

Wednesday, May 22, 2024, 6:30 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

VIDEO CONFERENCE PARTICIPATION (Zoom)

<https://zoom.us/j/97123173658?pwd=KzFpSlZhc1ZWd1oxTDZoanpLRExSQ09>

MEETING ID: 971 2317 3658

PASSCODE: 833679

Conference Call: (669) 900-6833

SPECIAL NOTICE REGARDING PUBLIC MEETINGS

On September 13, 2022, Governor Newsom signed Assembly Bill 2449, which permits Planning Commission Members to participate in Planning Commission Meetings via teleconferencing for emergency circumstances or just cause reasons. Videoconferencing allows the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees and limit exposure. Please be advised that some Planning Commission Members may attend this meeting via videoconference. The public has the following options to provide comments during the meeting:

OPTION 1: IN-PERSON

The public may attend this meeting in-person. Those wishing to speak are asked to complete a speaker identification at the kiosk at the entrance of the Council Chamber. Comments are limited to no more than three minutes each.

OPTION 2: VIA EMAIL

Members of the public may submit their comments in writing by sending them to the Planning Division at bpplancomments@buenapark.com. **Please submit all comments and questions by 5:00pm on the day of the meeting.** All comments and questions will be read during the meeting.

OPTION 3: VIRTUALLY (VIA ZOOM)

- **Zoom Conference Call: (669) 900-6833**

You may request to speak by dialing *9 from your phone when the designated public comment period, as listed on the agenda, has been opened. After City staff confirms the last three digits of the caller's phone number or Zoom ID and unmutes you, *the caller must press *6*. Callers are encouraged, but not required, to identify themselves by name. Each caller has three (3) minutes to speak.

- **Zoom Virtual Participation**

<https://zoom.us/j/97123173658?pwd=KzFpSlZhc1ZWd1oxTDZoanpLRExSQ09>
MEETING ID: 971 2317 3658 PASSCODE: 833679

Virtually "raise your hand" when the designated public comment period, as listed on the agenda has been opened. Wait to be called on by City staff, unmute your audio, your name and city of residency is requested, but not required. Each participant has three (3) minutes to speak.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, please contact the Planning Division at (714) 562-3620. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

All regular meetings of the Planning Commission are available on the City's website at www.buenapark.com. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Planning Commission are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision. The appeal period ends on June 10, 2024.

1: GENERAL

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

2: ORAL COMMUNICATIONS

2A. 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. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber. Those wishing to speak using the videoconferencing feature are asked to raise their hand now by either dialing *9 or the raise hand feature.

3: CONSENT CALENDAR

3A. APPROVAL OF MINUTES

April 10, 2024

4: PUBLIC HEARING

4A. CONDITIONAL USE PERMIT NO. CU-23-5

A request to create a year-round Halloween/horror-themed entertainment facility within the Buena Park Downtown Mall that includes two (2) interactive movie theaters, concessions, two (2) escape rooms, a seasonal Halloween maze, temporary horror-themed attractions, and common area at 8308 On the Mall. The project is Categorically Exempt, pursuant to Class 1, Section 15301 (Existing Facilities).

The property owner is NEWKOA, LLC, 3240 Wilshire Boulevard, Suite 570, Los Angeles, CA 90010. The applicant is Heather Luther, 360 E 1st Street #667, Tustin, CA 92780.

— RECOMMENDED ACTION: Adopt Resolution approving Conditional Use Permit No. CU-23-5.

4B. CONDITIONAL USE PERMIT NO. CU-24-4

A request to construct a 65-foot high double-sided freestanding sign fronting Beach Boulevard for an existing restaurant with drive-through service (McDonald's) at 7861 Beach Boulevard. The project is Categorically Exempt, pursuant to Class 11, Section 15311 (Accessory Structures).

The property owner is McDonald's Corporation, a Delaware corporation, 1 McDonald's Drive, Oak Brook, IL 60523. The applicant is John Crispis, 1700 W Anaheim Street, Long Beach, CA 90813.

— RECOMMENDED ACTION: Adopt Resolution approving Conditional Use Permit No. CU-24-4.

5: AGENDA FORECAST

5A. ANNOUNCEMENTS, CONFERENCE REPORTS, AND CALENDAR REQUESTS

6: STAFF REPORTS

6A. STAFF REPORTS

7: COMMISSION REPORTS

7A. COMMISSION REPORTS

8: ADJOURNMENT

8A. ADJOURNMENT

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, 스페인어, 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: May 17, 2024

APPROVAL OF MINUTES

April 10, 2024

Meeting	Agenda Group
Wednesday, May 22, 2024, 6:30 PM	CONSENT CALENDAR Item: 3A
Presented By	Prepared By
	Ruth Santos, Senior Administrative Assistant

Attachments

[2024-04-10 PC M.pdf](#)

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
April 10, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on April 10, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

Matt Foulkes, Director of Community and Economic Development
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Chris Cardinale, City Attorney (via Zoom)
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
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 - March 13, 2024 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Davis moved and Commissioner Diep seconded the motion to approve the minutes of March 13, 2024 Planning Commission meeting.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING

4A. CONDITIONAL USE PERMIT NO. CU-23-4, SIGN PLAN NO. SN-23-1, AND TENTATIVE PARCEL MAP NO. PM-23-2

A request to subdivide the currently vacant eleven (11) parcels into three (3) parcels for the development of an integrated commercial center consisting of three (3) buildings totaling 8,911 square feet of commercial multi-tenant spaces including two (2) drive-through restaurants; 125 parking spaces, including 75 electric vehicle charging stations, a 55-foot high freeway facing ground sign, and other associated site improvements, including an integrated sign program

The property owners are City of Buena Park, 6650 Beach Boulevard, California, 90622, and Myung Soon Kim/Kathrine Kim, 1623 Merryweather Drive, Bethlehem, PA 18015. The applicant is Duyum Dulum, 2254 South Figueroa Street, Los Angeles, CA 90007, on behalf of Atwater Infrastructure Partners, LLC, 4410 East Gage Avenue, Bell, CA 90201.

Dr. Meshram presented the staff report.

Commissioner Patiño asked about negative impacts on vehicular traffic at the freeway on- and off-ramp intersections during the morning and evening hours, and if emergency vehicles will be affected. Commissioners Patiño and Choi asked if there will be trees and enhanced landscaping for shade and aesthetics. Commissioner Choi suggested sitting areas (benches) and landscaping. Chair Judeh noted that there are not too many outdoor seating areas, and asked if this was due to freeway smog. Vice Chair Davis noted that 75 of the parking spaces are allotted for EV charging station customers and asked if there will be enough parking spaces for gas-powered vehicles. She also observed a walk-up window and a drive-thru, and asked how those would affect traffic and the overall look of the area.

Ms. Arabolu stated that there are no adverse impacts on emergency vehicles, and discussed the Traffic Study, including City and Caltrans mitigation measures.

Dr. Meshram said that detailed landscaping plans will be submitted during the application process following the approval of this project. Dr. Meshram explained that Assembly Bill 970 allows for EV equipment spaces to be part of the parking count, and said that the applicant will respond to other questions raised.

There being no other questions of staff, Chair Judeh opened the public hearing.

Albert Lemus, Atwater Infrastructure Partners, said the project is based on careful study, including the growing number of EV vehicles and the need for more charging stations. He discussed the Traffic Study and said that the applicant is working with the City and Caltrans on traffic mitigation measures. He said that more detailed landscaping plans, including mature trees, will be submitted during the application process, and acknowledged recommendations from Commissioners Patiño and Choi regarding enhanced landscaping, including Commissioner Choi's suggestions regarding benches and landscaping on the area close to the I-5 off ramp.

In response to Chair Judeh, Mr. Lemus explained that there are not too many open seating areas not because of the smog but due to the noise coming from the freeway – the decibel level might be high.

To answer Vice Chair Davis' question, Mr. Lemus said that although 75 of parking spaces are for EV charging station customers, some of those spaces can be used for parking gas-powered vehicles for about one-hour. He added that parking should be sufficient considering the nature of the businesses such as coffee shops and eateries in the area, where customers get coffee or a quick bite to eat, or delivery services pick up orders from online customers. He said that he is not aware of any walk-up window, but he will verify and update the Commissioners if there is one.

Chair Judeh commented that that the proposed project will answer the needs of EV customers who struggle to find charging stations. Vice Chair Davis said that it will definitely be an improvement over the existing vacant lot.

There being no speakers or written communications, Chair Judeh closed the public hearing.

Vice Chair Davis moved and Commissioner Choi seconded the motion to adopt the resolutions approving Conditional Use Permit No. CU-23-4, Sign Plan No. SN-23-1, and Tentative Parcel Map No. PM-23-2

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6335
CONDITIONAL USE PERMIT NO. CU-23-4
TENTATIVE PARCEL MAP NO. PM-23-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT AND A TENTATIVE PARCEL MAP TO SUBDIVIDE CURRENTLY VACANT ELEVEN (11) PARCELS INTO THREE (3) PARCELS FOR THE DEVELOPMENT OF AN INTEGRATED COMMERCIAL CENTER CONSISTING OF THREE (3) BUILDINGS TOTALING 8,911 SQUARE FEET OF COMMERCIAL MULTI-TENANT SPACES INCLUDING TWO (2) DRIVE-THROUGH RESTAURANTS; 125 PARKING SPACES WITH 75 ELECTRIC VEHICLE CHARGING STATIONS, OTHER ASSOCIATED ON-SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 7232, 7236, 7242 ARTESIA BOULEVARD, AND 6011 BOTRYOIDES AVENUE/ APN (S) OR ADJACENT TO (APN(S): 066-030-21; 066-030-031; 066-030-51; 066-030-48) WITHIN THE AUTO CENTER SPECIFIC PLAN (ACSP) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

**RESOLUTION NO. 6336
SIGN PROGRAM NO. SN-23-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA APPROVING A REQUEST FOR ISSUANCE OF SIGN PROGRAM NO. SN-23-1 ON A PROPERTY LOCATED AT 7232, 7236, 7242 ARTESIA BOULEVARD, AND 6011 BOTRYOIDES AVENUE/ APN (S) OR ADJACENT TO (APN(S): 066-030-21; 066-030-031; 066-030-51; 066-030-48) WITHIN THE AUTO CENTER SPECIFIC PLAN (ACSP) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

5. AGENDA FORECAST:

Dr. Meshram informed the Commissioners that, as of this date, there are no items scheduled for the next regularly scheduled Planning Commission meeting.

6. STAFF REPORTS:

Mr. Foulkes informed the Commissioners of City Council approval of the following projects, as recommended by Planning Commission: 1) Text Amendment to Title 19 of the Buena Park Municipal Code to Change the Fence Setbacks in Commercial and Industrial Zones; 2); and Development Agreement for a new hotel development project at 7860 Beach Boulevard.

7. COMMISSION REPORTS:

Vice Chair Davis reported on the April 6, 2024 Estrella Awards event, sponsored by the Orange County Chamber of Commerce, which she and some of the Commissioners attended.

8. ADJOURNMENT:

At 7:26 p.m., Chair Judeh adjourned the Planning Commission meeting.

Mirvette Judeh
Chair

ATTEST:

Swati Meshram, Ph.D., AICP, LEED AP
Planning Manager

CONDITIONAL USE PERMIT NO. CU-23-5

A request to create a year-round Halloween/horror-themed entertainment facility within the Buena Park Downtown Mall that includes two (2) interactive movie theaters, concessions, two (2) escape rooms, a seasonal Halloween maze, temporary horror-themed attractions, and common area at 8308 On the Mall. The project is Categorically Exempt, pursuant to Class 1, Section 15301 (Existing Facilities).

The property owner is NEWKOA, LLC, 3240 Wilshire Boulevard, Suite 570, Los Angeles, CA 90010. The applicant is Heather Luther, 360 E 1st Street #667, Tustin, CA 92780.

Meeting	Agenda Group
Wednesday, May 22, 2024, 6:30 PM	PUBLIC HEARING Item: 4A
Presented By	Prepared By
Ian McAleese	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

The approximately 10.7-acre project site is generally located on the south side of La Palma Avenue between Stanton Avenue and Dale Street at 8308 On the Mall (APN: 070-511-15). The property is currently developed with an indoor shopping mall (Buena Park Downtown Mall) and surrounding surface parking lots. The property is zoned CR (Regional Commercial) with a General Plan Land Use designation of Entertainment Mixed-Use. The site is also within the Entertainment Corridor Focus Area, which is envisioned as a pedestrian-friendly and tourist-oriented destination that connects Knott's Berry Farm to the Mall and other visitor serving uses along Beach Boulevard. The mix of entertainment, world-class shopping, excellent dining, and civic spaces are envisioned to create a regional destination where visitors can patronize local attractions without leaving the Entertainment Corridor. With uses that attract both residents and visitors, the Entertainment Corridor is considered the "heart" of the City. Unique urban design features, including landscaping, streetscape, and signage enhancements along Beach Boulevard provide the area character and identity.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Entertainment Mixed-Use	CR (Regional Commercial)	Restaurants (Olive Garden and Chili's)
South	Entertainment Mixed-Use	CR (Regional Commercial)	Theaters (Krikorian Metroplex)
East	Entertainment Mixed-Use	CR (Regional Commercial)	Retail (Walmart)
West	Entertainment Mixed-Use	CR (Regional Commercial)	Retail (Vacant Sears building)

BACKGROUND:

DATE	ACTION TAKEN
1959	Construction of an approximately 220,000-square-foot Sears Roebuck & Co. at the western end of the property
1962	A JC Penney Co. and J.J. Newberry Co. store was constructed
1976	The mall underwent a three-phase enclosure and expansion program which included enclosing the previously outdoor central pedestrian walkway
1979	Construction of a new JC Penney store at the property's southern end
1992	Robinsons-May closed and leased the building to the membership department store Fedco

1999	Fedco closed and the lease was transferred to Wal-Mart, which continues to occupy the space
2003	The property underwent another substantial renovation, which included the addition of an 18-screen Krikorian Metroplex Theater at the southern end of the property. also included the construction of shops in an open-air plaza adjacent to the movie theater and the construction of a new Wal-Mart, replacing the May Co./Fedco building
2013-2023	Construction of several satellite restaurant buildings along the La Palma Avenue frontage
2023	City Council approved a development for 1,176 multifamily units and 126 townhomes, 39,000 square feet of amenity and lobby space, 2,971 parking spaces, and an approximately 1-acre park at the Sears store and parking location

APPLICATION ANALYSIS:

Project Description

The applicant, on behalf of the property owner, has submitted the application, plans, and business plan requesting Planning Commission approval to establish and operate a Halloween/horror-themed entertainment facility (The 17th Door) within an existing 53,113 square-foot tenant space within the lower level of the mall the Downtown Buena Park Mall. According to the business plan, the proposed Halloween/horror-themed entertainment facility will operate a mix of attractions ranging from year-round escape rooms and horror themed movie theaters, to a seasonal Halloween maze, and other temporary attractions such as a virtual reality and other Halloween experiences. The proposed Halloween/horror-themed entertainment facility will operate Sunday through Thursday from 3:00 p.m. to 12:15 a.m.; and Friday through Saturday from 2:00 p.m. to 1:30 a.m. and will remain closed during the other hours of the day. A detailed list of the daily hours of operation and services is available in Attachment 3 Business Plan. The mall has a daily closing time of 8:00 p.m., and the entertainment facility will be operating past this closing time. Security will be provided starting half hour prior to mall closing hours through one hour past the business operating hours. Stanchions will be placed west of the entrance along with security guards to direct people to the two exits that will remain open, which will be located near Walmart.

Floor Plan

The proposed Halloween/horror-themed entertainment facility will be situated in the lower level of the mall and will occupy a gross of 53,113 square feet with an approximate net area of 31,044 square feet of the basement floor area. The business floor area is comprised of approximately 5,903 square feet of entry/common area that contains ticket sales, two escape rooms of 1,957 and 2,428 square feet, two 55-seat movie theaters at 2,055 square feet, multi-purpose space of 2,739 square feet, maze area of 4,898 square feet, with the rest of the space utilized for prop storage, offices, break rooms, and other miscellaneous storage. Most of the unutilized area is taken up by emergency exiting corridors for the proposed use.

Access and Parking

Vehicular access to the project site will remain from existing driveways located off of La Palma Avenue, Stanton Avenue, and Dale Street. The subject property maintains a reciprocal access agreement with the surrounding adjacent properties. The total parking provided between the mall and Walmart is 2,480 parking spaces that are available for the proposed Halloween/horror-themed entertainment facility. A total of 138 parking spaces are required for the proposed business which will be provided through the shared parking area surrounding the mall. Pedestrian access to the proposed Halloween/horror-themed entertainment facility will remain and be provided through the mall's main entrances.

DISCUSSION:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted), indoor theaters and entertainment uses are conditionally permitted within the CB (Regional Commercial) zoning district. In addition

entertainment uses are conditionally permitted within the CR (Regional Commercial) zoning district. In addition, pursuant to Chapter 5.24 (Entertainment Permits), any entertainment use requires a separate Entertainment Permit, which is included as a condition of approval. Section 19.128.020 (Conditional Use Permits) of the City of Buena Park Municipal Code (BPMC) requires Planning Commission review and approval for any use that is conditionally permitted. Staff reviewed the plans and visited the property and is of the opinion that the facility and site are adequate to support the entertainment facility within the existing tenant space. Further, a Halloween/horror-themed entertainment facility will be appropriate within the context of the existing indoor shopping mall and will not negatively impact the subject and surrounding properties. The hours of operation are proposed for off-peak times and should not interfere with other uses within the mall.

