

Wednesday, June 12, 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/95811674639?pwd=OSBJGNrDtJAneCYjk3vTAKgcu1Bv1.1>
MEETING ID: 958 1167 4639 PASSCODE: 418490

Conference Call: (669) 900-9128

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) 900-9128**

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/95811674639?pwd=OSBJGNrDtJAneCYjk3vTAKgcu1Bv1.1>
MEETING ID: 958 1167 4639 PASSCODE: 418490

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.

Appeal period ends on June 27, 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 complete a speaker identification form 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

May 22, 2024

4: PUBLIC HEARING

4A. CONDITIONAL USE PERMIT NO. CU-22-16 AND VARIANCE NO. V-22-3

A request to construct a 28,825 square-foot auto dealership (Simpson Cadillac) with a 1,545 square-foot mezzanine for storage of parts, a detached 1,320 square-foot car wash tunnel with an approximately 809 square-foot attached canopy, off-street parking, landscaping, and other site improvements; and a request to allow a deviation of the required building front yard setback from twenty feet (20') to ten feet (10'), and to allow an increase of the maximum block wall height within the required twenty foot (20') street setback from 3 feet 6 inches to eight feet (8') high.

The property owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622. The applicant is Douglas Andresen, 17087 Orange Way, Fontana, CA 92335.

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

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-22-16 and Variance No. V-22-3.

5: STAFF REPORTS

5A. STAFF REPORTS

6: AGENDA FORECAST

6A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7: COMMISSION REPORTS

7A. COMMISSION REPORTS

8: ADJOURNMENT

8A. ADJOURNMENT

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

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

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

시의회 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: June 6, 2024



APPROVAL OF MINUTES

May 22, 2024

Meeting	Agenda Group
Wednesday, June 12, 2024, 6:30 PM	CONSENT CALENDAR Item: 3A
Presented By	Prepared By
	Ruth Santos, Senior Administrative Assistant

Attachments

[2024-05-22 PC M DRAFT.pdf](#)

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
May 22, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 22, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Ian McAleese, Senior Planner
Chris Cardinale, City Attorney
Deepthi Arbolu, 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 - April 10, 2024 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Vice Chair Davis moved and Commissioner Diep seconded the motion to approve the minutes of the April 10, 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-23-5

A request to create a year-round Halloween/horror themed entertainment facility located at 8308 On the Mall within the Buena Park Downtown Mall. The proposal includes two (2) interactive movie theaters, concessions, two (2) escape rooms, a seasonal Halloween maze, temporary horror-themed attractions, and common area. 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.

Mr. McAleese presented the staff report.

Commissioner Patiño asked how traffic and parking will be impacted by the proposed business, and about security and contingency plans to handle numerous customers, and if the design will be on the façade or limited to the interiors.

Commissioner Choi asked if parking will affect the current tenants of the mall, and if there will be ample fire and security exits.

Vice Chair Davis asked about the number of entrances to the mall and if there is an entrance from the back of the mall.

Chair Judeh asked about the maximum capacity of the proposed business and, because the attractions are seasonal, how the site will be used off-season. She noted that security guards will be present one hour before opening and one hour after closing, but asked for a specific timeline on the presence of security guards.

Mr. McAleese stated that there will be no negative impact on traffic and parking because the Buena Park Downtown Mall was designed and approved with an analysis and adequate provision of parking required for all tenant spaces that currently exist. Therefore there will be no negative impact on current tenants of the mall. Regarding security, Mr. McAleese stated that the proposed security plan includes the presence of security guards from 7:00 p.m., which is one hour before the mall closes, to one hour after the proposed business closes at night. He added that a more comprehensive detailed security plan will be submitted for review and approval prior to the approval of the required Entertainment Permit. The proposed modification will only be within the interior of the mall and will not affect the façade (of the Mall). Regarding the maximum occupancy the staff does not currently have the occupancy information on hand, but that the applicant has already submitted the occupancy load information to the Building Division and Fire for their review.

Ms. Arabolu said a traffic study was completed for the Village project and there will be no negative impact. She added that when the Village project is completed, there will be 2,000 less trips, which will improve the situation.

Mr. McAleese said there is one primary entrance to the proposed business from inside the mall; stairs, an elevator for accessibility, emergency evacuation corridors, and emergency/fire exits on the south portion.

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

Robert Luther, applicant, 12817 Artnell Road, Santa Ana, CA 92701, said that the overall maximum capacity of about 448 is expected to be lower, their tickets will be pre-sold every 30 minutes for each of the varied attractions such as interactive movie theaters (maximum 50 persons per show), each escape room (24 persons per hour), and the Halloween maze main attraction (300 persons total per hour). He said that during the non-seasonal period, the maze will be unused (not open to the public), with possible improvements taking place.

Mr. Luther said that because of the intense and interactive nature of their attractions, their expected customers' ages range from 25 to 30, with some in their 50s, and fewer below 19. Mr. Luther said that the Buena Park location will be their new home.

In response to Chair Judeh, Ms. Santos stated that a written communication was received from Mr. John Parlet, owner of John's Incredible Pizza Company, expressing his concerns about traffic and parking.

John Parlet, owner and founder of John's Incredible Pizza, 36 Mountain Laurel, Rancho Santa Margarita, CA, introduced himself as a proud member of the Buena Park community, with a successful business that has been in existence for 15 years now. He said that after 27 years in the business, with 14 locations, one of his company's biggest requirements is parking. He said that he is very concerned about parking problems that the proposed business will cause, he has read the city calculations and traffic reports but he is not convinced and believes that the project will have a negative impact on his business. He referred to aerial photographs of the parking areas which were taken on a weekend that was not busy; stated that the open areas by the old Sears site will all go away (once the Village project starts construction). He added that the only open parking spaces are on the left back side of Walmart, but his customers, especially couples with kids on strollers, will most likely not park that far and walk to the other side where his business is. He asked for recalculation of parking statistics or rejection of this project.

In response, the applicant, Mr. Luther stated that there are enough parking spaces, most of which are farther away. He noted that the aerial photos did not show the southwest portion of the parking lot (where there are available parking spaces), and pointed out that as far as parking spaces, their customers will not overlap with John's Incredible customers. He also assured Mr. Parlet that they will instruct the staff (of the proposed business) to park all the way in the farthest spots first. Mr. Luther added that their peak hours are between 9:00 p.m. and 11:00 p.m., and by 8:00 p.m., 73% of the mall tenants are closed. He assured Mr. Parlet that the proposed business will not negatively impact Mr. Parlet's business.

Mr. Cardinale stated that he understood the concerns raised but, as staff had mentioned in the presentation, the mall was built and approved in the 1970s, with adequate parking for a fully built out mall, including a food court at this location that probably served numerous customers per hour. He added that since the mall was approved, there have been changes in State laws, including limitations in staff's ability to mandate more parking spaces, unless based on specific findings and facts.

Mr. Luther said, they can add the parking location information to their site or print it on the tickets.

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

Vice Chair Davis moved and Commissioner Choi seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-23-5.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6339
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

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

A request to construct a 65-foot high freestanding sign fronting Beach Boulevard for an existing restaurant with drive-through service (McDonald's) at 7861 Beach Boulevard. 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.

Mr. McAleese presented the staff report.

Commissioner Choi asked if the proposed 65-ft. sign will comply with vision clearance requirements.

Mr. McAleese said that the proposed sign will not be within a vision clearance area, it will be located towards the rear of the planting area and will not be blocking any line of sight going north or south nor entering the site.

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

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

Commissioner Diep moved and Chair Judeh seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-24-4.

AYES: 5 COMMISSIONERS: Diep, Judeh, Choi, Davis, and Patiño
 NOES: 0 COMMISSIONER:
 ABSENT: 0 COMMISSIONER:
 ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6340
 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

5. AGENDA FORECAST:

Dr. Meshram stated that the next regularly scheduled Planning Commission meeting in June will include a Cadillac automobile dealership proposal at 6245 Auto Center Drive.

