6,405 Sq Ft (8%) of the site will be dedicated to landscape areas with an assortment of trees and shrubs throughout the developed site which are both drought tolerant and appropriate for the local climate and surroundings. The proposed landscape ensures that the site also has a complementary landscape design to what is currently present along Orangethorpe Avenue. For security purposes, the site will be fenced and gated, meeting the necessary Fire Department Accessibility requirements.

The property will be managed by West Coast Self-Storage, a professional and experienced self-storage operator with over 160 managed store locations with 31 stores in California, so the onsite staff and regional managers will be very familiar with typical operational and security issues that this property may encounter. The facility will also feature a security system with 24-hour digital video surveillance cameras that will be located both inside and outside that will cover the entire exterior building perimeter. The property will also feature wrought iron access-controlled sliding gates that can only be opened by registered tenants and property management, as well as a wrought iron fence located along the perimeter facing the I-5 freeway. Additionally, the site will be illuminated by light poles located at corners of the property, and the building will feature wall-mounted light fixtures around the entire building perimeter at approximately every 20'-30'.

As part of West Coast Self-Storage's after-hours security measures, a toll-free phone number ((888) XXX-XXXX) will be posted on signage at multiple locations on the property. This 24/7 after-hours emergency number connects to a live person, who will assess the situation and then call the appropriate party (internal staff or external resources). The (888) representative has direct access to the facility team members, including the Manager, Assistant Manager, District Manager and Regional Manager, and all after-hours situations get addressed in real time.

The facility will have one (1) to two (2) staff members on-site throughout the day, however, there will not be any dedicated maintenance personnel or security officer conducting regular, random walkthroughs of the property. Instead, walkthroughs are conducted on a case-by-case basis, as needed.

Additional Variance Application is provided for the proposed reduction of required loading spaces. The section §19.536.100 of the Buena Park Municipal Code and Zoning Ordinance details loading space requirements that are based on zoning classification and gross building floor area range categories. Per table 19.536.100, a building with a gross square footage above 100,000 Sq. Ft., as is being proposed by

Buena Park WCSS Page 2 of 4

this development, would be required to provide two (2) Type B and two (2) Type C loading spaces, ranging from 40' L x 14' W x 14' H for Type B to 60' L x 14'W x 14'H for Type C, as well as an extension of the length of the loading space (the "apron") ranging from 39' to 60'.

This development intends to market self-storage rental units at this site for household storage use, as opposed to commercial/business storage. The attached unit mix exhibit (floor plans) identifies that the proposed self-storage facility designed for this site would include rentable storage units that on average are less than 150 Sq. Ft. per unit, and the most common unit sizes will be 10'x10' or 10'x15'. West Coast Self Storage, as the storage facility operator, have found that for units ranging in this size, the rental of a cargo van or truck sized 20' and below is common to accommodate a client's moving needs. Also, has found that at a maximum, a 26' box truck is conventionally the largest sized box van that is readily available for consumer rental. Our household storage facilities do not accommodate larger vehicles like flatbed trailers that exceed 40' in length. The design team has also performed a truck-turning study for larger commercial trucks and trailers typical for commercial/warehouse storage that would require Type C loading spaces, and determined they would be unable to access the property.

Thus, it is with this information in mind that West Coast Self Storage supports in the request for a variance to the code detailed in the Buena Park Municipal Code and Zoning Ordinance section §19.536.100, as Northwest Building LLC's development proposes three (3) Type B loading stalls sized at 40'L x 14'W x 14'H.

Self-storage use generates very little waste and it's an industry standard to dedicate a storage unit for trash. The Self-Storage operator and property manager does not provide dumpsters or garbage access to tenants, and access to the trash room is limited to the staff only. The tenant lease specifically prohibits discarding trash onsite. Tenants are responsible for removing all their property from their storage unit when vacating, including any unwanted items. Any property or waste that is not removed by tenants when vacating will be removed by a commercial waste hauler for proper disposal. Actual trash generated from the operations at the facility is thus only from the manager's office and based on experience a 60 gallon or similar residential size waste bins are more than sufficient. This trash bin is stored in the interior trash room located facing the internal drive-aisle next to the Leasing Office. The proposed interior trash room is surrounded by CMU walls with a roll-up door and waste receptacles will be wheeled to an approved collection location and then immediately returned to the dedicated storage unit.

Hazardous materials are not allowed to be stored onsite. All tenant leases specifically prohibit the storage of hazardous materials.

HVAC units will not be visible from the street; it's planned to have condenser units placed on the roof and parapets are contemplated to screen any mechanical unit.

The planned office hours for the facility will be from 10:00 am to 6:00 pm Mondays through Saturday, with adjusted hours of 10:00 am to 5:00 pm on Sundays. The number of employees present at the facility will typically range from 1 to 3 individuals. Tenant gate hours for access to the facility are longer than the office hours, which is typical in the self-storage industry. Tenants will have regular access to the facility using a designated security code between 6:00 am and 10:00 pm every day.

We are confident that the proposed project will have a positive impact on the local Buena Park community. In fact, it will enhance the neighboring properties through its exceptional architectural design, creating a buffer against noise pollution from the I-5 and the railroad, improving security, providing a

Buena Park WCSS Page **3** of **4**

desirable amenity to residential communities, and minimized noise and traffic activity compared to other commercial/business uses. Our aim is to create a high-quality development that meets the current demand while simultaneously improving the overall aesthetics of the surrounding area. We are dedicated to delivering a project that will greatly benefit the local residents and contribute to the overall enhancement of the community.

Statement of Operations:

Toal Storage Units: Approximately 1,100 units

Number of Employees – There will be 1 to 3 employees with No Proposed Caretaker Residents

Hours of Operation - Office hours will be 10:00 am to 6 pm on weekdays (10 am-6 pm Saturday, 10 am-5 pm Sunday).

Type of equipment or processes used – Self-storage. Personal trucks, U-Haul type trucks and similar.

Hazardous materials – Hazardous materials are not allowed to be stored onsite.

Similar Developed Projects – The developer has constructed several other state-of-the-art projects like this at various locations in Southern California.

Thank you,

Sorlanda Moron-Velez Sr. Project Manager Magellan Architecture

Buena Park WCSS Page 4 of 4





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP



PLANNING COMMISSION Wednesday, July 9, 2025 – 6:30 p.m.

CONDITIONAL USE PERMIT NO. CU-24-14 & VARIANCE NO. V-24-4

8255 Orangethorpe Avenue APN: 276-331-13