The proposed use, as conditioned, is consistent with the goals and policies of the General Plan and complies with all development standards within the CR (Regional Commercial) zone.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines, because the proposed Halloween/horror-themed entertainment facility is located within an existing tenant space of an indoor shopping mall with no proposed expansion.

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on May 9, 2024.

Attachments

[Proposed Planning Commission Resolution for Conditional Use Permit No. CU-23-5.pdf](#)

[Development Plans stamped RECEIVED MAR 21 2024 PLANNING DIV.pdf](#)

[Business Plan stamped RECEIVED DEC 18 2023 PLANNING DIV.pdf](#)

[Vicinity Map.pdf](#)

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-23-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA APPROVING A REQUEST TO ALLOW THE OPERATION OF A YEAR-ROUND HALLOWEEN/HORROR-THEMED ENTERTAINMENT FACILITY, CONSISTING OF TWO (2) ESCAPE ROOMS, TWO (2) HORROR THEMED MOVIE THEATERS, ONE (1) SEASONAL MAZE, AND OTHER TEMPORARY ATTRACTIONS WITHIN AN EXISTING 53,113 SQUARE-FOOT TENANT SPACE, LOCATED AT 8308 ON THE MALL (APN: 070-511-15), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Heather Luther, applicant, 360 E 1st Street #667, Tustin, CA 92780, on behalf of NEWKOA, LLC, property owner, 3240 Wilshire Boulevard Suite 570, Los Angeles, CA 90010, has filed an application for a Conditional Use Permit No. CU-23-5 to allow for the operation of a year-round Halloween/horror-themed entertainment facility, located at 8308 On the Mall, Buena Park, California, 90620, in the County of Orange (APN: 070-511-15). Hereinafter referred to as the "Application."

(ii) On May 22, 2024, 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.

(iii) The Planning Commission has reviewed and considered all components of the proposed Conditional Use Permit No. CU-23-5 and concluded its public hearing prior to adoption of this Resolution.

(iv) 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 reports, verbal testimony, and the Conditional Use Permit No. CU-23-5 development plans stamped "RECEIVED MAR 21 PLANNING DIV.", this Commission hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

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

FACT: The proposed establishment of a Halloween/horror-themed entertainment facility is consistent with the City's General Plan and Zoning Ordinance, as conditioned, and will meet applicable operating standards. The proposed operation of the entertainment facility is consistent with the General Plan and zoning in that it is located within a land use that promotes entertainment, shopping, and dining uses along with supporting business.

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

FACT: The site is developed as an indoor shopping mall and includes uses such as retail, restaurants, theaters, and personal service uses. The site is adequate in size, shape, topography, location, and other factors, to accommodate the operation of an entertainment facility.

- c. **FINDING:** 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.

FACT: The subject site is located between Dale Street and Stanton Avenue, on La Palma Avenue. La Palma Avenue is considered a Primary Arterial in the City's Mobility Element, within the General Plan. A Primary Arterial is a four-lane divided roadway, with a typical right-of-way width of 100 feet. As such, adequate street access and traffic capacity are available to serve the proposed entertainment facility as well as existing anticipated development in the surrounding area.

- d. **FINDING:** Adequate utilities and public services will be available to serve the use as well as existing and anticipated development in the surrounding area.

FACT: Adequate utilities and public services are available to serve the proposed entertainment facility use as well as existing and anticipated development in the surrounding area. The site is fully developed with an indoor shopping mall and

meets the City standards for public services and utilities to serve the site.

- e. **FINDING:** The use and development will be compatible with the intended character of the area.

FACT: The proposed entertainment facility use will be compatible with the existing and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

- f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

FACT: Pursuant to City Code Section 19.512.010 (Uses Permitted), any entertainment facility or indoor movie theater requires a Conditional Use Permit. As conditioned, the proposed entertainment facility will comply with these standards.

- g. **FINDING:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

FACT: Any adverse effects that may come from the entertainment facility at this site are justified and fully balanced by offsetting benefits to the public interest in that the use will provide additional entertainment recreation options. The proposed entertainment facility will benefit the local economy by allowing a new tenant to operate within an existing vacant tenant space within the indoor shopping mall in the City. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations, because the application is proposed within existing space.

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-23-5 development plans stamped "RECEIVED MAR 21 2024 PLANNING DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

Resolution No.

Conditional Use Permit No. CU-23-5
May 22, 2024

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:

FIRE AUTHORITY:

1. Prior to issuance of a building permit:
 - a. Architectural (service codes PR200-PR285):
 - i. The exit travel distance requirements must be resolved per the 2022 California Building Code, or the egress system must be redesigned to meet CBC requirements.
 - b. Alternate methods and materials (AM&M) request (PR910) will be required if the design is not capable of meeting the California Fire Code. Be advised, the AM&M request may not be granted.
2. Prior to concealing interior construction:
 - a. Fire alarm system (service code PR500-PR520).
 - b. Fire sprinkler system (service codes PR430-PR455) if the building is currently sprinklered and the system requires modification.
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.
5. Special/Custom Conditions: Plans have been reviewed with the indicated Escape Rooms included in the design. Any deviation from the plans, as shown, will require future plan reviews and revisions, as appropriate.

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.

Resolution No.

Conditional Use Permit No. CU-23-5
May 22, 2024

4. Municipal Code, Title 1, and/or the California Building Codes.
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.

PLANNING DIVISION:

1. This approval shall be to allow for the establishment and operation of a Halloween/horror themed entertainment facility within an existing approximately 53,113 square-foot tenant space within the Downtown Buena Park Mall, consisting of two (2) movie theaters, two (2) escape rooms, one (1) seasonal maze, and other temporary attractions on a property located at 8308 On the Mall, as described and shown on plans dated "RECEIVED MAR 21 2024 PLANNING DIV", except as modified herein.
2. The entertainment facility business hours of operation shall be limited to from the hours of 3:00 p.m. to 12:15 a.m. Sunday – Thursday, and 2:00 p.m. to 1:30 a.m. Friday and Saturday.
3. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
4. No live entertainment, including live music bands, performance acts, pool tables, video games, dancing, karaoke or other amusement devices, shall be permitted without first obtaining an Entertainment Permit approved by the Community and Economic Development Department and Police Department detailing permissible entertainment types and any requirements for security in accordance with the provisions of Chapter 5.24 (Entertainment Permits) of the Buena Park Municipal Code prior to commencing any entertainment on the premises.
5. Amplified music, except for special approved events, shall not be permitted, except background music that complements the horror themed experience. Such amplified music shall be at a level that does not impeded normal conversation. Any interior amplified music shall be maintained at a level so as not to disturb adjacent tenants.
6. All new signs shall conform to the Zoning and Sign Ordinance of the City of Buena Park. The property owner or business operator shall submit a separate sign permit application for any new sign to the Planning Division and obtain all the required approvals and permits.
7. Prior to issuance of a Certificate of Occupancy, a security plan shall be submitted for review and approval by the Director of Community and Economic Development and the Police Chief. The Security Plan shall include the proposed security staffing, locations of personnel, all proposed safety measures, and a narrative description of security protocols during periods when the horror-themed attractions are open, but the mall is closed. The security shall include specific measures that will be

Resolution No.

Conditional Use Permit No. CU-23-5

May 22, 2024

- taken by security or personnel to ensure that patrons exiting the facility after mall hours do not loiter within the mall or mall parking lot.
8. The business shall maintain a business license as required by the Buena Park City Code.
 9. The sale of alcohol for on-site and off-site consumption shall be prohibited unless a conditional use permit is first obtained. Signage prohibiting the sale for on-site and off-site alcohol consumption shall be posted and clearly visible.
 10. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
 11. 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.
 12. The proposed Halloween/horror themed entertainment facility shall be for the activities as described in the business operation plan dated "RECEIVED DEC 18 2023 PLANNING DIV".
 13. There shall be no outdoor activities associated with the Halloween/horror themed entertainment facility including in the Downtown Buena Park Mall interior common areas, parking lot areas or other outdoor spaces, unless specifically approved by the City via a Temporary Use Permit
 14. Upon establishment of the Halloween/horror themed entertainment facility, should the use create any nuisance related to noise or vibration at any time for neighboring uses, properties, or individuals, the operator of the business shall take any and all reasonable actions to terminate the nuisance, including but not limited to altering the operating hours to the satisfaction of the Director of Community and Economic Development.
 15. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.
 16. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
 17. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
 18. The applicant and/or property owner shall sign the Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval.
 19. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use

Resolution No.

Conditional Use Permit No. CU-23-5
May 22, 2024

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

PASSED AND ADOPTED this 22nd day of May 2024 by the following called vote:

AYES:	0	COMMISSIONERS:
NOES:	0	COMMISSIONERS:
ABSENT:	0	COMMISSIONERS:
ABSTAINED:	0	COMMISSIONERS:

Mirvette Judeh
Planning Commission Chair

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.

Conditional Use Permit No. CU-23-5
May 22, 2024

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-23-5 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

17TH DOOR HAUNT EXPERIENCE

BUENA PARK MALL
8320 ON THE MALL
BUENA PARK, CA 90620

NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF BUENA PARK BUILDING DEPARTMENT.
2. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.O.N.O.
4. ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
5. ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC. 3800
6. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFELY EXECUTE ALL WORKS.
7. REQUIRED PERMITS SHALL BE OBTAINED FROM THE "STATE DIVISION OF INDUSTRIAL SAFETY & CAL OSHA" FOR ANY TRENCHES OR EXCAVATIONS
8. SEPARATE PLANS SHALL BE PLAN CHECKED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY MODIFICATION TO EXISTING AUTOMATIC FIRE-EXTINGUISHING SYSTEM AS APPLICABLE.
9. ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
10. ALL FUTURE CONDITIONED SPACES SHALL COMPLY WITH "TITLE 24" STATE ENERGY CONSERVATION REQUIREMENTS.
11. ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
12. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
14. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
15. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, ON OTHER SHEETS.
16. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
17. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED, FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
18. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNMAGNED CONDITION.
20. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. THEY SHALL BE ONE AND THE SAME.
21. THE CONTRACTOR SHALL COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL INSPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE TO REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF POSSIBLE TRASH DUMPSTERS, GENERAL SITE ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
2. CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS OF ALL LOCKS WITH TENANT PRIOR TO ORDERING HARDWARE AS SPECIFIED HEREIN.
3. THESE DRAWINGS AND WRITTEN SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. REFER ALSO TO BID INSTRUCTIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
4. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, COST AND TIME SCHEDULE IMPACT DATE TO P.M. FOR APPROVAL.
5. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE P.M. IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENTS WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.
6. IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOBSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, ETC.) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
8. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SPILLING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENTS, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR CABINETRY.
9. NO HAZARDOUS MATERIALS TO BE STORED ON SITE.

GENERAL NOTES

- CONSTRUCTION NOTES:**

- SHEET : OF :

This space will be used to intermittently host temporary attractions like Virtual Reality experiences, smaller scale Haunts, mazes, etc.

expected MAX persons on site at any given time (includes queuing for all attractions):

= TOTAL 841 persons

17th Door Haunt, Escape Rooms, Interactive Movie Theatre, Multi-Purpose event space

This is our flagship maze experience that runs primarily during the Halloween season as well as a few off-season weekends.

Guest flow is controlled both by actors inside the rooms, as well as electromagnetic door locks. These locks have no physical locking bolt. Each room has a door lock on the entry door and the exit door. Each room's locks are wired to a switching relay which prevents both door locks from ever being activated at the same time (1 door is ALWAYS unlocked). These door locks are controlled both by the control room and also by our automatic emergency system.

The automatic emergency system can be activated manually by a person inside the control room, or will also be activated automatically when either the fire sprinklers are activated, smoke or heat alarms are activated, or fire alarm is activated. When the automatic emergency system is activated it shuts down all special effects, fog machines, strobe lights, and cut power to ALL door locks within the maze. The automatic emergency system also activates the emergency lighting system and low level exit path markings.

Operation and expected max capacity

During operation, we will provide our own security team for the parking lot, the entrance to the attraction, and inside the attraction. Through cooperation with mall management, the 2 mall entrance doors adjacent to Walmart will be kept open past mall closing for our later operating hours. The mall space west of our main entrance will be stationed off and our security personell will be manning that area.

It is a fixed time experience (30 minutes) with fixed group sizes (8 or less) which creates a limited hourly guest capacity of approx 300 persons. Using 30 minute time slot tickets with historically 90% pre-sold online, on site guest count never exceeds 310.

Projected annual nights of operation: 35
Projected annual attendance: 32,000

Escape Rooms 1 & 2:

Escape room #1 is planned to open Fall 2024, and if successful would be followed by the opening of escape room #2 in fall 2026.

This 80 minute experience runs year round and consists of fixed group sizes progressing through a string of rooms that include physical tasks and puzzles to complete. The puzzle rooms must be completed in order from start room "A" until completion in room "F". Due to the group size limits (6 persons) as well as fixed time slots (every 20 minutes) for groups begin the experience, the on site guest count will never exceed 36 persons. (this includes a queue of 2 waiting groups) Both escape rooms will operate under the same structure and guest capacity.

Required staff: 8 + 8 = 16 persons

Max guests on site 36 + 36 = 72 persons, **TOTAL 88**

Hours of operation: Sun-Thur 5pm-11pm Fri-Sat 5pm-12am

An intimate themed movie theatre (55 seats) that plays classic horror movies in the midst of special effects and themed actors. This attraction will operate year round with theatre #1 planned to open Fall 2025 and theatre #2 planned to open Fall 2027.

110 persons, **TOTAL 124**



835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 828-799-4400 FAX : 828-799-7010

PROJECT NAME & SITE ADDRESS:

17TH DOOR

BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER

Drawing Content :

BUSINESS PLAN



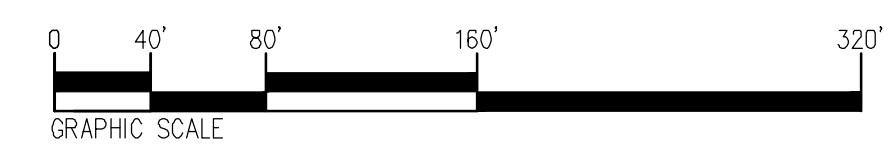
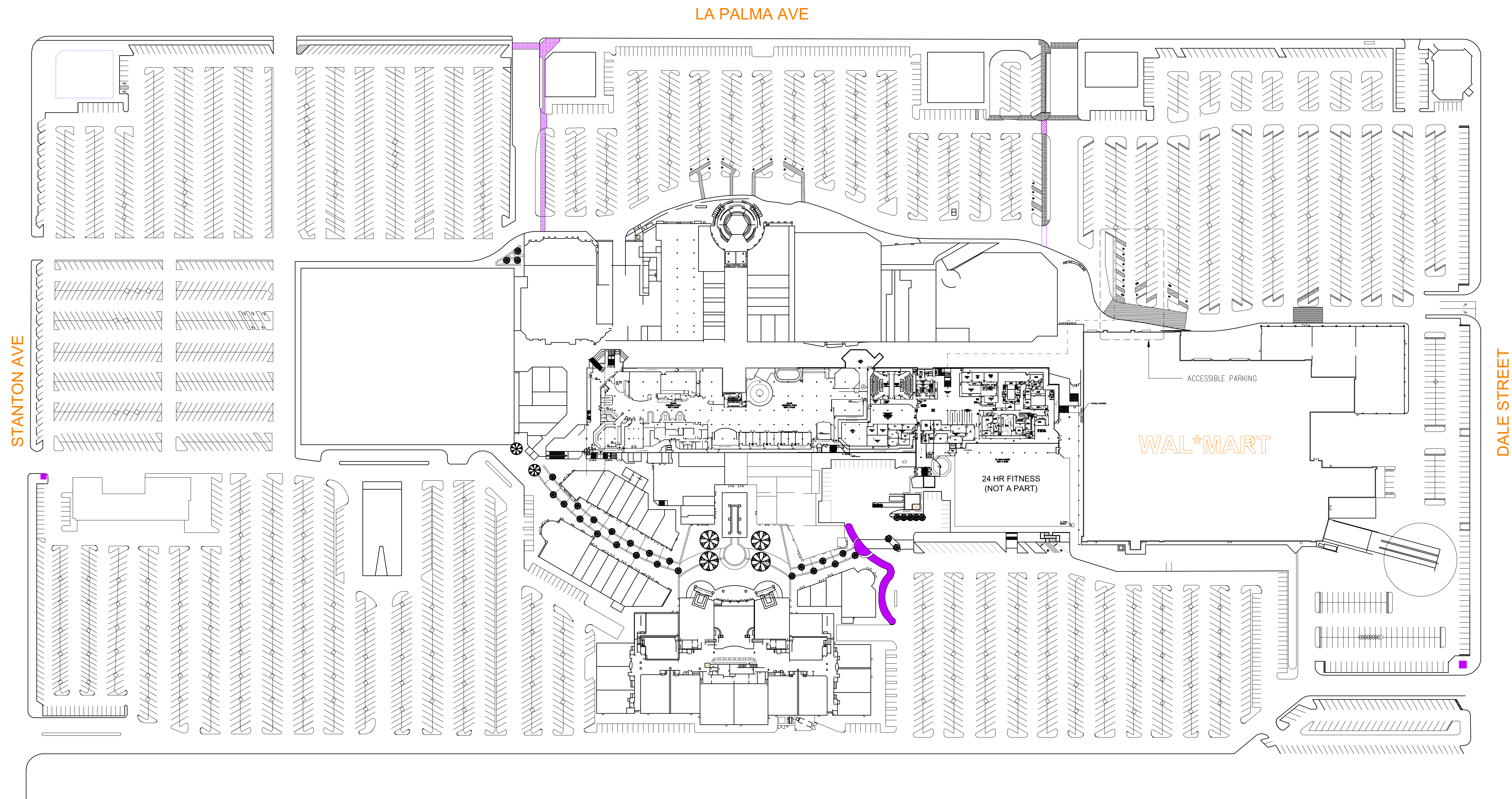
CUP CORRECTIONS 11/10/2023