6. STAFF REPORTS:

None

7. COMMISSION REPORTS:

Vice Chair Davis announced Buena Park's initial Juneteenth Celebration (June 19, 6:00 p.m. to 9:00 p.m., Boisseranc Park).

8. ADJOURNMENT:

At 7:19 p.m., Chair Judeh adjourned the Planning Commission meeting.

 Mirvette Judeh
 Chair

ATTEST:

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

Planning Manager

DRAFT

CONDITIONAL USE PERMIT NO. CU-22-16 AND VARIANCE NO. V-22-3

A request to construct a 28,825 square-foot auto dealership (Simpson Cadillac) with a 1,545 square-foot mezzanine for storage of parts, a detached 1,320 square-foot car wash tunnel with an approximately 809 square-foot attached canopy, off-street parking, landscaping, and other site improvements; and a request to allow a deviation of the required building front yard setback from twenty feet (20') to ten feet (10'), and to allow an increase of the maximum block wall height within the required twenty foot (20') street setback from 3 feet 6 inches to eight feet (8') high.

The property owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA 90622. The applicant is Douglas Andresen, 17087 Orange Way, Fontana, CA 92335.

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

Meeting	Agenda Group
Wednesday, June 12, 2024, 6:30 PM	PUBLIC HEARING Item: 4A
Presented By	Prepared By
Ian McAleese	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

The project site consists of an approximately 2.30-acre vacant site comprised of sixteen (16) separate parcels that are owned by the City and are in the process of being consolidated through Parcel Map No. 2023-114 which was previously approved by the Planning Commission on April 26, 2023. The project site is situated on the south side of Auto Center Drive between Western Avenue and the Interstate-5 freeway on-ramp/off-ramp, located west of Beach Boulevard at 6245 Auto Center Drive (APNs: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15, -16, -17, -18, -19, -20, and -21). The parcels are zoned Auto Center Specific Plan (ACSP) Sub-District A-1 with a General Plan Land Use designation of Commercial.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Central Buena Park Mixed-Use	CG (Commercial General)	Multi-story Office Building (Buena Park Commerce Plaza)
South	Light Industrial	ML (Light Industrial)	Interstate-5 Freeway and Railway Corridor
East	Commercial	Auto Center Specific Plan (ACSP) Sub-District A-1	Auto Dealership (Buena Park Honda)
West	Commercial	Auto Center Specific Plan (ACSP) Sub-District A-1	Auto Dealership (Premier Chevrolet of Buena Park)

BACKGROUND:

DATE	ACTION/ENTITLEMENT
2006-2010	The Santa Ana Freeway (I-5) Far North Widening Project took place which added one carpool and travel lane in each direction which widened the boundaries of the freeway.
2016	Caltrans relinquished excess parcels associated with the freeway widening project to the City through California Transportation Commission Resolution No. R-3948.
2015-2019	The City purchased properties along Auto Center Drive which were previously developed with a shopping center, muffler shop, burger restaurant, book publishing company, liquor store, and remnant vacant parcels owned by the Orange County Transportation Authority (OCTA).
2019	The City vacated an alley consisting of a 3,085 square foot parcel within a portion of the parcels relinquished by Caltrans for the City's use as a public street.
2022	The decertification and feasibility process was completed and the California Transportation Commission (CTC) approved the City's acquisition of the two (2) remaining remnant parcels from Caltrans.
April 26, 2023	The Planning Commission approved Tentative Parcel Map No. PM-23-1 (Orange County Parcel Map No. 2023-114) which allowed the consolidation of sixteen (16) parcels into one (1) parcel.

APPLICATION ANALYSIS:

Project Description

The applicant is requesting a conditional use permit and variance to construct a new 28,825 square-foot thirty-six (36) foot high two-story automobile dealership (Simpson Cadillac) with a roof parking deck and an attached service garage. The project also proposes a detached 1,320 square-foot car wash (for dealership use only) with an 806 square-foot attached canopy, off-street parking, landscaping, and other site improvements. The applicant is requesting variances from the building front yard setback, and to allow an increase in the maximum wall height within the required street setback.

According to the submitted business operation plan, the automobile dealership will operate Monday through Sunday from 9:00 a.m. to 9:00 p.m. and employ approximately 22 people. A more detailed business operation plan is provided in Attachment 3.

Floor Plan

The proposed dealership is comprised of two (2) floors with a roof parking deck having a total area of 81,006 square feet. The first floor comprises 25,317 square feet and will consist of a showroom with sales offices, a lounge area with amenities, building support offices, and a new car delivery area. The western portion of the building will be dedicated to the service garage with a 1,545 square-foot mezzanine for parts storage. Dividing these two sections will be a three (3) lane vehicle service drive with a service write-up area for customer vehicle intake. A vehicle ramp to access the second floor and roof parking deck will be located at the rear (south) elevation of the building. The second floor will consist of a 3,508 square-foot office support and meeting room area and a 23,564 square-foot vehicle inventory parking area. The roof deck will also consist of a vehicle inventory parking area containing 27,072 square feet. The proposed 1,320 square-foot detached car wash tunnel with an attached 806 square-foot canopy and a trash enclosure area will be situated on the west side of the lot.

Access/Site Design/Parking

The project site will include three (3) driveways along Auto Center Drive. The internal drive-aisles have been designed to adequately accommodate on-site vehicular access, emergency and trash service vehicle circulation, access to the vehicle ramp on the south side of the building, and access to the inventory parking areas and required off-street parking spaces. The service drive, located between with showroom and the service garage, will be closed utilizing a metal, semi-transparent roll-up door during non-operating hours. This door is set back 20 feet from the front property line.

The proposed buildings comply with the minimum setback and maximum height requirements in the Buena Park Municipal Code (BPMC), except for the setback from the north property line. The building is setback ten (10) feet from the north property line, while a twenty (20) foot setback is required per the Section 19.520.020.B.1 (Front Yard, and Side/Rear Yards Abutting a Street).

BPMC Table 19.536.040 (Parking Spaces Required) requires vehicle sales and display uses to provide two and a half (2.5) parking spaces per 1,000 square feet gross floor area, plus one (1) space per 1,000 square feet of outdoor display area. Therefore, based on the total combined dealership and outdoor display area, the proposed automobile dealership will require a total of 88 off-street parking spaces. The proposed project provides a total of 275 parking spaces. A total of 15 customer parking spaces, nine (9) vehicle display parking spaces, and two (2) display pads are provided along the east side of the property and 48 surface parking spaces for service vehicles will be provided at the west side of the property. The remaining 201 parking spaces will be utilized for inventory and vehicles being serviced and are located on parking deck levels two and three. The parking spaces provided exceed the minimum off-street parking requirements for the proposed development.

Landscaping/Fencing

The proposed project will provide approximately 8,942 square feet of landscaping throughout the development, including along Western Avenue and Auto Center Drive to buffer the off-street parking areas from the adjacent public right-of-way. The ten-foot landscape area along the north portion of the site will feature a two-foot-high landscaped berm planted with mature trees and enhanced landscaping to provide a visual buffer from Auto Center Drive. As conditioned, 30-foot tall Mexican Fan Palm trees will be planted along the entire north property line, minimum 24-inch box size trees will be located within the parking areas on the east side of the property, and the size of plants/shrubs will be a minimum of 5 gallons.

The site currently has an existing ten (10) foot high wall with guardrail and four (4) foot high wall with guardrail along Western Avenue, and a Caltrans wall that is located along the entire south property line separating the subject site from the I-5 Freeway. A new eight (8) foot high block wall painted to match the building with a decorative cap is proposed along the northwest portion of the site, with a ten (10) foot setback. In order to soften the new block wall, as conditioned, climbing vines will be planted within the landscape area along the entire length of the block wall.