Designer :	JC
Manager :	EC
Date :	3/21/2024
Job No :	2023-045
Scale :	AS NOTED

Drawing No :

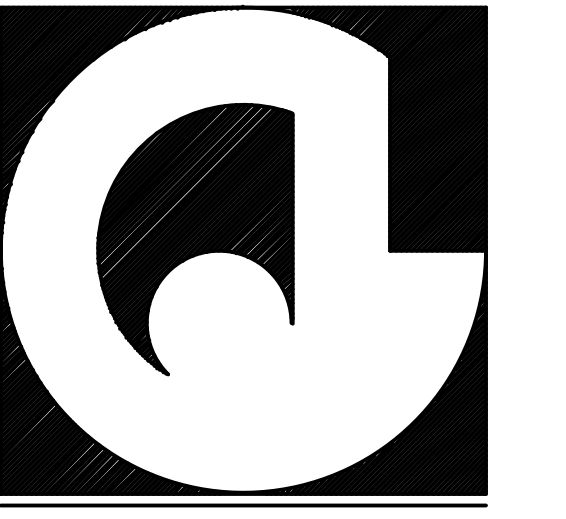
T-2

SHEET : OF :



SITE PLAN

SCALE: 1" = 80'-0"



ARCHITECTURE . ENGINEERING

830 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 656-799-4400 FAX : 656-798-7010

PROJECT NAME & SITE ADDRESS:

17TH DOOR

BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER :

Drawing Content :

SITE PLAN



Revisions : Date :

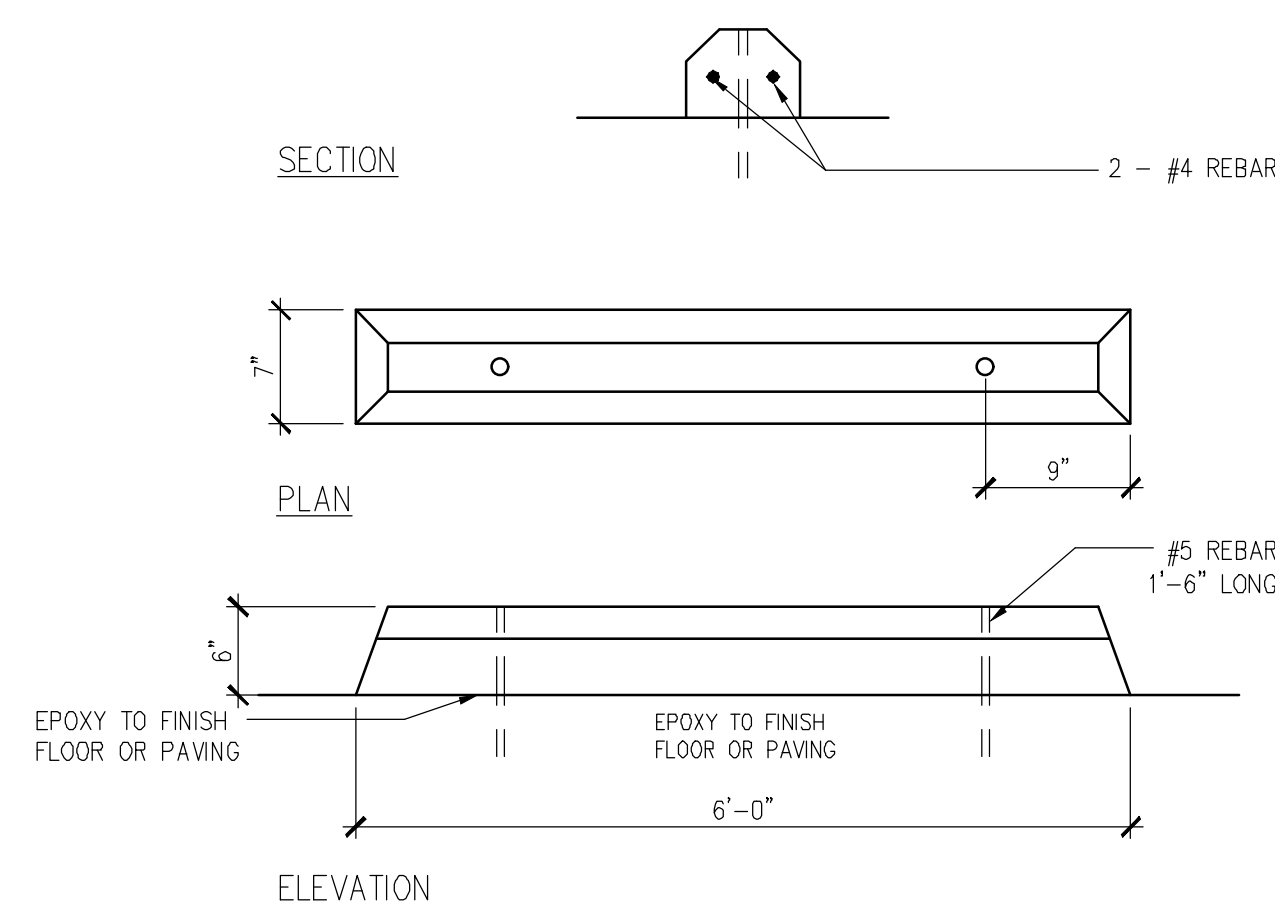
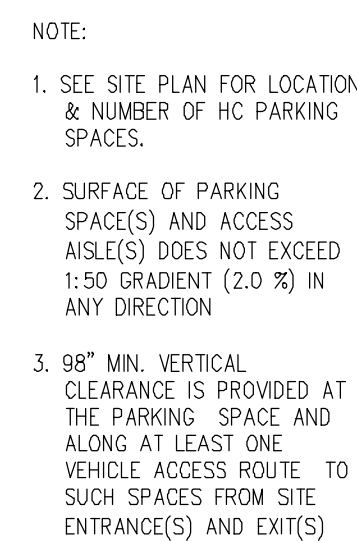
CUP CORRECTIONS 11/10/2023

Designer : JC
Manager : EC
Date : 3/21/2024
Job No : 2023-045
Scale : AS NOTED

Drawing No :

A-1

SHEET : OF :



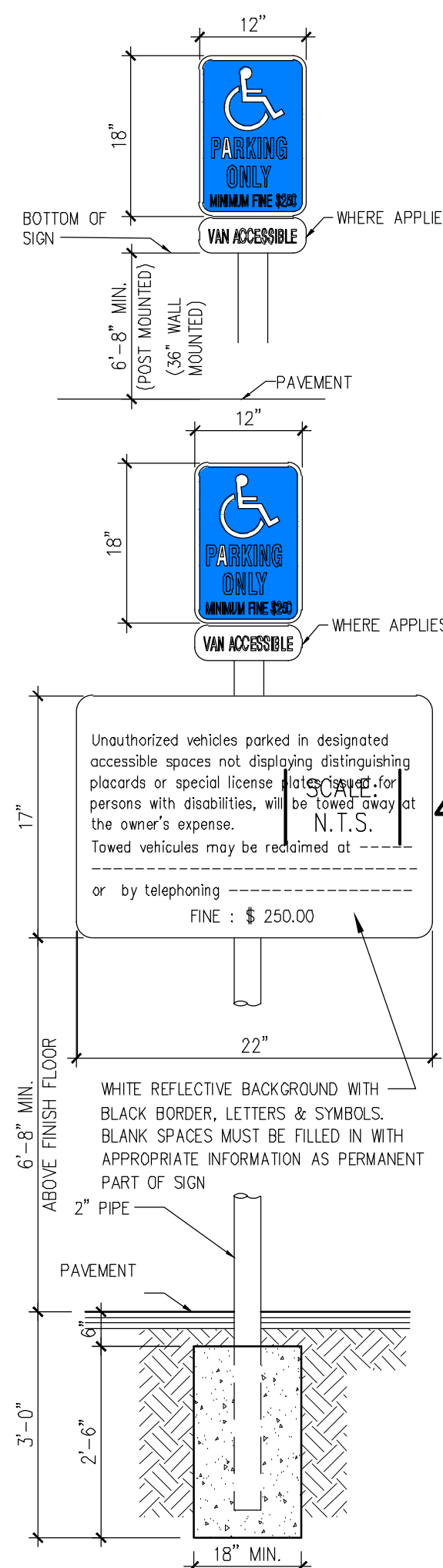
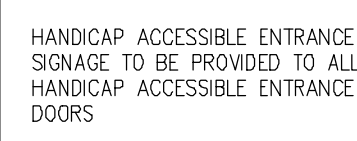
SCALE:	
NTS	



Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consist of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in the path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finish grade, ground or sidewalk.

An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by inches (423 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

*Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense.
Towed vehicles may be reclaimed at -----
or by telephoning -----
(Blank spaces are to be filled with appropriate information as a permanent part of the sign)



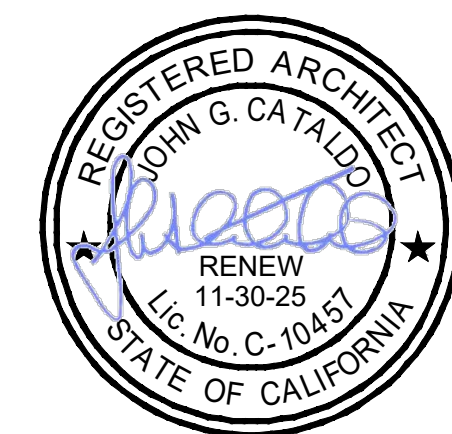
SCALE: N.T.S.	6
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SCALE: NTS	7
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SITE PLAN



Date :

11/10/2023

Drawing No :

A-1.1

OF :



5/8" TYPE "X" GYPSUM BOARD, TYP.

3-5/8" X 18 GA METAL STUDS @ 24" O.C.

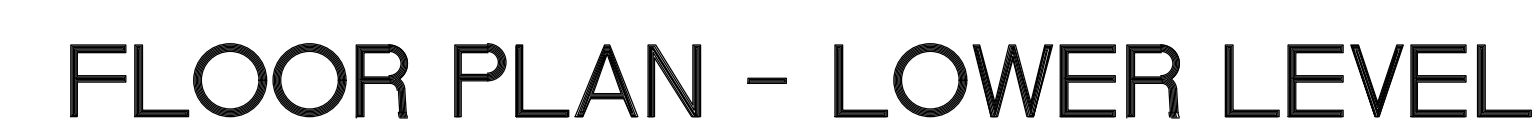
TYP. DOUBLE RATED WALL	SCALE: N.T.S.	2
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SCALE: 1/16" = 1'-0"



- ===== (E) WALL TO REMAIN
- ===== (E) INTERIOR WOOD STUD WALL
===== TO REMAIN
- (E) INTERIOR WOOD STUD WALL
----- TO BE DEMOLISHED



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



SHEET : OF :

LEGEND:

EXISTING CONC. WALL TO REMAIN

(E) INTERIOR PARTITION

(E) 1 HR. FIRE RATED WALL WALL

NEW FULL-HT. INTERIOR PARTITION

8'-0" TALL MODULAR WALL PANELS
SEE DETAIL 4/A-4

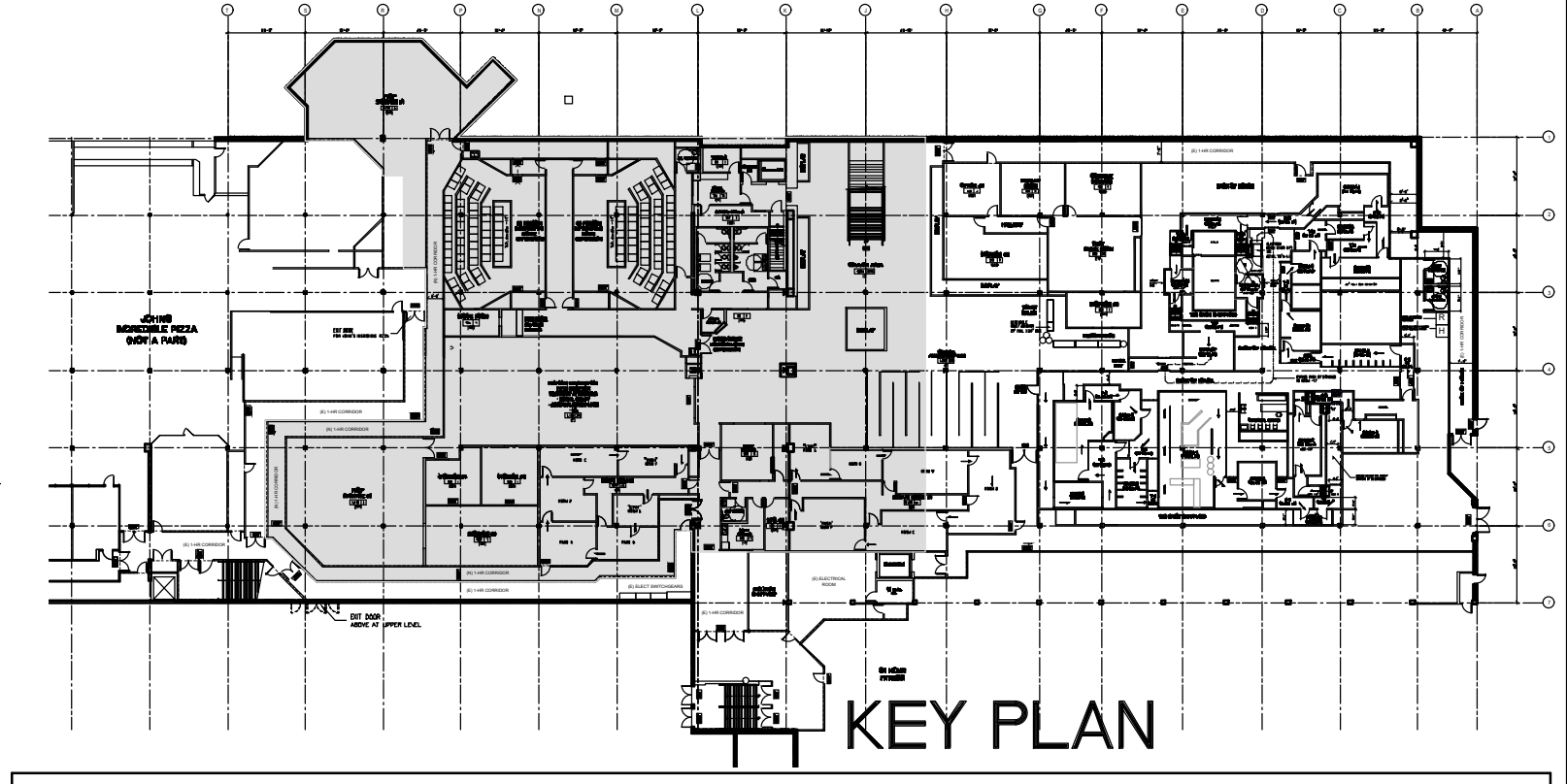
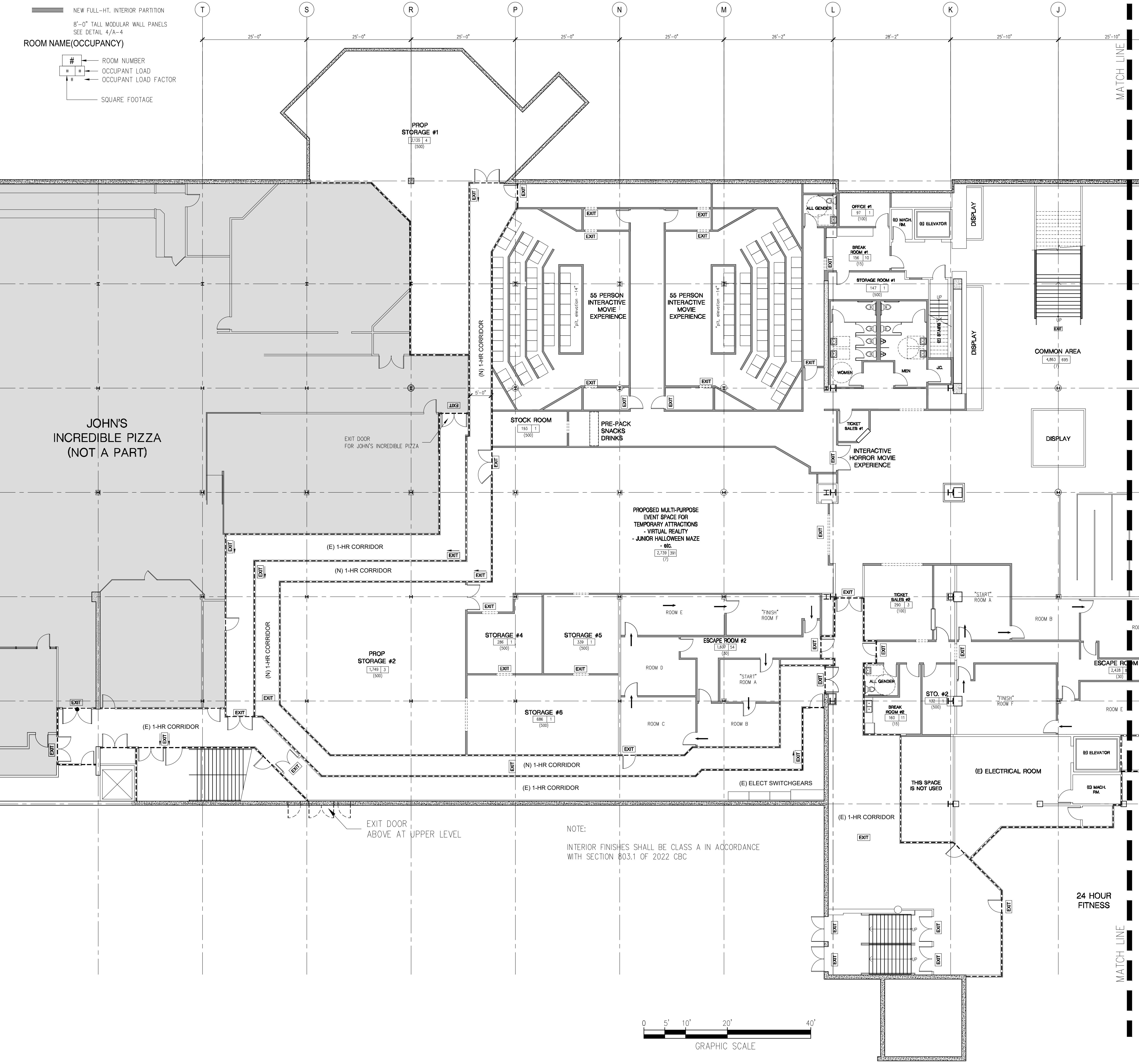
ROOM NAME(OCCUPANCY)

- ROOM NUMBER

* - OCCUPANT LOAD

• - OCCUPANT LOAD FACTOR

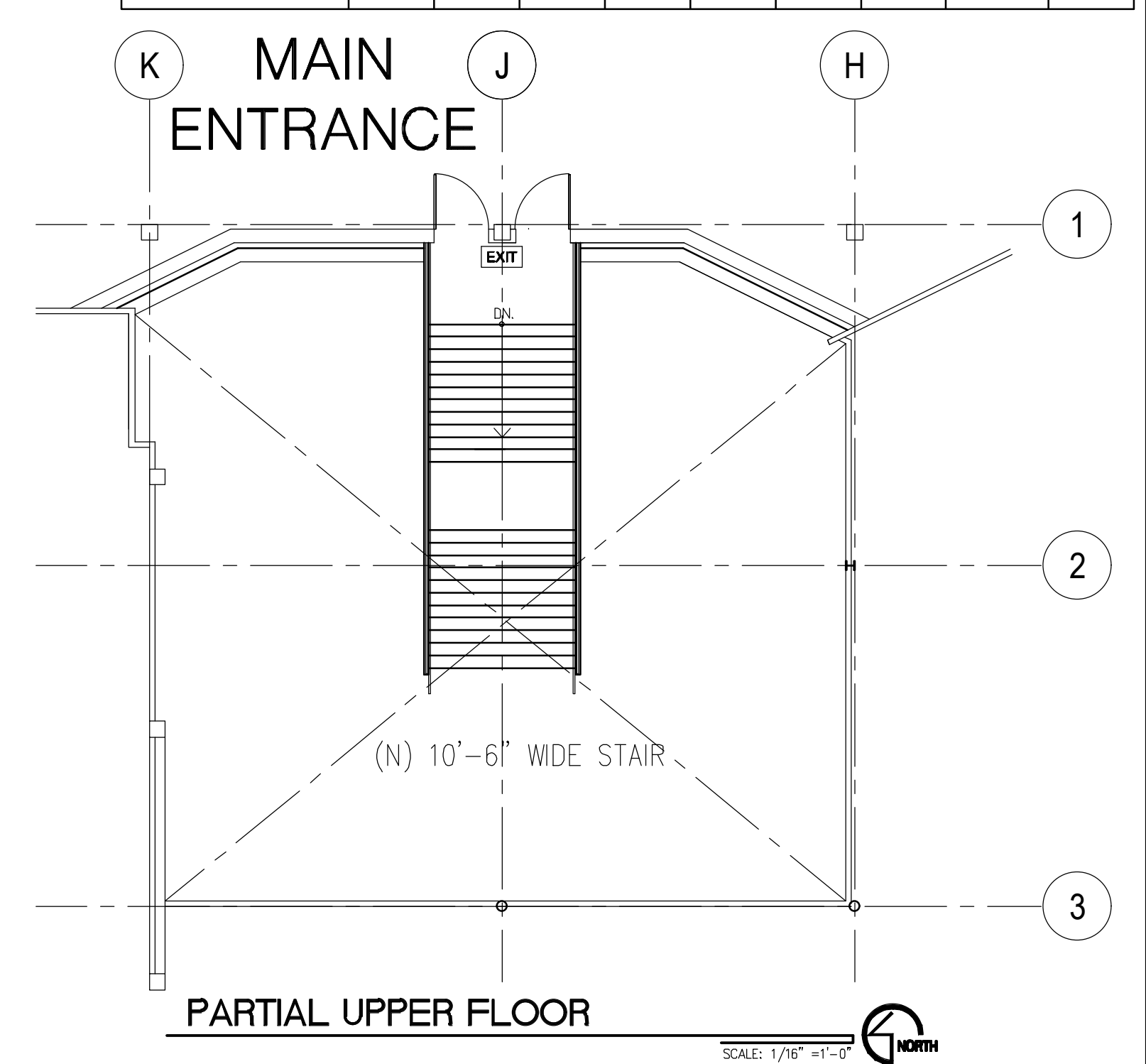
□ - SQUARE FOOTAGE



OCCUPANT LOAD SUMMARY		PER 2019 CBC TABLE 1004.5		
AREA NUMBER/NAME	OCCUPANCY	AREA (SQ. FT.)	LOAD FACTOR	OCCUPANT LOAD
COMMON AREA	A-3	4,863	7	695
GENERAL ADMISSION/VIP LINE	A-3	1,040	5	208
ESCAPE ROOM 1	A-3	2,428	30	81
ESCAPE ROOM 2	A-3	1,957	30	65
MULTI PURPOSE SPACE	A-3	2,739	7	391
INTERACTIVE MOVIE 1	A-1	2,055	FIXED SEATING	55
INTERACTIVE MOVIE 2	A-1	2,055	FIXED SEATING	55
MAZE	A-3	4,898	SEE TABLE BELOW	180
PROP STORAGE #1	S-1	2,249	500	4
PROP STORAGE #2	S-1	1,749	500	3
BREAK ROOM #1	B	156	15	10
OFFICE #1	B	97	100	1
STORAGE ROOM #1	S-1	147	500	1
TICKET SALES #1	B	50	100	1
TICKET SALES #2	B	290	100	3
BREAKROOM #2	B	160	15	11
STORAGE #2	S-1	132	500	1
OFFICE #2	B	296	100	3
MAKE-UP ROOM	B	343	100	3
COSTUME STORAGE	S-1	403	500	1
CAST BREAKROOM	B	664	15	44
STORAGE #3	S-1	222	500	1
STORAGE #4	S-1	547	500	1
STORAGE #5	S-1	286	500	1
STORAGE #6	S-1	339	500	1
STORAGE #7	S-1	686	500	1
STOCK ROOM	S-1	193	500	1
TOTAL OCCUPANT LOAD				1,823

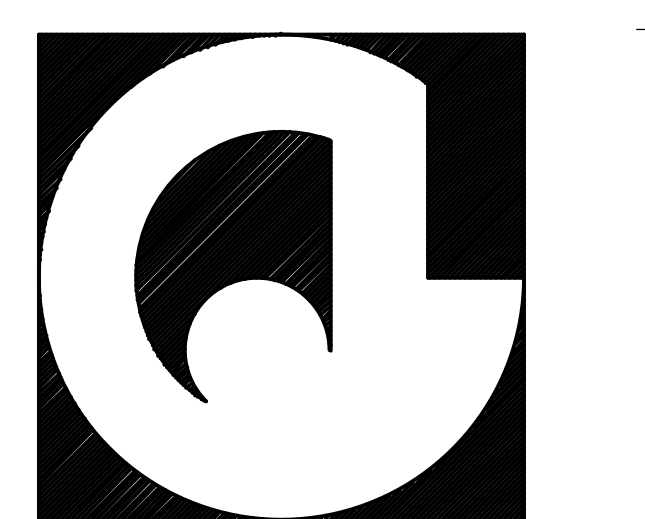
PLUMBING OCCUPANT LOAD CALCULATION		PER TABLE A 2019 CPC	
ROOM	AREA (SQ. FT.)	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY AREA	13027	30	434
MAZE	4898		180
INTERACTIVE MOVIE	4110	FIXED SEATING	110
OFFICE AREA	2056	200	10
STORAGE AREA	6953	5000	1
TOTAL OCCUPANT LOAD			736

PLUMBING FACILITY CALCULATIONS PER TABLE 422.1: MINIMUM PLUMBING FACILITIES-2019 CPC											
OCCUPANT LOAD (ASSEMBLY/A-3): 736 = 368 MALES/368 FEMALES											
ASSEMBLY OCCUPANCY ²	WATER CLOSET (FIXTURES PER PERSON)		URINALS (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)		BATHROOMS OR SHOWERS (FIXTURES PER PERSON)		DRINKING FOUNTAINS (FIXTURES PER PERSON)		1 SERVICE TRAY OR LAUNDRY SINK
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
	3:201-400	8:301-400	4:401-600	4:401-600	3:401-600	5:301-500	-	-	-	2:251-500	
FIXTURES REQUIRED	4	9	3	3	2	5	-	-	-	2	
FIXTURES PROVIDED	5	10	4	5	6	6	-	-	-	2	



PROPOSED FLOOR PLAN

SCALE: 1" = 10'-0"



ARCHITECTURE . ENGINEERING

830 MISSION STREET, SOUTH PASADENA, CA 91080
OFFICE : 855-799-4400 FAX : 855-798-7010

PROJECT NAME & SITE ADDRESS:

17TH DOOR
BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER :

Drawing Content :

PROPOSED FLOOR PLAN



Revisions : Date :

CUP CORRECTIONS 11/16/2023
CUP CORRECTIONS 02/04/2024

Designer : JC
Manager : EC
Date : 3/21/2024
Job No : 2023-045
Scale : AS NOTED

Drawing No :

A-3
SHEET : OF :



OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

17TH DOOR

BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER :

Drawing Content :

SITE PLAN



CUP CORRECTIONS	11/10/202
CUP CORRECTIONS	02/07/202

Designer :	JC
Manager :	EC
Date :	3/21/2024
Job No :	2023-045
Scale :	AS NOTED
Drawing No :	

SHEET : OF

OF

A-3.1

LEGEND:

- EXISTING CONC. WALL TO REMAIN
- (E) INTERIOR PARTITION
- (E) 1 HR. FIRE RATED WALL WALL
- NEW FULL-HT. INTERIOR PARTITION
- 8'-0" TALL MODULAR WALL PANELS
SEE DETAIL 4/A-4
- 11'-6" TALL MODULAR WALL PANELS
SEE DETAIL 9/A-4
- DOORS ARE 36" UNLESS OTHERWISE NOTED
—ALL DOORS SHALL HAVE PANIC HARDWARE
- SPLIT CURTAIN W/ 42" MIN. OPENING
SEE DETAIL 16/A-4
- MAZE CUSTOMER PATH OF TRAVEL
- ROOM NAME(OCCUPANCY)**
- 1
- # ROOM NUMBER
- II OCCUPANT LOAD
- II OCCUPANT LOAD FACTOR
- SQUARE FOOTAGE

ROOM NAME(OCCUPANCY)

Diagram illustrating the Room Load Factor (RLF) calculation:

$$\text{RLF} = \frac{\text{Room Number} \times \text{Occupant Load} \times \text{Occupant Load Factor}}{\text{Square Footage}}$$

I

KEY PLAN

OCCUPANT LOAD SUMMARY		PER 2019 CBC TABLE 1004.5		
AREA NUMBER/NAME	OCCUPANCY	AREA (SQ. FT.)	LOAD FACTOR	OCCUPANT LOAD
COMMON AREA	A-3	4,863	7	695
GENERAL ADMISSION/VIP LINE	A-3	1,040	5	208
ESCAPE ROOM 1	A-3	2,428	30	81
ESCAPE ROOM 2	A-3	1,957	30	65
MULTI PURPOSE SPACE	A-3	2,739	7	391
INTERACTIVE MOVIE 1	A-1	2,055	FIXED SEATING	55
INTERACTIVE MOVIE 2	A-1	2,055	FIXED SEATING	55
MAZE	A-3	4,898	SEE TABLE BELOW	180
PROP STORAGE #1	S-1	2,249	500	4
PROP STORAGE #2	S-1	1,749	500	3
BREAK ROOM #1	B	156	15	10
OFFICE #1	B	97	100	1
STORAGE ROOM #1	S-1	147	500	1
TICKET SALES #1	B	50	100	1
TICKET SALES #2	B	290	100	3
BREAKROOM #2	B	160	15	11
STORAGE #2	S-1	132	500	1
OFFICE #2	B	296	100	3
MAKE-UP ROOM	B	343	100	3
COSTUME STORAGE	S-1	403	500	1
CAST BREAKROOM	B	664	15	44
STORAGE #3	S-1	222	500	1
STORAGE #4	S-1	547	500	1
STORAGE #5	S-1	286	500	1
STORAGE #6	S-1	339	500	1
STORAGE #7	S-1	686	500	1
STOCK ROOM	S-1	193	500	1
TOTAL OCCUPANT LOAD				1,823

MAZE OCCUPANT LOAD CALCULATION				
TRANSITION ROOMS	AREA (SQ. FT.)	EXPERIENCE ROOMS	AREA (SQ. FT.)	ROOM OCCUPANT
T-1	144	ROOM-1	358	10
T-2	39	ROOM-2	124	10
T-3	122	ROOM-3	145	10
T-4	24	ROOM-4	746	10
T-5	74	ROOM-5	144	10
T-6	67	ROOM-6	58	10
T-7	82	ROOM-7	163	10
T-8	91	ROOM-8	352	10
T-9	70	ROOM-9	167	10
T-10	46	ROOM-10	156	10
T-11	50	ROOM-11	95	10
T-12	82	ROOM-12	72	10
T-13	109	ROOM-13	162	10
T-14	77	ROOM-14	244	10
T-15	123	ROOM-15	91	10
T-16a	36	ROOM-16a	72	10
T-16b	36	ROOM-16b	72	10
T-17	155	ROOM-17	250	10
TOTAL	1,427	TOTAL	3,471	180
MAZE TOTAL		4,898		

NOTE: INTERIOR FINISHES SHALL BE CLASS A IN ACCORDANCE WITH SECTION 803.1 OF 2022 CBC

0 5' 10' 20' 40'

GRAPHIC SCALE

PROPOSED FLOOR PLAN

SCALE: 1" = 10'-0"



EXIT CALCULATION

LARRY W. GIBSON
Architect & Associates
3373 ENTERPRISE DRIVE
ANAHEIM, CALIFORNIA 92807
(714) 632-1238 FAX (714) 632-0207

May 27, 2008

BPM - Lower Level Exit Analysis including John's Incredible Pizza

Steve & Barry's (Total 666 occupants)
Rear (East) 3'-0" x 7'-0" exit door: 170 occ.
Side (North Corridor) 3'-0" x 7'-0" exit door: 170 occ.
West (Mall Lobby) 36'-6" x 7'-0" roll-up door: 326 occ.
24-Hr. Fitness (Total 360 occupants)
West (exit to Stair #1) 3'-0" x 7'-0" door: 90 occ.
Decommissioned Mall Space (Future Storage): 18,217 ÷ 30 ÷ 2: 25 occ.