Architecture

The proposed building design will feature a variety of materials incorporating a distinctive modern design that will establish an architectural presence along Auto Center Drive. Articulated and angled walls at the northeast section of the building along with the change in building materials has been provided to break up the massing of the building elevations. The building incorporates a flat roof with parapet walls to screen the parking deck. The east and north elevations will feature floor to ceiling glass curtain wall on the first and second levels to emphasize the showroom area and in an effort to further break up the massing of the building elevations nearest to the street.

Signage

New signage will be provided throughout the property consisting of a combination of wall signs, a freeway oriented sign, and directional signs. The proposed freeway oriented sign will be located adjacent to the north property line east of the driveway near the I-5 on-ramp/off-ramp with a total height of thirty (30) feet. The total sign area of the freestanding sign is 296 square-feet per face with the Cadillac logo and name situated towards the top, and auto dealership name below. A wall sign with logo will also be proposed on the building east elevation, with an additional wall sign proposed above the service center to direct customers to the service entrance. The two directional signs are proposed adjacent to the west and east driveway entrances.

DISCUSSION:

Entitlements Requested

The following entitlements are requested for this project:

- **Conditional Use Permit** – Pursuant to the ACSP Section V (Permitted Uses), new sales of autos and trucks not exceeding 3 tons and mechanical car washes are permitted by right within Sub-District A-1, and repair and/or service of autos and trucks not exceeding 3 tons is an associated use that requires a Conditional Use Permit.
- **Variance** – A request to allow a deviation of the required building front yard setback from twenty (20) feet to ten (10) feet, and to allow an increase of the maximum block wall height within the required twenty (20) foot street setback from 3 feet 6 inches to eight (8) feet high.

Conditional Use Permit (CUP)

BPMC Section 19.128.020 (Conditional Use Permit) requires Planning Commission review and approval for certain types of uses and development situations that require special consideration of the unique circumstances of each case in order to ensure that the intent of the Zoning Code is adequately implemented. As proposed, the project meets the criteria contained in the BPMC and ACSP for the structure and the use, including lot size, FAR, height, parking, and landscaping, with the exception of the front setback. The design is consistent with the intent and vision for auto dealerships within the Buena Park Auto Mall and the architectural character of the area.

Variance

BPMC Section 19.132.010 (Variance) requires Planning Commission review deviations from the strict application of the requirements of the BPMC in those special circumstances where the literal requirements unintentionally discriminate against a particular property because of unusual and unanticipated circumstances. In such circumstances, a variance may be granted to correct an inequity, but may not be used to grant any special privilege. The narrow irregular shape of parcel, along with the existing Caltrans easements along the southern portion of the lot that are unable to be vacated, restricts the areas where structures could be otherwise located on the subject property. As a result of these limitations, a reduction to the required 20-foot front yard setback is necessary to allow the development of an automobile dealership and associated improvements on the subject property. A majority of the easements on the property are present on the south portion of the property running east to west, with several easements located on the west and east portions of the site as well. With the restrictive nature of the site, the building being situated ten (10) feet closer to the front property line will allow the site to be developed to the same potential as another site without the above-mentioned constraints. Similarly, the decorative wall being situated at the parking setback instead of at building setback would alleviate the restrictive nature of the site layout. The block wall will provide screening for parking areas, car wash tunnel and attached canopy. Enhanced landscaping will be provided to reduce the visual impact of the block wall within the setback area.

The proposed development and establishment of an automobile dealership, as conditioned, is consistent with the goals and policies of the General Plan and complies with all development standards, with the proposed deviations, of the ACSP Sub-District A-1. The proposed development will revitalize a piece of land that has been vacant and unimproved for several years, and further promotes Auto Center Drive as an automotive sales corridor.

ENVIRONMENTAL ASSESSMENT:

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

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on May 31, 2024, and 31 notices of this Planning Commission public hearing were mailed to property owners located within 300-feet of the subject property on May 31, 2024. As of the publication of this report, no public comments have been received regarding the proposed actions.

Reviewed By: Harald Luna, Senior Planner

Approved By: Swati Meshram, PhD, AICP, LEED AP, Planning Manager

Attachments

[Proposed Planning Commission Resolution for Conditional Use Permit No. CU-22-16 and Variance No. V-22-3.pdf](#)

[Development Plans stamped RECEIVED APR 16 2024 PLANNING DIV.pdf](#)

[Business Plan stamped RECEIVED APR 16 2024 PLANNING DIV.pdf](#)

[Vicinity Map.pdf](#)

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-22-16
VARIANCE NO. V-22-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST FOR ISSUANCE OF A CONDITIONAL USE PERMIT NO. CU-22-16 AND VARIANCE NO. V-22-3 TO CONSTRUCT A NEW 28,825 SQUARE-FOOT TWO (2) STORY AUTOMOBILE DEALERSHIP WITH ROOF PARKING DECK, A DETACHED CAR WASH TUNNEL WITH AN ATTACHED CANOPY, OFF-STREET PARKING, LANDSCAPING, AND ASSOCIATED SITE IMPROVEMENTS, AND TO ALLOW A DEVIATION OF THE REQUIRED BUILDING FRONT YARD SETBACK FROM 20 FEET TO 10 FEET, AND TO ALLOW AN INCREASE IN MAXIMUM WALL HEIGHT WITHIN THE REQUIRED 20-FOOT STREET SETBACK FROM 3 FEET 6 INCHES TO 8 FEET HIGH ON A PROPERTY LOCATED AT 6245 AUTO CENTER DRIVE (APNS: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15, -16, -17, -18, -19, -20, AND -21), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Douglas Andresen, applicant, Andresen Architecture, 17087 Orange Way, Fontana, CA 92335, on behalf of the City of Buena Park, property owner, 6650 Beach Boulevard, Buena Park, CA 90622, has filed an application for a Conditional Use Permit No. CU-22-16 and Variance No. V-22-3 to allow the development of a new 28,825 square-foot two (2) story automobile dealership with a roof parking deck, a detached car wash tunnel with an attached canopy, its required off-street parking, landscaping and associated on- and off-site improvements; and a request to allow a deviation of the required building front yard setback from 20 feet to 10 feet, and to allow an increase in the maximum block wall height within the required 20-foot street setback from 3 feet 6 inches to eight (8) feet high for a property located at 6245 Auto Center Drive in Buena Park, California, 90621, in the County of Orange (APNs: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15, -16, -17, -18, -19, -20, and -21). Hereinafter in this Resolution, the subject Conditional Use Permit and Variance request is referred to as the "application."

(ii) On June 12, 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-22-16 and Variance No. V-22-3 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 report, verbal testimony, and the Conditional Use Permit No. CU-22-16 and Variance No. 22-3 Development Plans stamped "RECEIVED APR 16 2024 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 two (2) story auto dealership development with roof parking deck and detached car wash with the repair and/or service of autos and trucks not exceeding 3 tons is a conditionally permitted use within the ACSP (Auto Center Specific Plan) Sub-District A-1, and as conditioned, will meet all applicable requirements of the General Plan and ACSP with requested deviations, and other laws. The proposed development will revitalize a piece of land that has lain vacant and unimproved for several years, and promotes the Auto Center as an automotive sales corridor. The proposal will comply with site area, lot coverage, building height, floor area, off-street parking, circulation, landscaping, building materials, and other applicable requirements.

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 undeveloped and is temporarily being used for storage of vehicle inventory for Simpson Buick GMC. The site is adequate in size, shape, topography, location, and other factors, to accommodate the proposed automobile dealership. Based on the hours of operation, and consistency with nearby dealerships, as conditioned, there will be no conflicts or incompatibility created based on the nature of the proposed use.