Total Occupant Load Stair's #1 (Door #48) (326 ÷ 2 + 90 + 25): 467 occ.
Required Stair Width = 278 x .2 = 56" (existing width = 64") therefore okay

John's Incredible Pizza - 58,228 s.f. (Total 2,227 occupants)

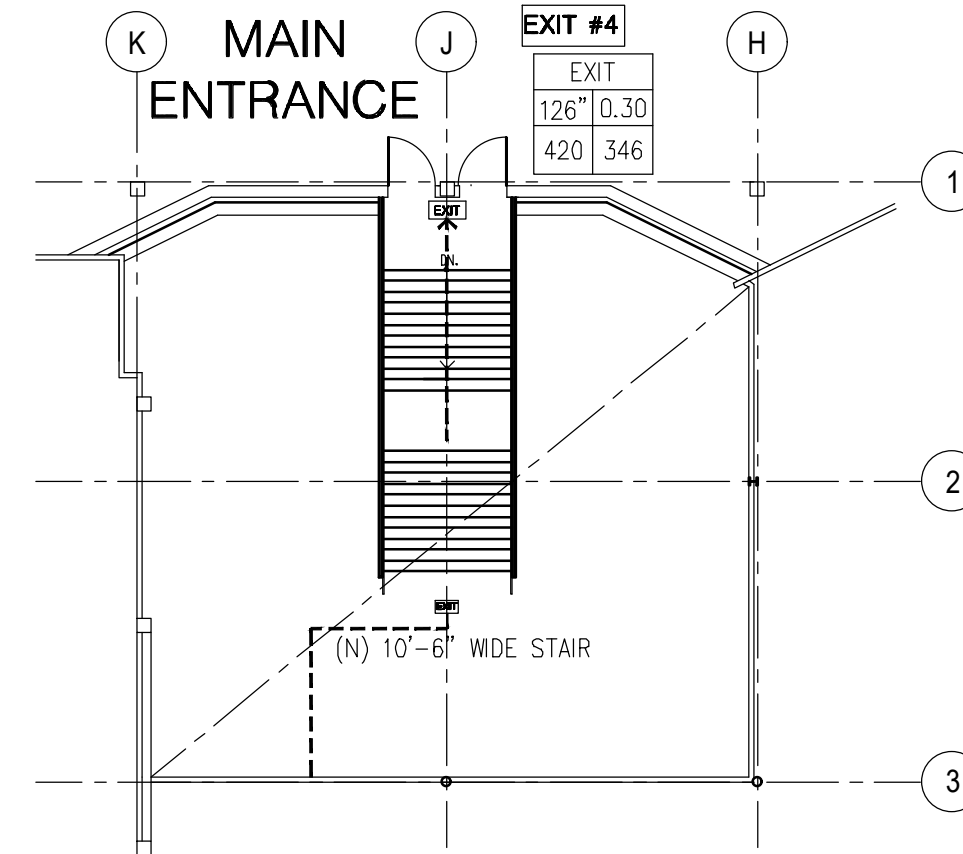
Door #43 (East) Pr. 3'-0" x 7'-0" doors (64" clear ÷ 2): 320 occ.
Door #36 (So. East) Pr. 3'-6" x 7'-0" (76" clear ÷ 2): 380 occ.
Total Occupant Load Stair's #2 (Doors #41 & #42): 700 occ.
Required Stair Width = 640 occ. x .2 = 128" (existing width = 128") okay
Door #22 (So. West) Pr. 4'-0" x 7'-0" (88" clear ÷ 2): 440 occ.
Total Exiting for Stairs #22, #36, #43 (1/2 of Occupant Load = 1,114): 1,140 occ.

Therefore: Tenant Door #11-14 must handle: 1,087 occ.
Minimum Door Width = 1,087 x .2 = 218" (existing width = 288") okay

Total Occupancy of Dental & Security Office: 12 occ.

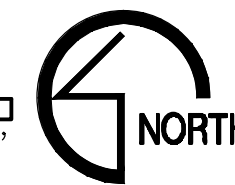
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Total Load Capacity of Stairs #3 & #4 (Doors #18-21): 164" clear ÷ 2: 820 occ.
Total Load Capacity of Stairs #5 & #4 (Door #6): 64" clear ÷ 2: 320 occ.
Total Load Capacity of New Stairs: 120" clear ÷ 2: 600 occ.
Total Load Capacity for Stairs #3 & 4, Stair #5, and new 10' wide Stairs: 1,740 occ.
Total Capacity exceeds total required therefore okay



PARTIAL UPPER FLOOR

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



SPECIAL AMUSEMENT AREAS NOTES:

411.5 PUZZLE ROOM EXITING

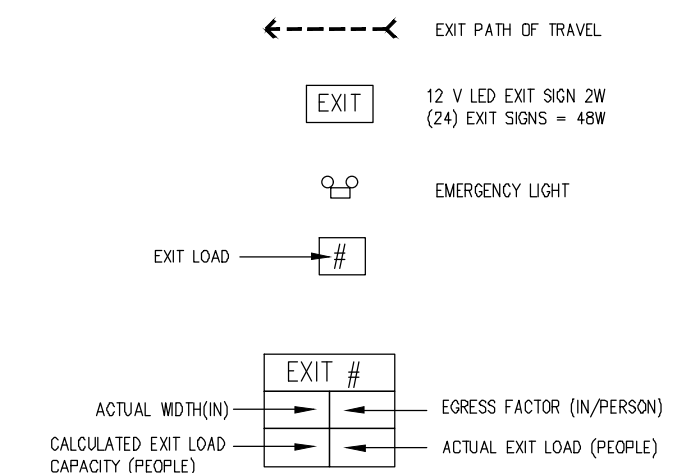
PUZZLE ROOM EXITING SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. EXITING IN ACCORDANCE WITH CHAPTER 10.
2. AN ALTERNATIVE DESIGN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
3. EXITS SHALL BE OPEN AND READILY AVAILABLE UPON ACTIVATION BY THE AUTOMATIC FIRE ALARM SYSTEM, AUTOMATIC SPRINKLER SYSTEM, AND A MANUAL CONTROL AT A CONSTANTLY ATTENDED LOCATION.

411.6 EXIT MARKING

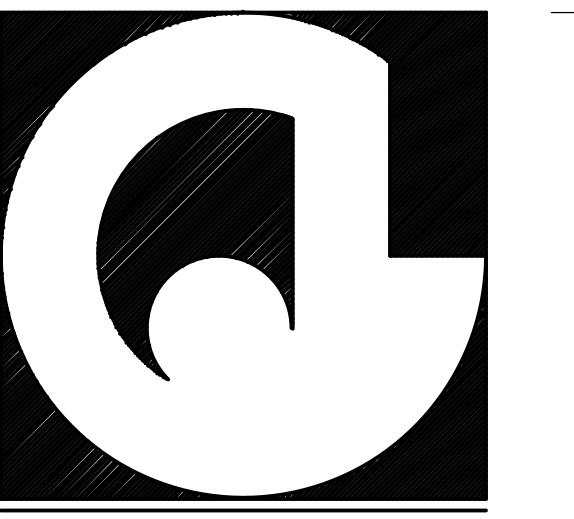
EXIT SIGNS SHALL BE INSTALLED AT THE REQUIRED EXIT OR EXIT ACCESS DOORWAYS SERVING SPECIAL AMUSEMENT AREAS IN ACCORDANCE WITH THIS SECTION AND SECTION 1013. APPROVED DIRECTIONAL EXIT MARKINGS SHALL BE PROVIDED WHERE MIRRORS, MAZES OR OTHER DESIGNS ARE UTILIZED THAT DISGUISE THE PATH OF EGRESS TRAVEL SUCH THAT THEY ARE NOT APPARENT. APPROVED AND LISTED LOW-LEVEL EXIT SIGNS THAT COMPLY WITH SECTION 103.5, AND DIRECTIONAL PATH MARKINGS LISTED IN ACCORDANCE WITH UL 1994, SHALL BE PROVIDED AND LOCATED NOT MORE THAN 8 INCHES (203 MM) ABOVE THE WALKING SURFACE AND ON OR NEAR THE PATH OF EGRESS TRAVEL. SUCH MARKINGS SHALL BECOME VISIBLE IN AN EMERGENCY. THE DIRECTIONAL EXIT MARKING SHALL BE ACTIVATED BY THE AUTOMATIC SMOKE DETECTION SYSTEM AND THE AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 907.2.12.

EGRESS LEGEND:



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ARCHITECTURE . ENGINEERING

830 MISSION STREET, SOUTH PASADENA, CA 91080
OFFICE : 855-799-4400 FAX : 855-798-7010

PROJECT NAME & SITE ADDRESS:

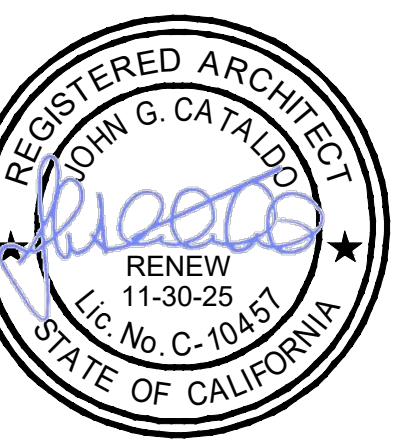
17TH DOOR

BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER :

Drawing Content :

SITE PLAN



Revisions : Date :

CUP CORRECTIONS 11/10/2023
CUP CORRECTIONS 02/07/2024Designer : JC
Manager : EC
Date : 3/21/2024
Job No : 2023-045
Scale : AS NOTED

Drawing No :

A-4

SHEET : OF :

EGRESS PLAN

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



EXIT CALCULATION

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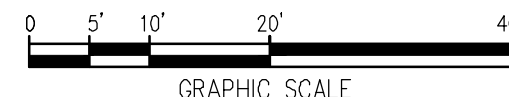
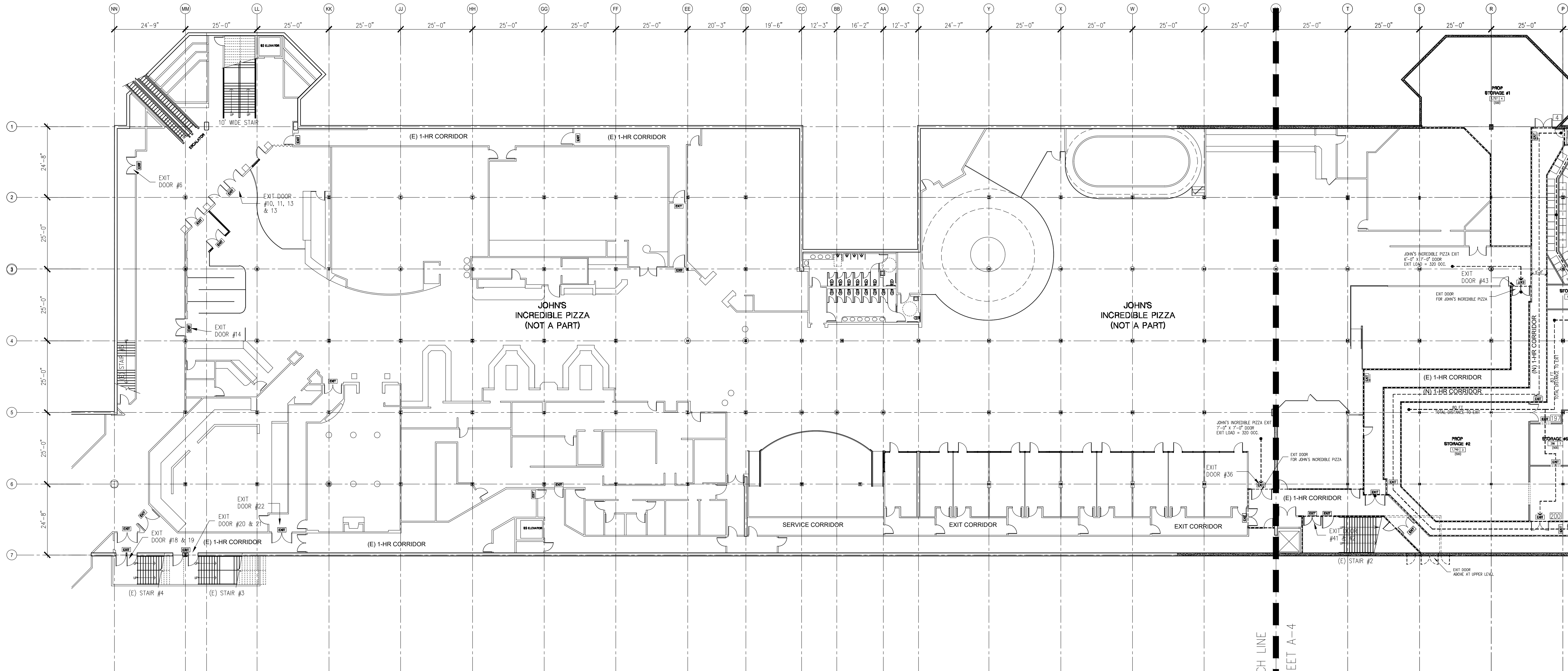
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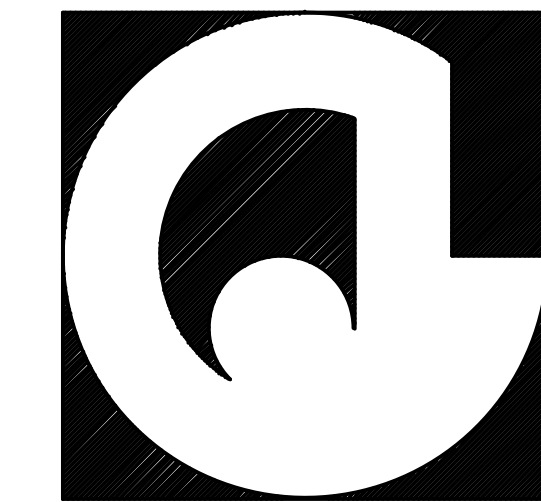
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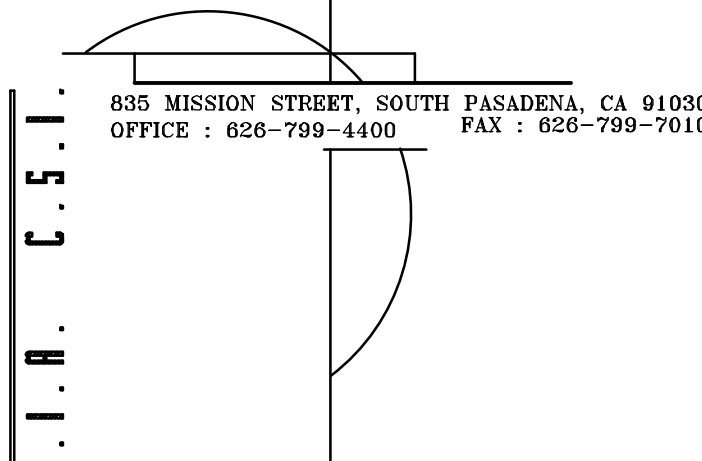


JOHN'S INCREDIBLE PIZZA PLAN
FOR REFERENCE ONLY

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



ARCHITECTURE . ENGINEERING



PROJECT NAME & SITE ADDRESS:

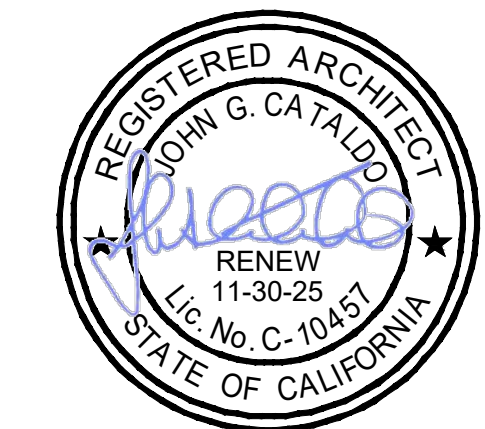
17TH DOOR

BUENA PARK MALL
8420 ON THE MALL
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DEVELOPER :

Drawing Content :

SITE PLAN



Revisions : Date :

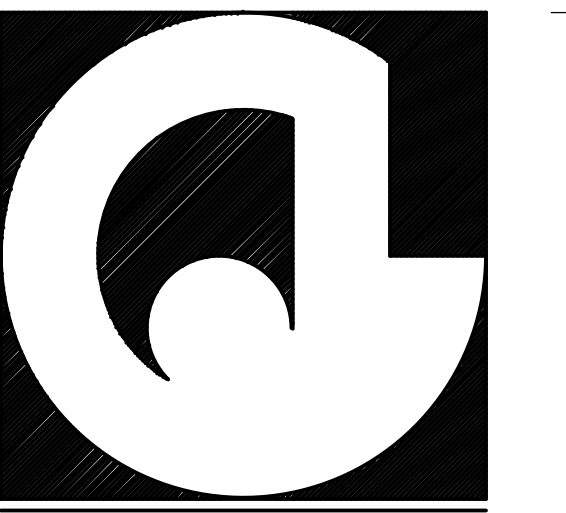
CUP CORRECTIONS 11/10/2023
CUP CORRECTIONS 02/07/2024

Designer : JC
Manager : EC
Date : 3/21/2024
Job No : 2023-045
Scale : AS NOTED

Drawing No :

A-4.05

SHEET : OF :



ARCHITECTURE . ENGINEERING

830 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 855-799-4400 FAX : 855-798-7010

PROJECT NAME & SITE ADDRESS:

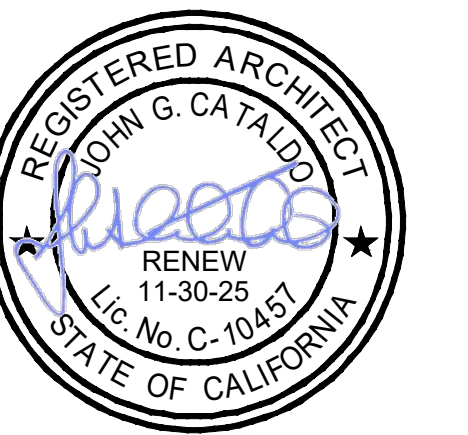
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BUENA PARK MALL
8420 ON THE MALL
BUENA PARK, CA 90620

DEVELOPER :

Drawing Content :

EGRESS PLAN



Revisions : Date :