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 southeast corner of Auto Center Drive and Western Avenue, and to the west of the Interstate-5 freeway on-ramp/off-ramp. Western Avenue is considered a Secondary Highway in the City's Mobility Element, within the General Plan. A Secondary Arterial is a four-lane undivided (without a median) roadway, with a typical right-of-way width of 80 feet, and a roadway width from curb-to-curb of 64

feet. Additionally, the property is served by Auto Center Drive which meets the definition of a Primary Highway 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 and a roadway width curb to curb of 84 feet. As such, adequate street access and traffic capacity are available to serve the proposed auto dealership as well as existing 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 automobile dealership use as well as existing and anticipated development in the surrounding area. The site is fully served by utilities, and meets the City standards for public services and utilities to serve the site.

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

FACT: The proposed automobile dealership use will be compatible with the existing auto dealerships and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with the established and anticipated area uses due to required operating conditions and proposed site design.

- 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 ACSP, any associated repair and/or service of autos and trucks requires approval of a Conditional Use Permit. As conditioned, the proposed associated repair will complement the proposed automobile dealership 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 proposed automobile dealership with associate repair at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the property will be for auto sales. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

Variance

- a. **FINDING:** There are special circumstances applicable to the subject property such as size, shape, topography, location, or surroundings which result in the strict application of the requirements of this Title depriving the property of privileges enjoyed by other properties in the same zone and vicinity.
- FACT:** The existing site conditions including the size, location of existing Caltrans easements, and limited options for siting of buildings are unique to this property. Further, the existing automobile dealerships located within Sub-District A-1 of the ACSP do not have to contend with the oversaturation of easements that prevents the maximum development of their site. The majority of the easements run along the south portion of the site which prevents the building from being situated near the freeway, with several easements running along the west and east portions as well. The combination of these easements restricts the building placement to only be viable near Auto Center Drive. Granting a variance for the reduction in the front setback for the proposed building, and the increase in the height of the block wall within street setback areas are necessary in order for the site to be developed with an automobile dealership containing the required square footage and associated amenities to be consistent with the other dealerships located in the Buena Park Auto Mall.
- b. **FINDING:** The variance will not grant special privileges to the subject property not enjoyed by other properties in the same zone and vicinity.
- FACT:** Numerous other auto dealerships in the area were able to fully develop their properties without having to contend with large amounts of easements preventing optimal placement of their structures. Therefore, the request for a variance to deviate from the required street setback for the building and increase in wall height within said setback will not grant special privileges to the subject property not enjoyed by other properties in the same zone and vicinity.
- c. **FINDING:** The variance will not produce results detrimental to the public health, safety, or welfare and will not be injurious to other property in the vicinity.
- FACT:** Based on the proposed site layout and operating standards, the development of the property as proposed is expected to be in harmony with the other properties in the surrounding area. As such, the reduction in setback and increased height of the wall from what would typically be required, will not be detrimental to the public health, safety, or welfare and will not be injurious to other property in the vicinity.

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

FACT: The project will implement goals and policies as envisioned in the ACSP by expanding the Auto Center sales corridor and by revitalizing an unimproved vacant piece of land. Therefore, granting the variance to allow the reduction in the building front setback and an increase in the maximum wall height would not produce results that are contrary to the objectives of the General Plan, Specific Plan, or the intent of the Municipal Code.

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

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Conditional Use Permit No. CU-22-16 and Variance No. V-22-3 development plans stamped "RECEIVED APR 16 2024 PLANNING DIV.," as modified herein and the following conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

PUBLIC WORKS DEPARTMENT:

1. Grading, storm drain, street, sewer, water, and erosion control plans shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Any proposed improvements shall be designed and constructed per City Standards. Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards. Separate Street Improvement Plans shall be prepared for proposed street and utility improvements within the public right-of way.
 - a. All vehicular access to the site shall be provided in locations approved by the Traffic Division. An emergency access within the project parcel shall be approved by the Orange County Fire Authority and an approved copy of the plan shall be submitted to the Engineering Division with the submittal of the grading plan.

- b. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and stormwater impact fees shall be per the latest City Fee Schedule.
 - c. Planting of turf with irrigation is required within the existing parkway landscaping area along the north side of the project frontage. Landscaping design shall comply with the City's Water Efficient Landscape Ordinance (<https://ecode360.com/42923406>) and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance.
 - d. Provide an engineering study for any proposed sewer and water connections to the City system. The study shall be prepared by a registered civil engineer for approval by the City Engineer. Any infrastructure upgrades necessary to meet the sewer capacity, fire code or the domestic water capacity shall be mitigated by developer. Easements shall be dedicated as needed to accommodate a new public water or sewer system. The proposed utility connections shall be made to the City water and sewer systems in accordance with the City Code, standards and applicable Federal, State and County regulations.
 - e. A double check detector assembly is required for domestic and fire service connections, and a reduced pressure principle device (RPPD) is required for irrigation service connection per City standards, and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
 - f. A hydrology and/or hydraulics study, prepared by a registered engineer, shall be submitted for approval when drainage is altered and/or there is a net increase of the storm water for the proposed project. The storm drain system shall be designed and constructed for a minimum of a 25-year flood per the County of Orange standards. It shall be privately owned and maintained.
 - g. Driveway approaches, sidewalks, curb, and gutter along the project frontage that are lifted, fractured, or failing shall be removed and replaced per City standards.
 - h. All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. Property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.
 - i. Water Meter Installation Requirements:
 - I. For 1" or smaller meter sizes, the water meter model shall be Neptune T-10 with Encoder that reads in gallons or City approved equal.
 - II. For 1.5" or larger meter sizes, the water meter model shall be Neptune HPT or Neptune MACH-10 with Encoder that reads in gallons or City approved equal
2. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall recommend pavement structural section of proposed streets and parking lots. A WQMP is required and the report shall test and analyze soil conditions for LID (Low Impact Development) requirements, and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction,

saturation, permeability and ground water levels per the County of Orange Technical Guidance Document.

3. Prior to issuance of grading or building permits, permit applicant shall submit for approval, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to control pollutant run-offs. This WQMP shall identify the structural and non-structural measures, detailing implementation of BMP's whenever they are applicable to the project. The design criteria and templates are can be found at:
https://buenapark.com/city_departments/public_works/engineering_services/water_quality_management_plans.php
4. The proposed project results in a soil disturbance of more than one acre of land. Therefore, prior to the issuance of a grading permit, a copy of the Notice of Intent (NOI) and assigned Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be submitted to the City. As this project is subject to this requirement, you shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP by the State Water Resources Control Board shall be kept at the project site and be made available for the City upon request. The assigned WDID number must appear on the cover sheet of the grading plan.

PERMIT ISSUANCE

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

CONSTRUCTION

11. A traffic control plan prepared by a registered engineer shall be submitted for approval for all utility connections, street improvements, and any other work performed in the public right-of-way that require a lane closure. A traffic control plan prepared by a registered engineer shall also be submitted for work on private property that results in lane closures.
12. When more than one trench cut is made to install utility lines, then the street shall be either slurry sealed or grind and capped with AC to the nearest lane line of a trench cut from property line to property line. The method of replacing the pavement in kind or better shall be decided based on existing pavement condition.
13. An Engineered Grading and Utility Certification shall be certified by the project engineer. Each phase of construction, fill and soil compaction, rough grading including pad elevations, final grading, utilities, and Water Quality Management Plan shall be certified by the project engineer and submitted to the City.
14. Applicant shall abandon any existing private water wells per the City and Orange County Health Department requirements.
15. Prior to issuance of occupancy, applicant shall demonstrate all structural BMPs have been constructed in conformance with the approved WQMP.
16. Any work on State Highway, Beach Boulevard from the I-5 Freeway to north City limit, shall require a Caltrans permit.
17. The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Orange County Surveyor Standards after construction.
18. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

ORANGE COUNTY FIRE AUTHORITY

1. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA) for review. Approval shall be obtained on each plan prior to the event specified.
 - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
 - i. Submittal of a Fire Master Plan (service code PR145)
 - b. Prior to issuance of a building permit:
 - i. Tanks storing hazardous materials (service codes PR300-PR305), if above ground tank is present

- ii. Hazardous materials compliance and chemical classification (service codes PR315-PR328)
 - iii. Fire sprinkler system (service codes PR400-PR465)
 - iv. High-piled storage (service code PR330)
 - v. Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- c. Prior to concealing interior construction:
- i. Sprinkler monitoring system (service code PR500)
2. 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.
3. 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.
4. Traffic Pre-emption Devices: Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall arrange with the appropriate city, county, or state public works department or agency for installation of traffic pre-emption devices on each traffic signal installed, relocated, or similarly modified as part of this project.
5. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.