CUP CORRECTIONS 11/10/2023
CUP CORRECTIONS 11/10/2023

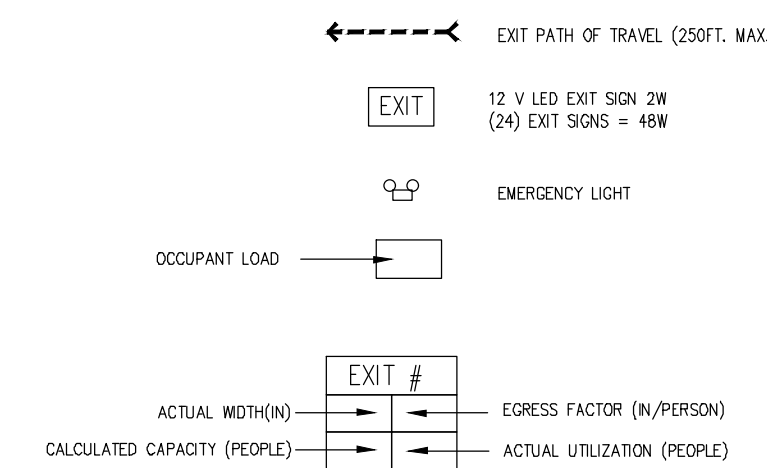
Designer : JC
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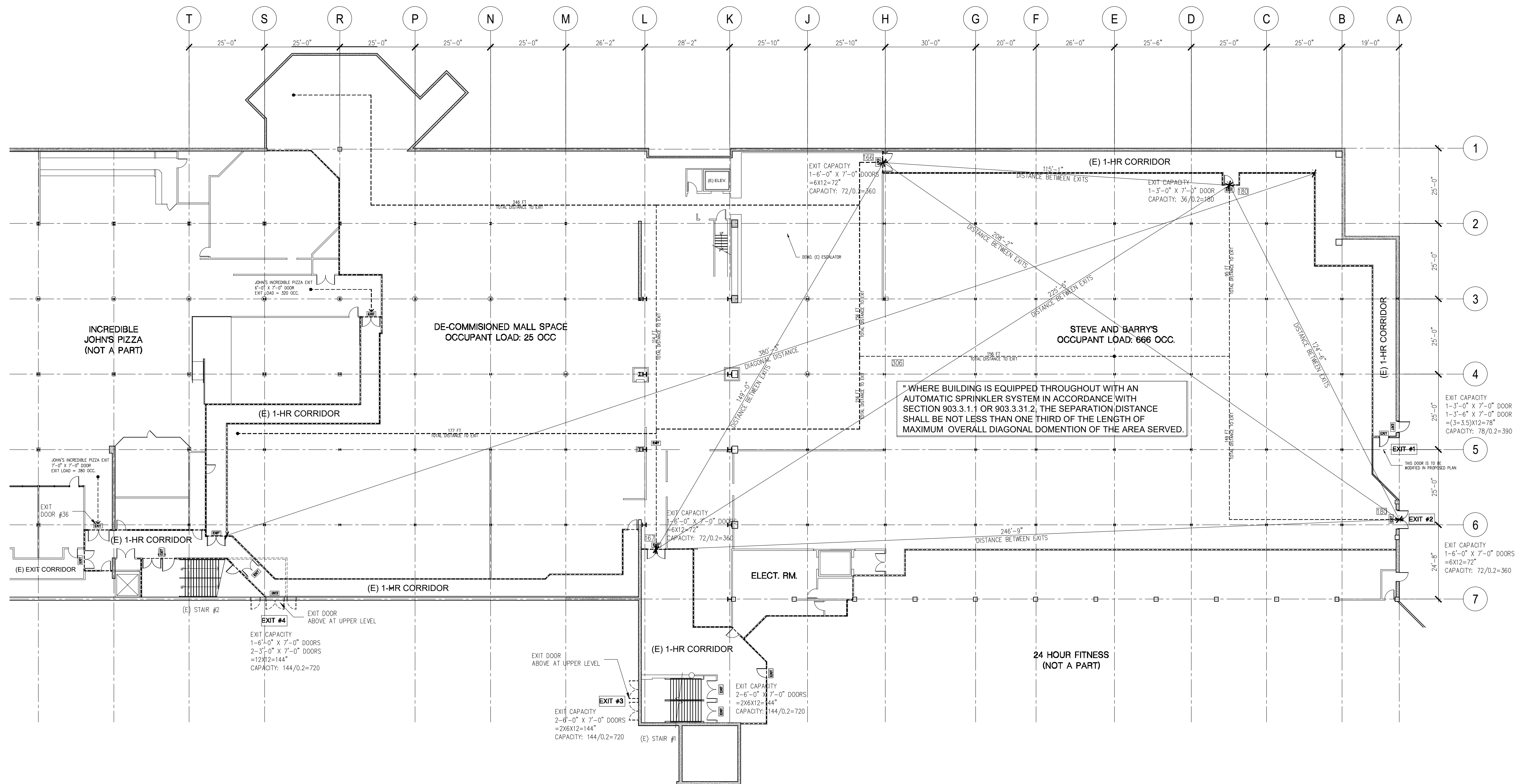
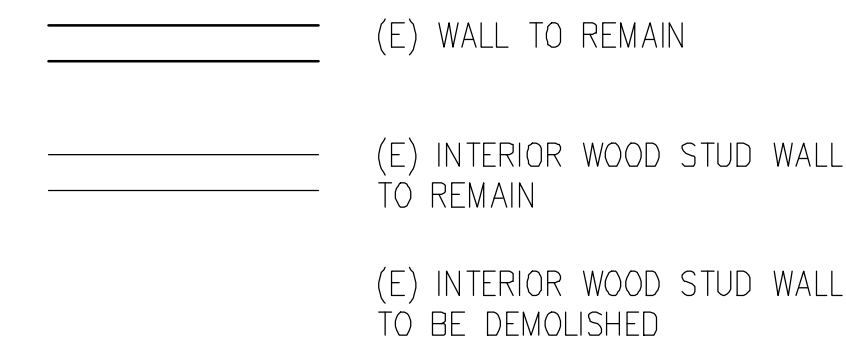
A-4.1

SHEET : OF :

EGRESS LEGEND:



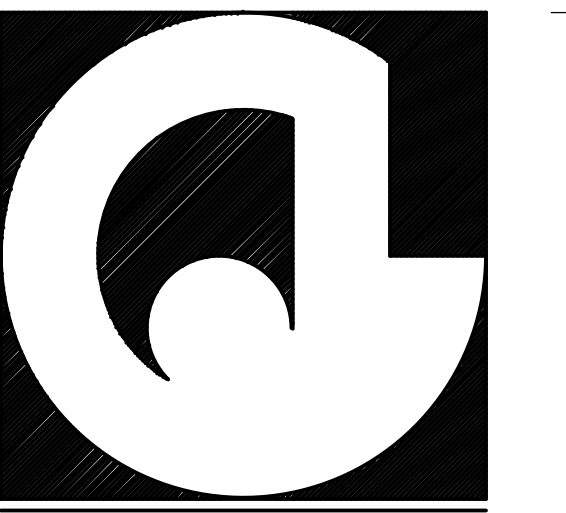
LEGEND:



(E) EGRESS PLAN - LOWER LEVEL

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





ARCHITECTURE . ENGINEERING

830 MISSION STREET, SOUTH PASADENA, CA 91080
OFFICE : 626-799-4400 FAX : 626-798-7411

PROJECT NAME & SITE ADDRESS:

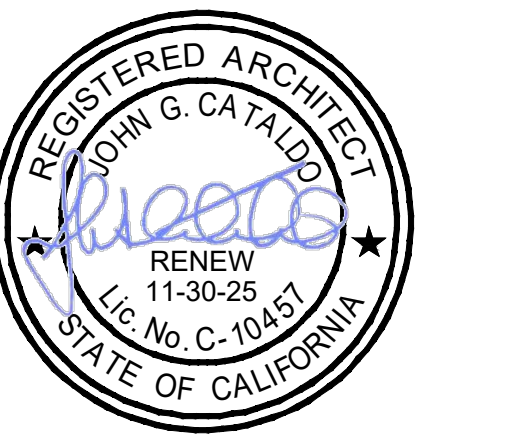
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BUENA PARK MALL
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DEVELOPER :

Drawing Content :

SITE PLAN



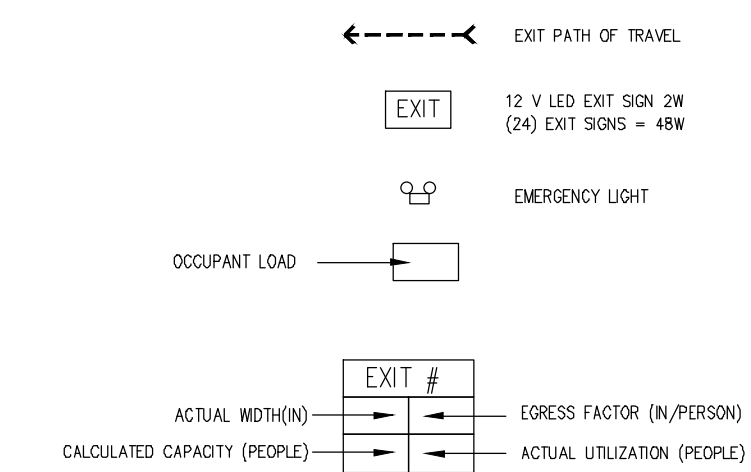
Revisions : Date :

CUP CORRECTIONS 11/16/2023
CUP CORRECTIONS 02/07/2024

Designer : JC
Manager : EC
Date : 3/21/2024
Job No : 2023-045
Scale : AS NOTED
Drawing No :

A-4.2
SHEET : OF :

EGRESS LEGEND:



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TOTAL	1,427	TOTAL	3,473	180
MAZE TOTAL				180

EXIT SEPARATION DISTANCE EXHIBIT

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





Manic Mind Productions, LLC
Heather & Robert Luther
Heatherluther14@gmail.com
(949) 235-8809

Business Overview:

A year-round Halloween/horror themed entertainment facility. The entire site includes a total of 53,113 sq ft encompassing 2 interactive movie theaters (12,400sq ft), 2 escape rooms (6966 sq ft), a seasonal Halloween maze attraction (18,900 sqft), a multi-purpose space for temporary horror themed attractions (6,957 sqft), and a central "common area". (7,890 sqft)

Seasonal Halloween Maze:

A 35-minute interactive haunted maze experience featuring actors, interactive special effects, and physical obstacles.

- Operating 32 nights from mid September through early November AND up to 12 additional off-season nights throughout the year
- Operating hours: Sunday through Thursday 6pm - 12:15am, Friday and Saturday 6pm - 1:30am
- Fixed group sizes of 4-8 people with a structured flow-through allows complete control of crowd sizes and occupant load
- Limited quantity of tickets are sold in 30-minute time slots which greatly reduces wait times, crowd sizes, loitering, and parking demand
- We provide licensed security guards for the interior of the attraction, as well as the exterior and parking lot
- Maze is constructed of modular wall panels and the configuration is changed annually

Year-Round Escape Rooms:

A 60-80 minute horror themed escape experience where guests try to "escape" a series of rooms by solving problems and performing physical tasks before time runs out.

- Operating hours: Sunday through Thursday 3pm - 11pm, Friday and Saturday 2pm - 12am

- Fixed group sizes of 4-8 people begin the experience every 20 minutes
- Maximum # of guests per night for 2 escape rooms is 480 persons

Year-Round Horror Movie Theater:

A horror themed movie theater specializing in classic horror movies. An immersive experience including costumed actors and staff.

- (2) intimately sized screening rooms with a max capacity of 60 persons each
- Movie start times: Sunday through Thursday 5pm - 9:30pm, Friday and Saturday 5pm - 10:30pm
- Pre-packaged food and concessions will be sold, including candy, popcorn, nachos, pretzels, soda, etc.

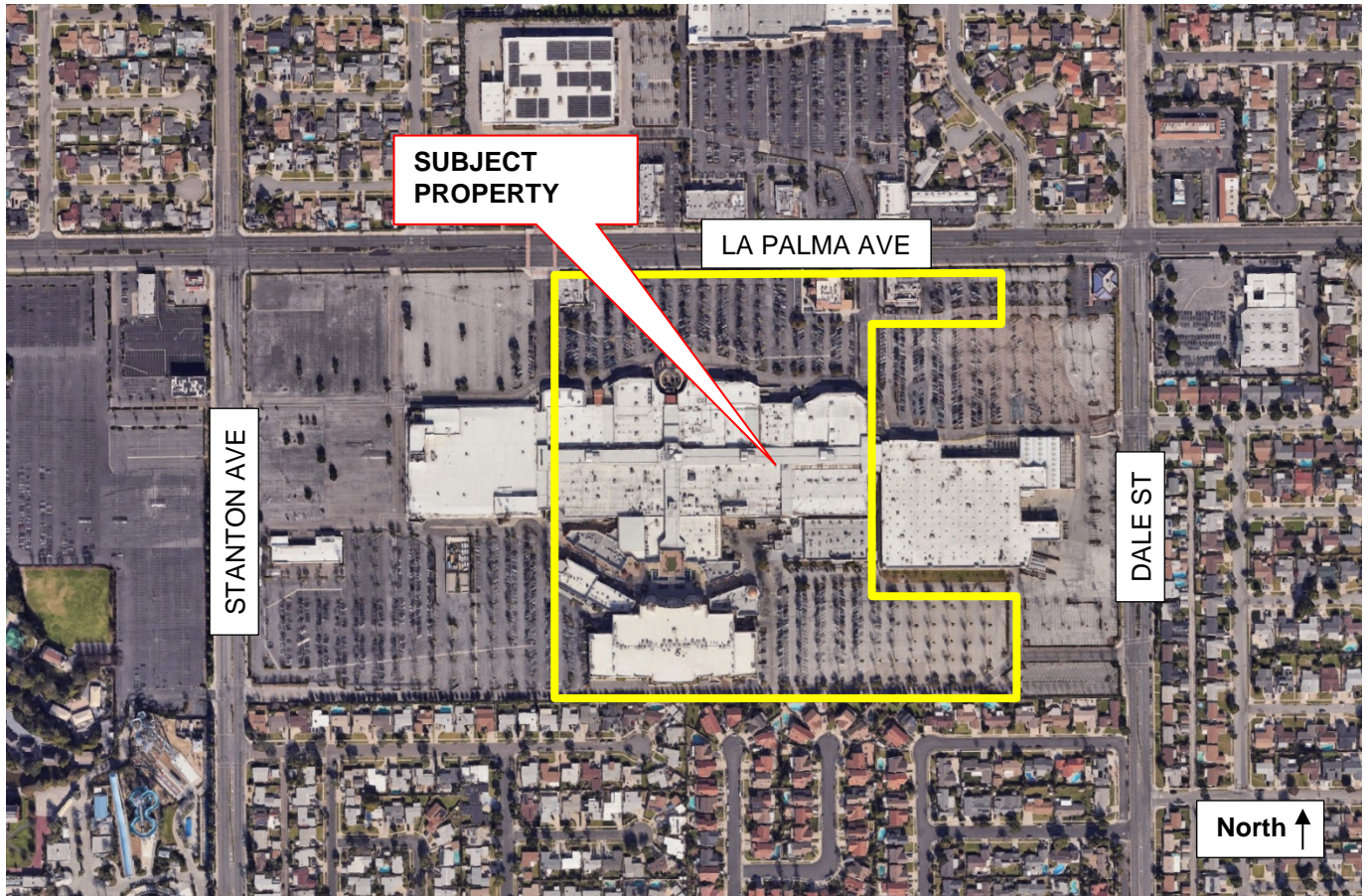
Multi-Purpose Space - Temporary Attractions:

An open format multi-purpose space to be used for various possible attractions on a temporary basis.

- Possible attractions could include a virtual reality experience or a temporary Halloween experience or maze
- Hours of operation will match the escape room, movie theater, or Halloween maze



VICINITY MAP



PLANNING COMMISSION

May 22, 2024

CONDITIONAL USE PERMIT NO. CU-23-5

8302 On The Mall

APN: 070-511-15

CONDITIONAL USE PERMIT NO. CU-24-4

A request to construct a 65-foot high double-sided freestanding sign fronting Beach Boulevard for an existing restaurant with drive-through service (McDonald's) at 7861 Beach Boulevard. The project is Categorically Exempt, pursuant to Class 11, Section 15311 (Accessory Structures).

The property owner is McDonald's Corporation, a Delaware corporation, 1 McDonald's Drive, Oak Brook, IL 60523. The applicant is John Crispis, 1700 W Anaheim Street, Long Beach, CA 90813.

Meeting	Agenda Group
Wednesday, May 22, 2024, 6:30 PM	PUBLIC HEARING Item: 4B
Presented By	Prepared By
Ian McAleese	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

The subject property is comprised of an approximately 2.87-acre rectangular shaped parcel located on the west side of Beach Boulevard, north of La Palma Avenue with approximately 200 feet of street frontage along Beach Boulevard, and is currently under construction for an approximately 6,030 square-foot McDonald's restaurant with a dual drive-through lane. The property is zoned Entertainment Corridor Specific Plan (ECSP) Sub-District C2 with a General Plan Land Use designation of Tourist Entertainment. The site is also within the Entertainment Corridor Focus Area, which is envisioned as a pedestrian-friendly and tourist-oriented destination that connects Knott's Berry Farm to the Mall and other visitor serving uses along Beach Boulevard. The mix of entertainment, world-class shopping, excellent dining, and civic spaces are envisioned to create a regional destination where visitors can patronize local attractions without leaving the Entertainment Corridor. With uses that attract both residents and visitors, the Entertainment Corridor is considered the "heart" of the City. Unique urban design features, including landscaping, streetscape, and signage enhancements along Beach Boulevard provide the area character and identity.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Tourist Entertainment	Entertainment Corridor Specific Plan (ECSP) Sub-District C2	Vacant (Formerly the Pioneer Motel)
South	Tourist Entertainment	Entertainment Corridor Specific Plan (ECSP) Sub-District C2	Multi-tenant shopping center
East	Tourist Entertainment	Entertainment Corridor Specific Plan (ECSP) Sub-District C1	Multi-tenant shopping center
West	Tourist Entertainment	Amusement Resort (AR)	Knott's Berry Farm horse stables and maintenance facility

BACKGROUND:

DATE	ACTION/ENTITLEMENT
December 14, 1988	Construction of a McDonald's restaurant with a drive-through under Conditional Use Permit (CUP) No. CU-1004 which was modified twice with the first modification allowing for the addition of patio seating; and the second modification allowing for the enclosure of said patio area

	allowing for the enclosure of said patio area
February 10, 1993	CUP No. CU-1095 allowed for a 1,400 square-foot expansion of the existing restaurant for additional retail sales and amusement equipment
April 27, 1994	CUP No. CU-1116 was approved by Planning Commission to allow for the construction of a multi-tenant freestanding sign, through an easement, at the northeast corner of the adjacent property located directly to the south (7941 Beach Boulevard)
February 22, 2023	CUP No. CU-22-5 which allowed for the demolition of the original restaurant and the construction of a new 6,030 square-foot McDonald's restaurant with a dual drive-through lane, outdoor dining patio, new landscaping, off-street parking, trash enclosure, site lighting, and other site improvements

APPLICATION ANALYSIS:

Project Description

The applicant, on behalf of the property owner, has submitted the application and plans requesting Planning Commission approval to demolish an existing monument sign to allow for the construction of a 65-foot high double-sided freestanding sign to be located along Beach Boulevard.

Proposed Sign

The ECSP General Provisions section requires that all signs reflect the same material and design of the building to suggest uniformity, be consistent with the location of signs on neighboring properties, be in proportion to the scale of the building, and wall signs should be integrated into the design of the building. These requirements are met by the proposed project through the unique design of the proposed double-sided freestanding sign having similar design elements to the restaurant building, which is currently under construction

The proposed sign utilizes a fabricated aluminum column with square framing that will be painted green and gray to match the colors of the McDonald's building, and mount the illuminated McDonald's lettering vertically over the framing. The design of the sign integrates the contemporary design elements of the new building and integrates a flag arch support that will project towards Beach Boulevard. The base of the sign will consist of aluminum panels painted a brown complementary color to match the building and will include an illuminated "Buena Park" channel lettering sign.

DISCUSSION:

Pursuant to the ECSP, signs shall conform to the guidelines detailed in Division 9 (Sign Regulations) of Title 19 (Zoning) of the Buena Park Municipal Code (BPMC), and can deviate from these standards through a CUP considered by the Planning Commission. The proposed 65-foot high double-sided freestanding sign requests to deviate from the maximum height standards of BPMC Section 19.912.010.C.3.c (Height of Ground Signs) which allows for a maximum ground sign height of 30 feet for properties fronting a major or primary highway. Beach Boulevard is considered a Principal Highway in the City's Mobility Element, within the General Plan. Furthermore, the total sign area for the proposed double-sided freestanding sign is approximately 208 square feet, which exceeds the maximum allowed under BPMC Section 19.912.010.B (Total Allowable Sign Area) and is also a part of the requested deviation.

The proposed 65-foot high double-sided freestanding sign, as conditioned, is consistent with the goals and policies of the General Plan and complies with all development standards within the ECSP. The proposed freestanding sign is dynamic and blends with the character of the other signs within the ECSP corridor, such as Rock & Brews and Medieval Times. The sign replaces the previous traditional monument sign, which in turn replaced the more dynamic water tower sign that had preceded it.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15311 (Accessory Structures) Class 11 of the State California Environmental Quality Act (CEQA) Guidelines, because the proposed freestanding sign consists of the construction of an on-premises sign.

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on May 9, 2024, and 48 notices of this Planning Commission public hearing were mailed to property owners located within 300-feet of the subject property on May 9, 2024. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed By: Harald Luna, Senior Planner

Attachments

[Proposed Planning Commission Resolution for Conditional Use Permit No. CU-24-4.pdf](#)

[Development Plans stamped RECEIVED MAY 6 2024 PLANNING DIV.pdf](#)

[Business Plan stamped RECEIVED MAR 13 2024 PLANNING DIV.pdf](#)

[Vicinity Map.pdf](#)

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA APPROVING A REQUEST TO CONSTRUCT A 65-FOOT HIGH FREESTANDING SIGN FRONTING BEACH BOULEVARD FOR AN EXISTING RESTAURANT WITH DRIVE-THROUGH SERVICE (MCDONALD'S), ON A PROPERTY LOCATED AT 7861 BEACH BOULEVARD (APN: 136-221-25), WITHIN THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN (ECSP) AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) John Crispis, applicant, 1700 W. Anaheim Street, Long Beach, CA 90813, on behalf of McDonald's Corporation, a Delaware corporation, property owner, 1 McDonald's Drive, Oak Brook, IL 60523, has filed an application for a Conditional Use Permit No. CU-24-4 to allow for the construction of a 65-foot high freestanding sign, located at 7861 Beach Boulevard, Buena Park, California, 90620, in the County of Orange (APN: 136-221-25). Hereinafter referred to as the "Application."

(ii) On May 22, 2024, 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.

(iii) The Planning Commission has reviewed and considered all components of the proposed Conditional Use Permit No. CU-24-4 and concluded its public hearing prior to adoption of this Resolution.

(iv) 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 find, 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 reports, verbal testimony, and the Conditional Use Permit No. CU-24-4 development plans stamped "RECEIVED MAY 6 2024 PLANNING DIV.", this Commission hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

May 22, 2024

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

FACT: The proposed new freestanding sign is consistent with the City's General Plan and Zoning Ordinance, as conditioned, and will meet applicable operating standards. The proposed freestanding sign is consistent with the General Plan and ECSP in that it is located within a land use that promotes entertainment, shopping, and dining uses along with supporting business, and matches the architectural style of the primary building.

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

FACT: The site is currently being developed with a drive-through restaurant. The site is adequate in size, shape, topography, location, and other factors, to accommodate the construction of a freestanding sign.

- c. **FINDING:** 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.

FACT: The subject site is located on the west side of Beach Boulevard, north of La Palma Avenue. Beach Boulevard is considered a Principle Highway in the City's Mobility Element, within the General Plan. A Principle Arterial Highway is an eight-lane divided roadway, with a typical right-of-way width of 144 feet. As such, adequate street access and traffic capacity are available to serve the existing restaurant facility with the proposed freestanding sign as well as existing anticipated development in the surrounding area.

- d. **FINDING:** Adequate utilities and public services will be available to serve the use as well as existing and anticipated development in the surrounding area.

FACT: Adequate utilities and public services are available to serve the proposed freestanding sign as well as existing and anticipated development in the surrounding area. The site is currently being developed with a drive-through restaurant and meets the City standards for public services and utilities to serve the site.

May 22, 2024

- e. **FINDING:** The use and development will be compatible with the intended character of the area.

FACT: The proposed freestanding sign will be compatible with the existing and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

- f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

FACT: Pursuant to the Entertainment Corridor Specific Plan, any proposed sign that would deviate from the development standards of Title 19 requires a Conditional Use Permit. As conditioned, the proposed freestanding sign will complement the drive-through restaurant and surrounding area.

- g. **FINDING:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

FACT: Any adverse effects that may come from the freestanding sign at this site are justified and fully balanced by offsetting benefits to the public interest in that the use will provide a decorative freestanding sign that fits with the character of the Entertainment Corridor. The proposed freestanding sign will benefit the local economy by allowing the drive-through restaurant to advertise and add to the character of the Entertainment Corridor. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 11, Section 15311 (Accessory Structures) of Division 6 of Title 14 of the California Code of Regulations, because the application is proposing to construct an on-premises sign.

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-24-4 development plans stamped "RECEIVED MAY 6 2024 PLANNING DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

May 22, 2024

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:

1. Public Works requires the proposed double-sided freestanding sign including the overhang section to be completely outside of the public right of way.

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. 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.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
5. 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.
6. Sign design and placement shall be such that it does not interface with the public right of way and sidewalk.

PLANNING DIVISION:

1. This approval shall be to allow for the construction of a 65-foot high double-sided freestanding sign on a property located at 7861 Beach Boulevard, as described and shown on plans dated "RECEIVED MAY 6 2024 PLANNING DIV", except as modified herein.
2. All previous conditions of approval contained in CU-1116 and CU-22-5 shall remain in full effect.
3. The illuminated double-sided freestanding sign shall be designed to prevent glare upon driveways, walkways, public right-of-ways, and surrounding properties.
4. The double-sided freestanding sign lighting shall not include flashing or the varying of light intensity.
5. The double-sided freestanding sign shall be equipped with a light sensing device and an automatic timer that will adjust the brightness as ambient light conditions change.
6. The double-sided freestanding sign lighting shall not be operated in such fashion as to constitute a hazard to safe and efficient operation of vehicles on Beach Boulevard.

May 22, 2024

7. The freestanding sign materials and colors shall substantially match the finishes and colors on the main building and require Planning Division approval prior to the issuance of a Building permit.
8. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
9. All new signs shall conform to the Zoning and Sign Ordinance of the City of Buena Park. The property owner or business operator shall submit a separate sign permit application for any new sign to the Planning Division and obtain all the required approvals and permits.
10. 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.
11. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.
12. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
13. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
14. The applicant and/or property owner shall sign the Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval.
15. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

May 22, 2024

PASSED AND ADOPTED this 22nd day of May 2024 by the following called vote:

AYES: 0 COMMISSIONERS:

NOES: 0 COMMISSIONERS:

ABSENT: 0 COMMISSIONERS:

ABSTAINED: 0 COMMISSIONERS:

Mirvette Judeh
Planning Commission Chair

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.
Conditional Use Permit No. CU-24-4

May 22, 2024

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-24-4 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

DRAFT

RECEIVED
MAY 6 2024
PLANNING DIV

McDonald's

7861 Beach Blvd., Buena Park, CA



1 VICINITY MAP
Scale: N.T.S.



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Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
**7861 Beach Blvd.,
Buena Park, CA**

Account Manager:
Chris Janocha

Scale: T.A.:
AS NOTED 5.50

Design No.:
22-03-8331-16 POLE SIGN

Reg. No.:

Revision History:
R8 11/30/23 LR Add border lighting (1)
R9 12/12/23 LR Add sign L's (.75)
R10 12/27/23 LR Move sign B2, add sign B3 to south elev., & add red background to 2 pole options (3.5)
R11 12/28/23 mdm (.5) add option
R12 2/13/24 LR Use option 1 for sign Z (4)
R13 2/15/24 LR New site plan, sign Z package (3)
R14 4/5/24 pl add options per city comments (4.00)
R15 4/16/24 pl rev. to city comments (4.50)
R16 5/6/24 LR Move sign s, 60 (1)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

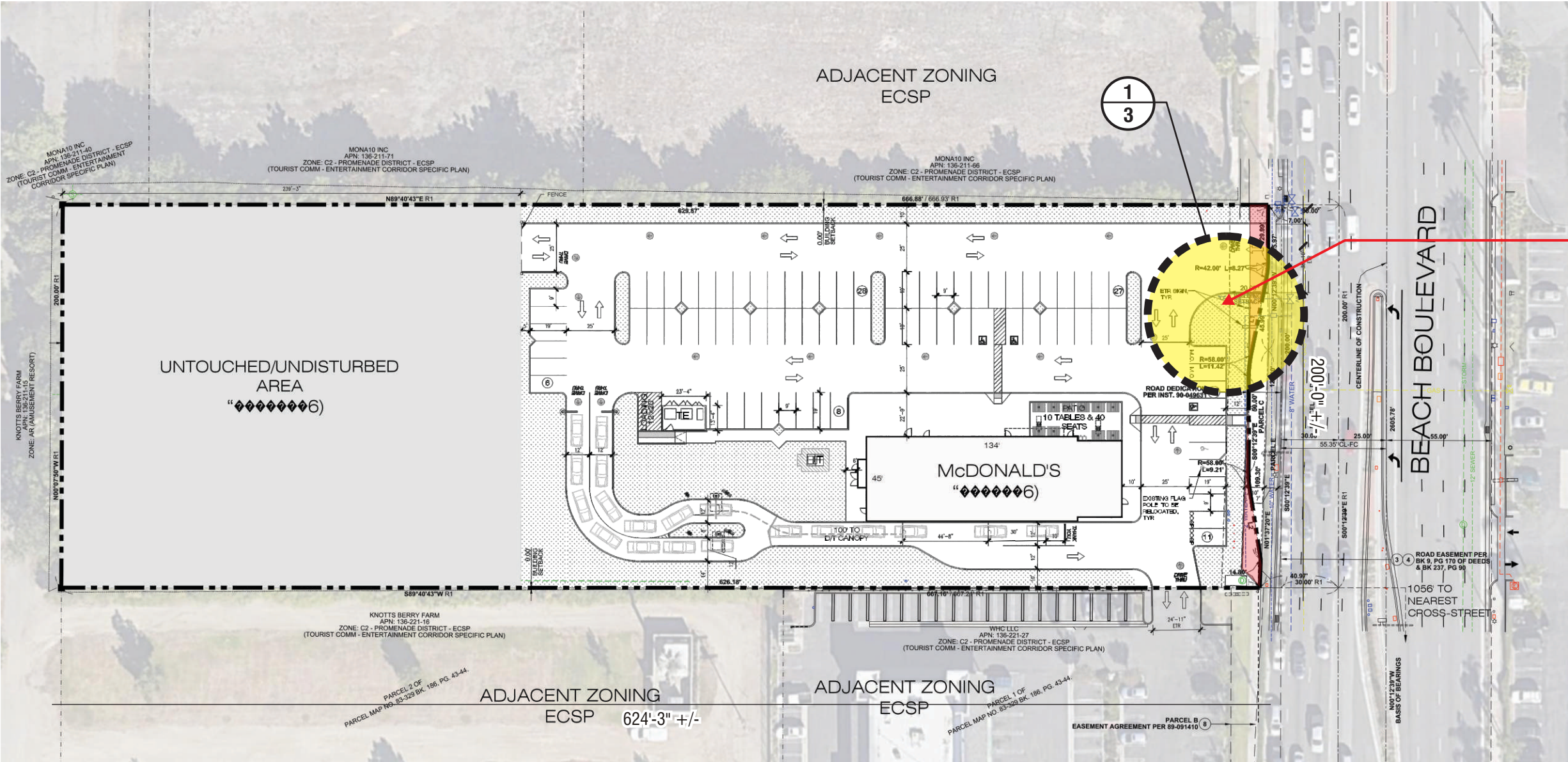
Design: Date:

Mfg/QC: Date:

Page: 1 of 6

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SIGN SCHEDULE - McDONALD'S SIGNAGE					
NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A					
B					
C					
D					
E					
F					
G					
H					
I					
J					
K					
L					
Z	ROAD SIGN	Y	208.97	1	
TOTAL SQ. FOOTAGE =					



1 SITE PLAN
Scale: 1/64" = 1'-0"



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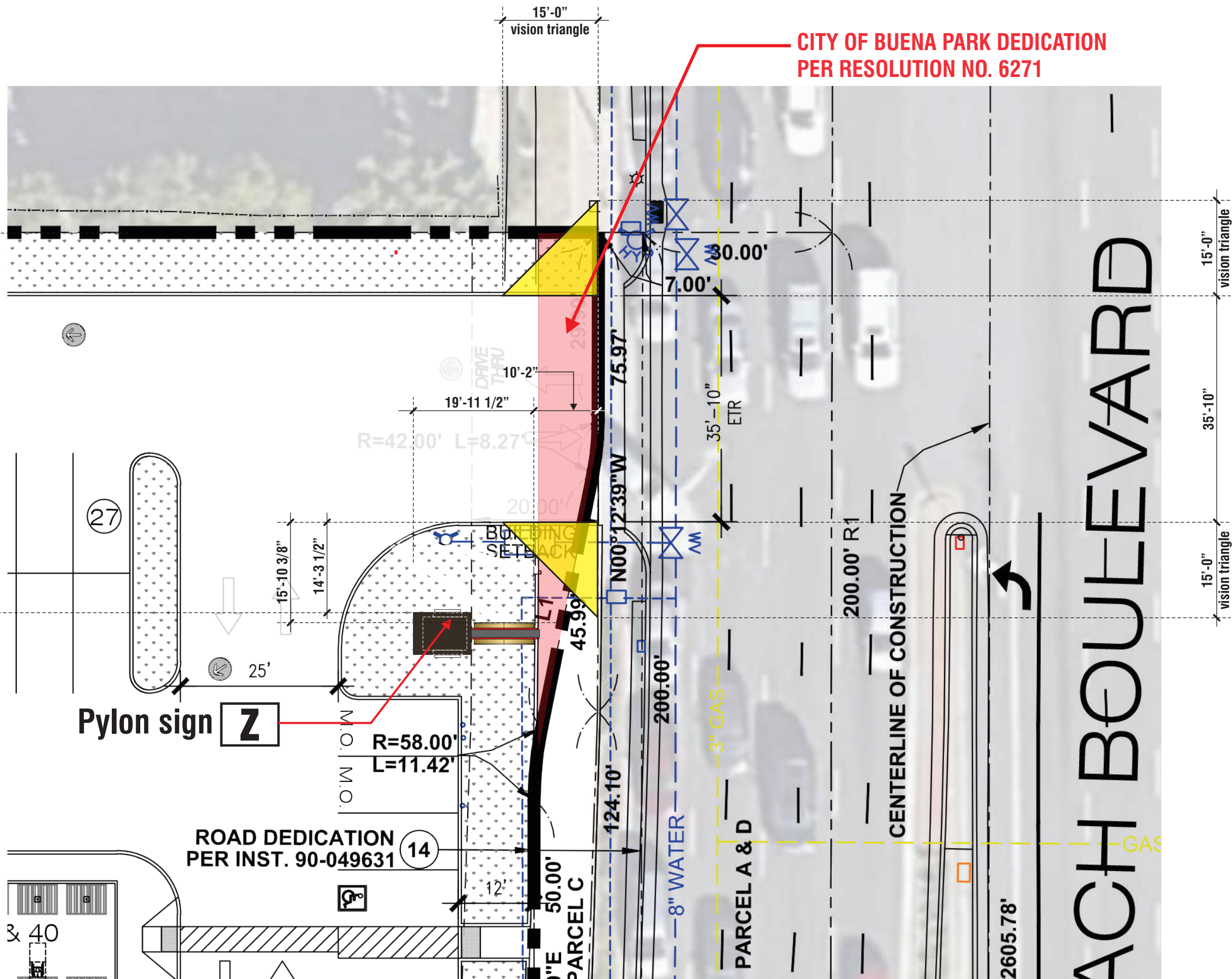
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40% / 60'-0" NORTH OF PROPERTY