4. A geotechnical investigation report prepared by a qualified geotechnical engineer is required. The applicant shall submit this report for review and approval prior to the issuance of building permits.
5. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
6. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.
7. New commercial buildings, 10,000 square feet and over, require a completed commissioning plan in accordance with Section 5.410 of the California Green Building Standards Code.

PLANNING DIVISION:

1. This approval shall be for the development of a two (2) story automobile dealership with roof parking deck with an attached service garage, a detached 1,320 square-foot carwash tunnel with an 806 square-foot attached canopy, off-street parking, landscaping, screening wall, freestanding sign, and other site improvements located at 6245 Auto Center Drive (APNs: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15, -16, -17, -18, -19, -20, and -21) in substantial compliance with Conditional Use Permit No. CU-22-16 and Variance No. V-22-3 Development Plans dated "RECEIVED APR 16 2024 PLANNING DIV.," and as conditioned herein.
2. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
3. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted plans stamped "RECEIVED APR 16 2024 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of construction, and techniques to ensure architectural compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Specifications and samples of the following shall be submitted to the Planning Division for review and approval prior to issuance of building permits:
 - a. Paint colors for cement plaster: Benjamin Moore Snow White OC-65 and Marina Gray 1599
 - b. Cement plaster exterior finish
 - c. Colors for ACM panel siding: White and grey
 - d. Colors for decorative split face block: White and grey
 - e. Decorative roll up door

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

4. All mechanic and service work must be conducted fully within a building at all times. Vehicles in the process of being repaired shall be stored in the service vehicle parking area.
5. The roll-up door that provides access to the service center shall remain open at all times during normal business operating hours.
6. Any new walls, fencing, and gates including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.528 (Development Standards – Fences, Walls, Hedges, and Berms), except as approved through this Variance, and shall require separate fence and wall permit approval by the Planning Division, and other agencies as necessary. All the perimeter walls shall match in color and texture. No block wall construction shall occur until a Grading Plan has been approved by the Public Works Department. Double walls shall be filled and capped to the satisfaction of the City.
7. Landscaping shall be installed in substantial compliance with plans dated “RECEIVED APR 16 2024 PLANNING DIV”. An electronic version of detailed landscaping / irrigation / sprinkler plans, with signed and stamped Certification of Landscape Design form shall be submitted to the Planning Division for plan check. A “Landscape Installation Certificate of Completion” shall be submitted to the Planning Division prior to issuance of building permits. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.
8. The installation of 30-foot tall, Mexican Fan Palm trees within the required front yard landscaped areas along Auto Center Drive shall be required, and a minimum of 24-inch box trees shall be planted within the parking lot area. Additionally the proposed plants/shrubs shall be a minimum size of 5 gallons.
9. Drought tolerant climbing vines shall be planted along the full length of the proposed precision block screening wall and shall be maintained at all times.
10. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It is the applicant's responsibility to ensure that proposed landscaping is consistent with the Water Quality Management Plan.
11. The installation of a landscaped parkway along Auto Center Drive shall be in compliance with Public Works Department Condition of Approval, consistent with the plans stamped “RECEIVED APR 16 2024 PLANNING DIV.”, and shall be installed and maintained by the property owner.
12. Before any building permits are issued, the Final Map (currently Parcel Map No. 2023-114) consolidating the existing sixteen (16) parcels into one parcel, shall be recorded with the Orange County Recorder.

13. Decorative lighting to complement the architectural design of the development shall be provided throughout the entire development including the parking area and landscape areas. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures are not considered decorative.
14. Building and site lighting shall be decorative and consistent with the building design. Plans submitted for plan check shall include a complete photometric plan to illustrate the equivalent of one (1) foot candle minimum shall be provided throughout the project site. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public right-of-ways.
15. Parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements), and as shown on the approved plan. All customer and employee parking areas shall be striped with white double lines separating stalls, with minimum 4-inch wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within required fire lanes, access drive aisle and driveway of the proposed project. It shall be the responsibility of the developer to submit to the Public Works Department such plans as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.
16. In all angle-parking stalls (including 90-degree parking) facing the perimeter of a parking area, individual concrete wheelstops or a six-inch high poured-in-place concrete curb shall be provided, located three feet inside the front boundary of the stalls.
17. A secure and convenient bicycle rack shall be provided for customers and/or employees. The design of the bicycle storage rack shall be consistent with the design of the building.
18. The car wash facility shall only be utilized by the automobile dealership and shall not be open to the general public.
19. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved redline prints to the Southern California Edison Company Planning Department for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.
20. All required double check valve assemblies located within public view shall be located below grade to the extent possible or shall be screened from view by landscaping ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.

21. All rain gutters and downspouts shall be located internal within the building walls.
22. All roof-mounted mechanical equipment shall not be visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment).
23. The proposed trash enclosure shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities), and will require separate approval for capacity, accessibility, and design by the City's franchise trash hauler. The design, materials, and colors of the trash enclosure shall match the building.
24. All landscaping, including trees throughout the development, shall be properly maintained in living condition and any damaged or diseased plant and tree shall be replaced in kind by the property owner.
25. All inventory delivery/offloading shall occur on site, and not on any public right-of-way.
26. Graffiti shall be removed or painted over to match the color of the surface to which it is applied within 24-hours of its occurrence.
27. Prior to the issuance of any sign permit for the proposed auto dealership development, a sign program shall be reviewed and approved by the Planning Commission.
28. Signs shall be posted within the parking lot area that prohibit loitering at any time.
29. Any appreciable modifications to the approved plans or conditions of approval shall require the approval of the Planning Commission. Minor modifications may be reviewed and approved by the Community and Economic Development Director.
30. The construction authorized by the Conditional Use Permit shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
31. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
32. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
33. 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.
34. The applicant and property owner shall sign a notarized Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.

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

PASSED AND ADOPTED this 12th day of June 2024 by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

Mirvette Judeh
Chair

ATTEST:

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

Resolution No.
Conditional Use Permit No. CU-22-16/Variance No. V-22-3
June 12, 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-22-16 and Variance No. V-22-3 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

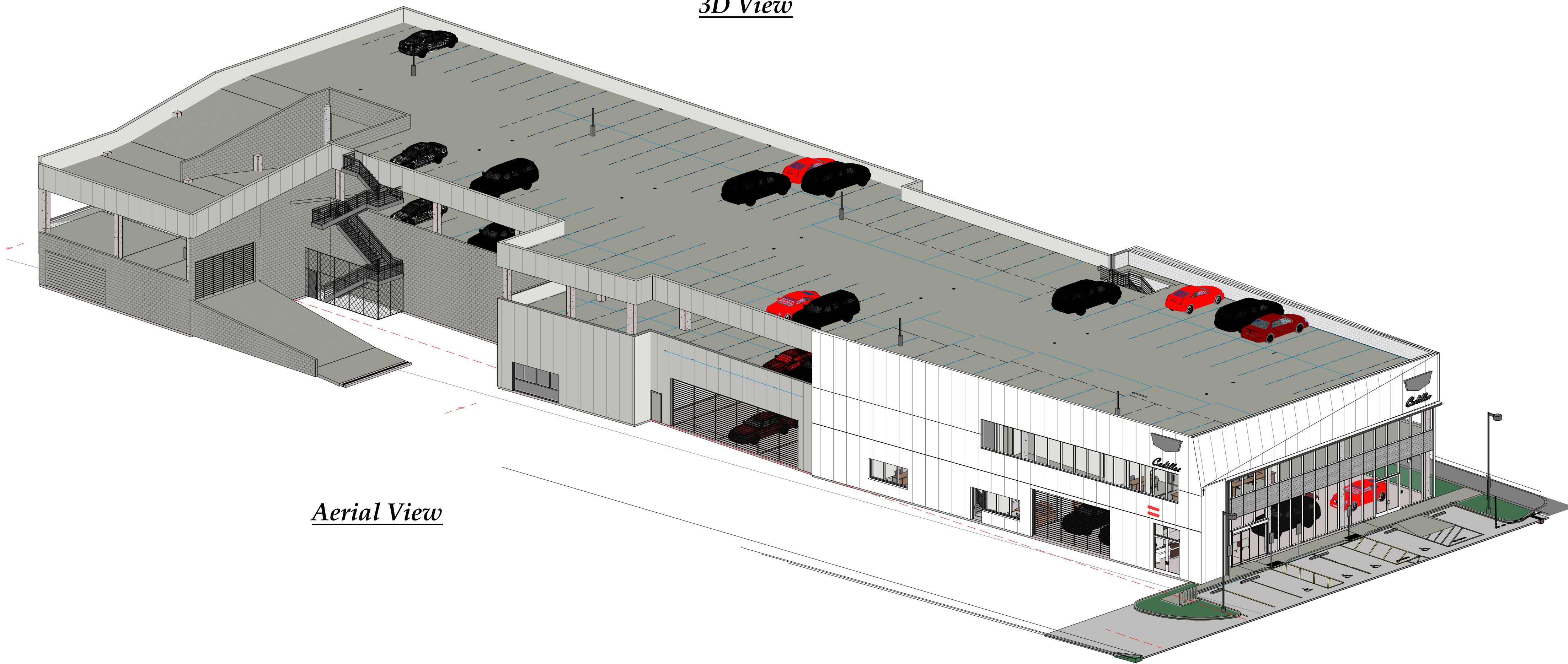
Printed Name and Signature
Owner / Applicant

DRAFT

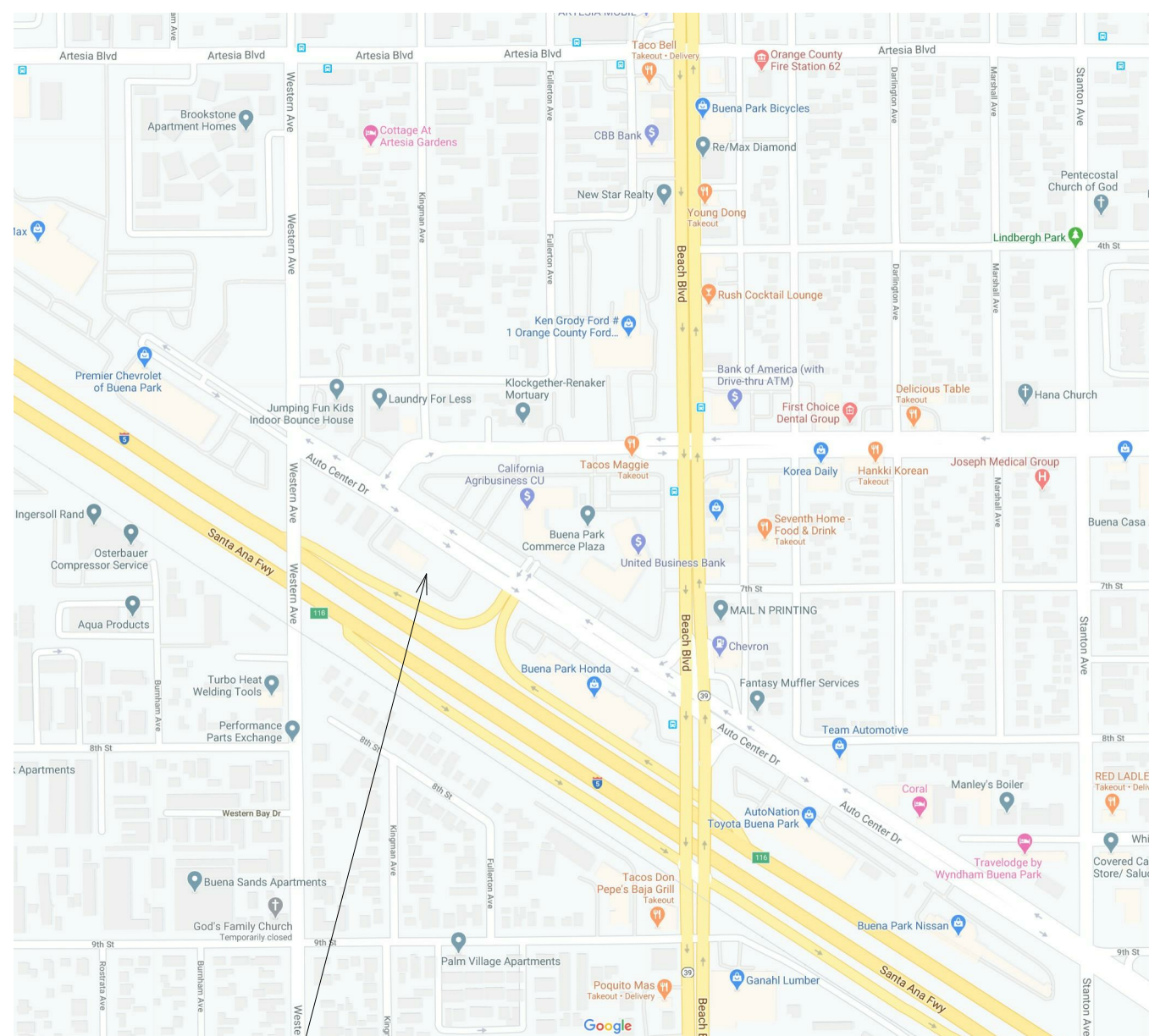
Proposed Car Dealership For:
Simpson Cadillac
6245 Auto Center Dr, Buena Park, CA 90621