1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



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R9 12/12/23 LR Add sign L's (.75)

R10 12/27/23 LR Move sign B2, add

sign B3 to south elev., & add red

background to 2 pole options (3.5)

R11 12/28/23 mdm (.5) add option

R12 2/13/24 LR Use option 1 for

sign Z (4)

R13 2/15/24 LR New site plan,

sign Z package (3)

R14 4/5/24 pl add options per

city comments (4.00)

R15 4/16/24 pl rev. to city comments

(4.50)

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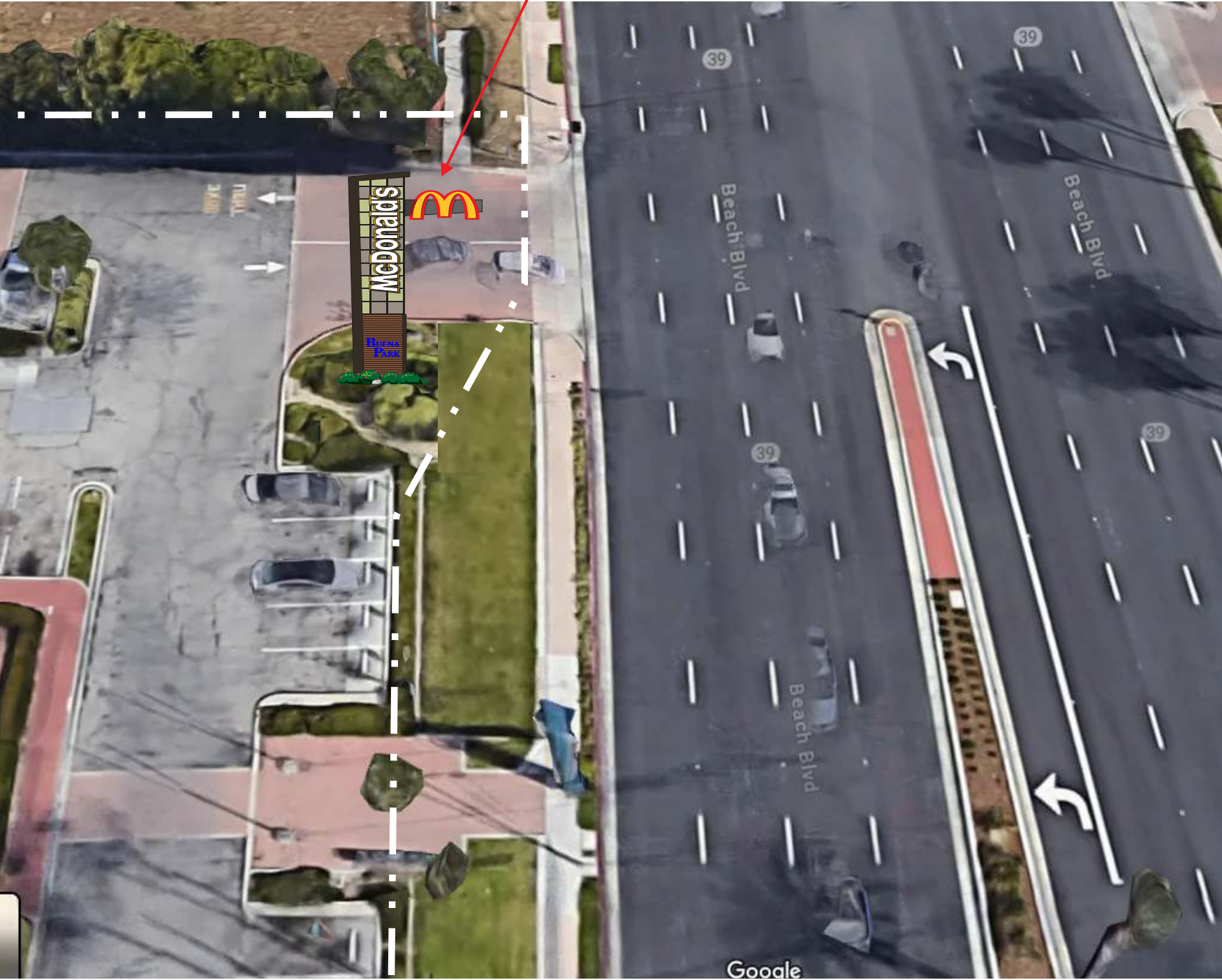
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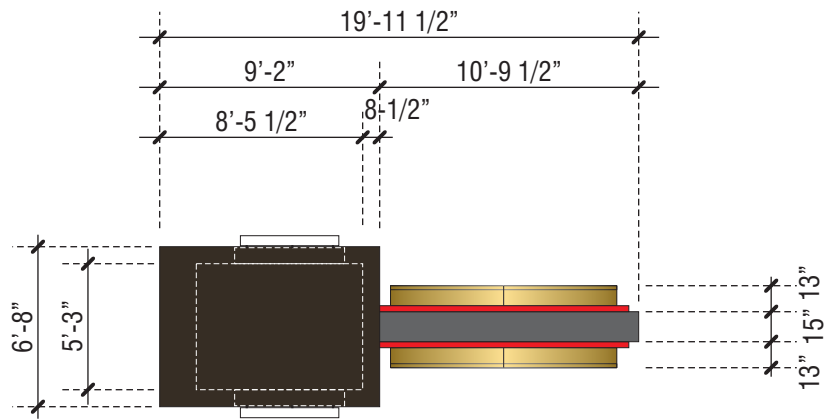
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1 VIEW FROM ABOVE - POLE SIGN LOCATION
SCALE: 1" = 20'-0"

Z Pylon sign



2 PLAN VIEW
SCALE: 1/8" = 1'-0"



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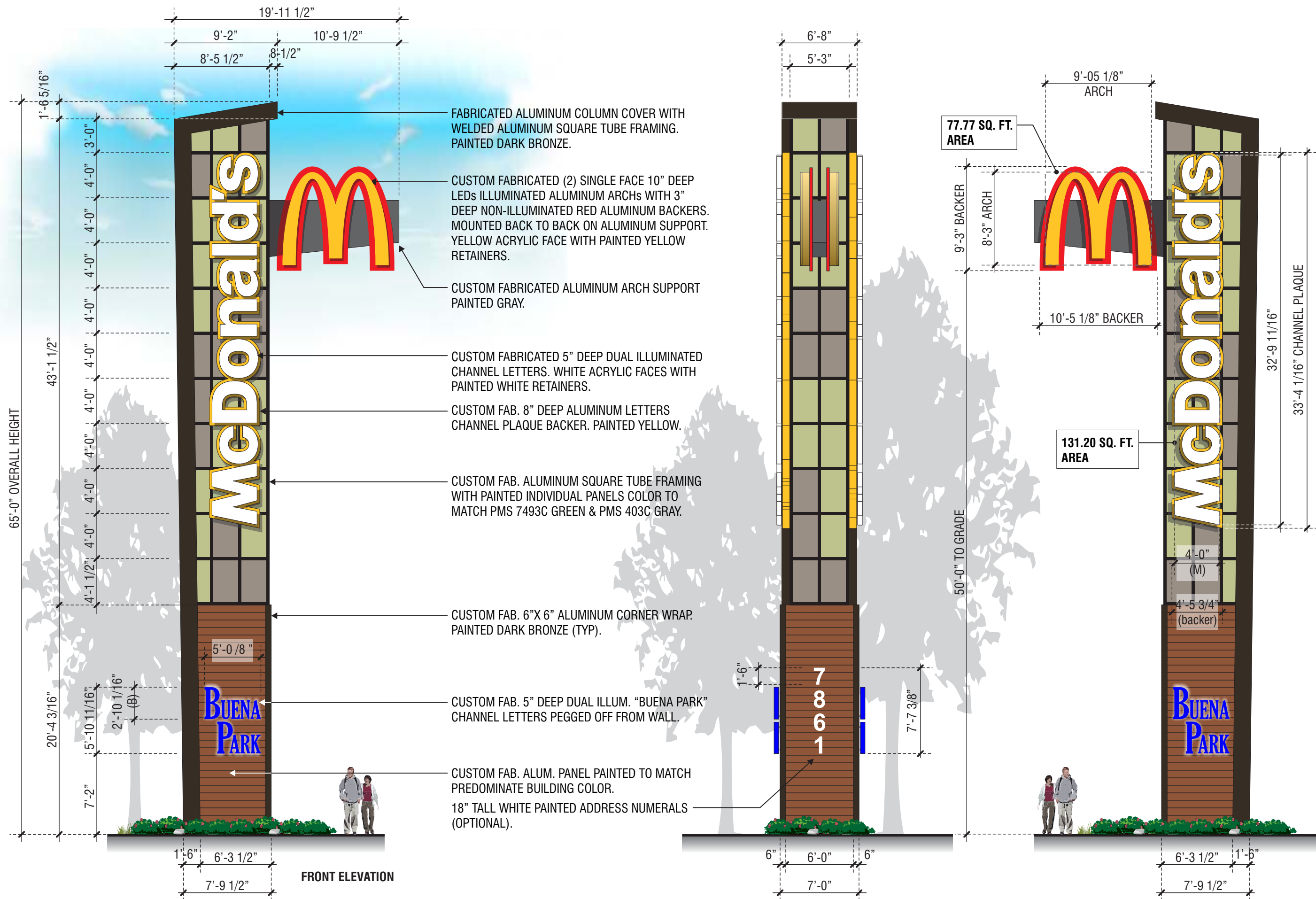
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Z SIGN ELEVATION / DOUBLE SIDED FREESTANDING SIGN
QUANTITY: ONE (1) SIGN REQUIRED
208.97 SQ. FT. TOTAL
SCALE: 1/8" = 1'-0"

1 RIGHT SIDE ELEVATION (FACING BEACH BLVD)
SCALE: 1/8" = 1'-0"

2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
McDonald's

Address:
**7861 Beach Blvd.,
Buena Park, CA**

Account Manager:
Chris Janocha

Scale: T.A.:
AS NOTED 5.50

Design No.:
22-03-8331-16 POLE SIGN

Reg. No.:

Revision History:
R8 11/30/23 LR Add border lighting (1)

R9 12/12/23 LR Add sign L's (.75)

R10 12/27/23 LR Move sign B2, add

sign B3 to south elev., & add red

background to 2 pole options (3.5)

R11 12/28/23 mdm (.5) add option

R12 2/13/24 LR Use option 1 for

sign Z (4)

R13 2/15/24 LR New site plan,

sign Z package (3)

R14 4/5/24 pl add options per

city comments (4.00)

R15 4/16/24 pl rev. to city comments

(4.50)

R16 5/6/24 LR Move sign s, 60 (1')



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

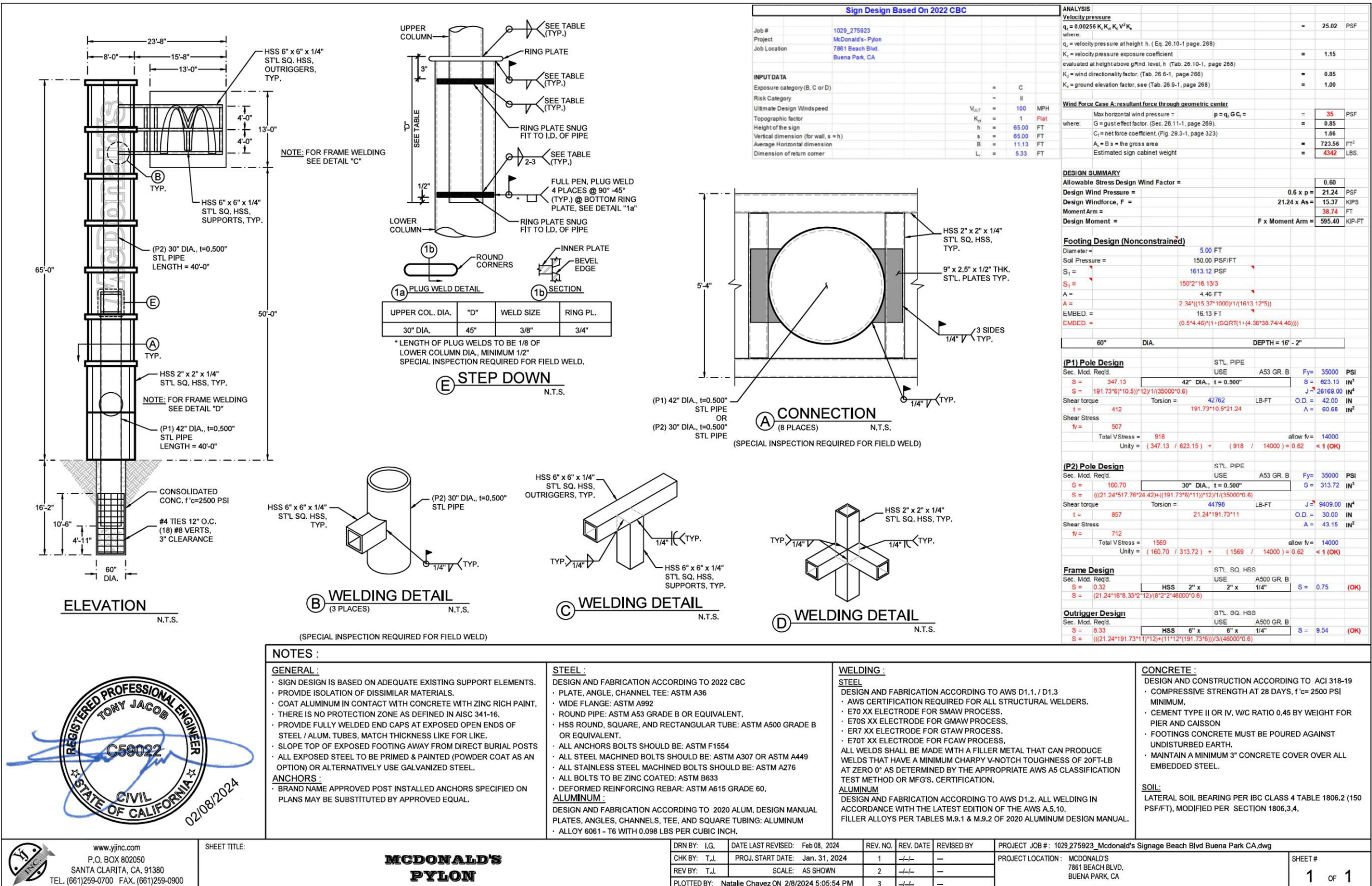
Mfg/QC: Date:

Page: 6 of 6

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



February 27, 2024

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electrical advertising

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Fax: (702) 450-3808

City of Buena Park Planning Department


6650 Beach Blvd Buena Park, 90621

Project Narrative: McDonald's Pylon Sign (CUP Filing)

In keeping with the theme of the Buena Park Entertainment Corridor, McDonalds would like to present this one of a kind pole sign to rival the likes of Medieval Times, Pirates Dinner and Rock N Brews themed restaurant / attractions. There will be no doubt that this sign will fit in perfectly and enhance the corridors atmosphere. As future businesses will be developed, we believe that this sign will stand the test of time. This will also be a major factor with visibility to the restaurant, as the only other visible signage sits roughly 60' from Beach Blvd., therefore allowing motorists to safely enter the establishment of their choice. This will also be able to be scene from the likes of Knotts Berry Farm and travelers westbound from BPD.

Thank you,

Superior Electrical Ad.
(McDonald's Ad Team)


Stan Janocha,
COO



VICINITY MAP



PLANNING COMMISSION

May 22, 2024

CONDITIONAL USE PERMIT NO. CU-24-4

7861 Beach Boulevard

APN: 136-221-25