3D View

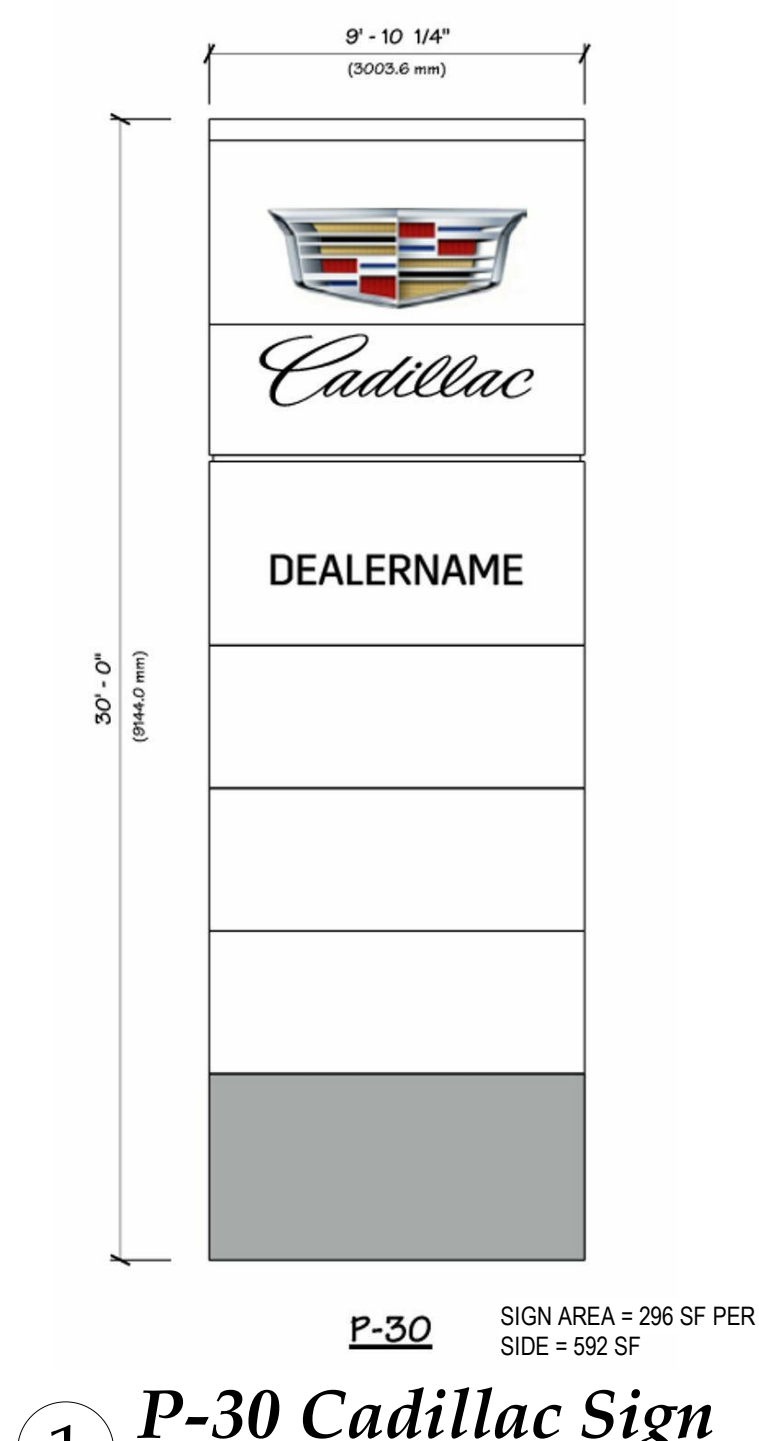


Aerial View



Vicinity Map

General Notes	
Number	Note
1	LUMBER SHALL BE GRADE STAMPED AND CONFORM TO THE FOLLOWING MINIMUM STANDARDS: A) STRUCTURAL LUMBER TO BE WEST COAST DOUG FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE) THIS INCLUDES BEAMS, HEADERS, BLOCKING, DIAGONAL BRACES, PLATFORMS, STRINGERS, JOISTS, RAFTERS AND POSTS. (BEAMS 4 x 12 AND LARGER TO BE DOUG FIR #1 & BTR.) B) STUDS MAY BE "CONSTRUCTION GRADE" DOUGLAS FIR OR #1 & BETTER. C) TOP PLATES MAY BE "CONSTRUCTION GRADE" HEM FIR OR DOUGLAS FIR. D) SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED "VOLMANIZED" OR FOUNDATION GRADE REDWOOD. E) TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
2	STRUCTURAL CONNECTOR REFERENCES ARE TO "SIMPSON STRONG-TIE" CONNECTORS, I.C.C. APPROVED.
3	NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING OR NOTCHING.
4	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2022 EDITION) OF THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING CODE, (2021 IBC) 2022 CALIFORNIA MECHANICAL CODE, (2021 UMC) 2022 CALIFORNIA ELECTRICAL CODE, (2021 NEC) 2022 CALIFORNIA FIRE CODE, (2021 IFC) 2022 CALIFORNIA ENERGY CODE HEALTH AND SAFETY CODE (HSC), SECTION 13145 CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 2022 CAC ALL OTHER APPLICABLE LAWS AND REGULATIONS.
5	DRAINAGE PIPING IN THE GROUND SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH AND BACKFILLED IN THIN LAYERS TO 12" ABOVE TOP OF PIPE WITH CLEAN EARTH, FREE FROM STONES AND BOULDERS. DRAIN PIPE SHALL BE A MINIMUM OF 3" DIAMETER WITH 2% MIN. SLOPE.
6	OFFSET PLUMBING OUT OF BEARING FOOTINGS.
7	FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE CEC REGULATIONS.
8	APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEMS MUST BE OBTAINED.
9	NO HAZARDOUS MATERIALS WILL BE USED/STORED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) & 307.1 (2).

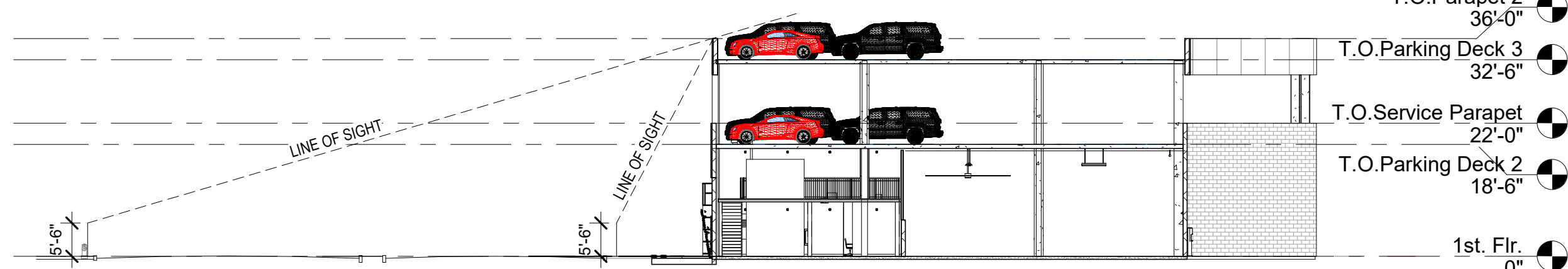


P-30 Cadillac Sign

O.C.F.A. Notes

- SHOWROOM AND SERVICE AREA:
A. OCCUPANCY: B IS-1
B. CONSTRUCTION TYPE: III-B
C. BUILDING HEIGHT: 23'-0" < 75'-0"
D. NUMBER OF STORIES: 1 < 3 ALLOWED
E. ALLOWABLE AREA: 70,000 SF > 33,093 SF
F. FIRE SPRINKLER TYPE: NFPA13
G. FIRE ALARM: NOT REQUIRED PER CBC SEC.907.1.2
- CARWASH AND CANOPY:
A. CONSTRUCTION TYPE: III-B
B. BUILDING HEIGHT: 17'-0" < 75'-0"
C. NUMBER OF STORIES: 1 < 3 ALLOWED
D. ALLOWABLE AREA: 17,500 SF > 2,126 SF
E. FIRE SPRINKLER TYPE: NOT REQUIRED FOR BUILDINGS WITH S-1
F. FIRE ALARM: NOT REQUIRED PER CBC SEC.907.1.2
G. NO LITHIUM BATTERY STORAGE IS PROPOSED
- THE TOTAL STORAGE HEIGHT ON FIRST FLOOR IS 8'-0"
- THE TOTAL STORAGE HEIGHT AT MEZZANINE IS 8'-0"
- THE TOTAL TIRE STORAGE HEIGHT ON FIRST FLOOR IS 12'-0"

FIRE FLOW:
33,093 SF OF TYPE III-B IS 3,750 GPM FOR 3 HOURS PER TABLE B105.1(2), BUT CAN BE REDUCED TO 25% OF THAT (937 GPM = 1,500 GPM MINIMUM) FOR 2 HOURS IF THE BUILDING IS SPRINKLER PER 903.3.1.1 PER TABLE B105.2



Line of Sight (AUTO CENTER DRIVE)

1" = 20'-0"

Building Data	
APN:	277-021-02
ZONING:	AUTO CENTER SPECIFIC PLAN (ACSP) SUB-DISTRICT A-1
OCCUPANCY:	B IS-1
CONSTRUCTION:	III-B
FIRE SPRINKLERS:	PROPOSED FIRE SPRINKLERS. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATIONS TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SYSTEM IS NOT REQUIRED PER CBC SEC.907.1.2
FAR :	0.30 MAX. (0.30 PROPOSED)
PROJECT DESCRIPTION:	PROPOSED CAR DEALERSHIP AND CARWASH WITH TRASH ENCLOSURE. PERIMETER BLOCK WALLS. LIGHT POLE STANDARDS.
LOT AREA:	100,267 SQ. FT.
BUILDING FOOTPRINT:	36,482 SQ. FT.
NET LOT AREA:	63,785 SQ. FT. (100.0%)
HARDSCAPE:	54,843 SQ. FT. (86%)
LANDSCAPE:	8,942 SQ. FT. (14%)
BUILDING FLOOR AREA:	28,825 SQ. FT.
CAR DEALERSHIP:	1,545 SQ. FT.
PARTS MEZZANINE:	1,320 SQ. FT.
CAR WASH:	1,320 SQ. FT.
PARKING ANALYSIS:	
CUSTOMER & EMPLOYEE REQUIRED PARKING:	80 SPACES
GROSS FLOOR AREA - 31,690 SF (2.5 SPACES / 1,000 SF.) =	8 SPACES
OUTDOOR DISPLAY AREA - 8,000 SF (1 SPACE / 1,000 SF.) =	8 SPACES
TOTAL REQUIRED PARKING:	88 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
ADDITIONAL SPACES:	
CARWASH PARKING:	4 SPACES
INVENTORY PARKING / SERVICE (PARKING DECK):	181 SPACES
DISPLAY PADS PARKING:	2 SPACES
TOTAL PARKING:	275 SPACES
CLEAN AIR SPACES REQUIRED (BASED ON 88 SPACES):	17 EV CAPABLE SPACES REQUIRED (INCLUDING 4 EV CHARGING SPACES)
CLEAN AIR SPACES PROVIDED:	17 EV CAPABLE SPACES (INCLUDING 5 EV CHARGING SPACES)
SHORT-TERM BICYCLE PARKING:	88 SPACES X 5% = 5 - BIKE CAPACITY RACK REQUIRED
LONG-TERM BICYCLE PARKING:	5 - BIKE CAPACITY RACK PROVIDED
NUMBER OF EMPLOYEES:	22 "THE CAR WASH WILL BE ONLY OPERATED BY DEALERSHIP EMPLOYEES AND IS FOR THE EXCLUSIVE USE TO CLEAN CADILLAC CUSTOMER CARS ONLY."



Project Information		Project Information	
OWNER:	SIMPSON CADILLAC DAVID A. SIMPSON (714) 709-3116 dsimpson@simpsongm.com	LANDSCAPE ARCHITECT:	LANDSCAPE DYNAMICS SARA ZOLL (951) 264-8195 sarazoll@landscapedynamics.net
PROJECT ADDRESS:	SEC OF AUTO CENTER DRIVE & WESTERN AVENUE, BUENA PARK, CA 90621	DOOR HARDWARE:	ALLEGION ASHLEY GAMBLE (858) 204-9675 ashley.gamble@allegion.com
ARCHITECT:	ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 adriana.gomez@aafirm.com	CADILLAC PROJECT MANAGER:	BARRIE ALLGOOD (865) 364-6300 barrie.n.allgood@cadillac.com
CONTACT:	ADRIANA GOMEZ adriana.gomez@aafirm.com	EQUIPMENT VENDOR:	AIR & LUBE SYSTEMS, INC. 8303 DEMETRE AVE., SACRAMENTO, CA 95828 PAUL KARGL PKargl@airandlube.com (323) 727-7576
CONTRACTOR:	SAUERS LOPEZ CONSTRUCTION INC. 26072 MERIT CIRCLE, SUITE 112 LAGUNA HILLS, CA 92653 FRED LOPEZ (949) 362-0756 fred@slconst.com	CAR WASH VENDOR:	BROADWAY EQUIPMENT COMPANY RYAN WEICHE ryanw@broadwayequipment.com (612) 529-3345
CIVIL:	JONES, CAHL & ASSOCIATES INC. 18090 BEACH BLVD., SUITE #12 HUNTINGTON BEACH, CA 92648 DANNY RUBIO (714) 848-0566 drubio@jonescahl.com	READER BOARD SIGN:	ARIANA DIVERIO ariana@emsigns.com (310) 872-7229
STRUCTURAL:	GRIMM & CHEN 1750 REDHILL AVE, SUITE 240 IRVINE, CA 92614 ALEX CHON (949) 284-9056 alex@gc-se.com		
MECHANICAL, ELECTRICAL, PLUMBING:	RPM ENGINEERING, INC. 102 DISCOVERY IRVINE, CA 92618 LYDIA MA (949) 450-1229 x 225 lydiam@rpmpe.com LAN NGUYEN (949) 450-1229 x 208 lann@rpmpe.com JOSE BELTRAN (949) 880-2517 joseb@rpmpe.com		
SOILS:	NORCAL ENGINEERING 10641 HUMBOLT STREET LOS ALAMITOS, CA 90720 MIKE BARONE (562) 799-9469 mike@nocaleng.com REPORT NUMBER: 23281-22 REPORT DATE: JUNE 10, 2022		

Area Calculations	
Name	Area
Showroom	3,461 SF
New Car Delivery	924 SF
Sales	1,727 SF
Service Write Up	1,016 SF
Lounge / Amenities	862 SF
Building Support	1,854 SF
Service Garage	15,473 SF
	25,317 SF

Parts Mezzanine	1,545 SF
	1,545 SF
Parking Inventory	23,584 SF
Building Support	3,508 SF
	27,072 SF
Parking Inventory	27,072 SF
Car Dealership	81,006 SF
Service Drive	4,406 SF
Ramp	2,295 SF
Car Dealership - Drive aisle	6,701 SF
Carwash	1,320 SF
Carwash Canopy	806 SF
	2,126 SF
Carwash	2,126 SF

Sequence of Drawings - DR	
Number	Description
PL0	Cover Sheet
PL1	Site Plan
PL2	Overall Area Plans
PL3	Floor Plans
PL4	Parking Deck Plans
PL5	Exterior Elevations
PL7	Site Plan - Fire Access
1 OF 2	Existing Boundary and Topography
2 OF 2	Preliminary Grading Plan
1 OF 1	Preliminary Landscape Plan

PHOTOMETRIC WILL BE REQUIRED

RECEIVED
APR 16 2024
PLANNING DIV

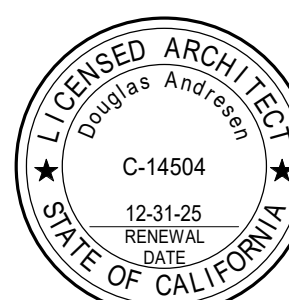
CU-22-16

Proposed Car Dealership For:
Simpson Cadillac
6245 Auto Center Dr, Buena Park, CA 90621

15 Apr. 2024

20-3770

Cover Sheet



PL0



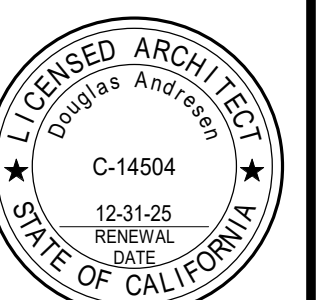
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Proposed Car Dealership For:
Simpson Cadillac

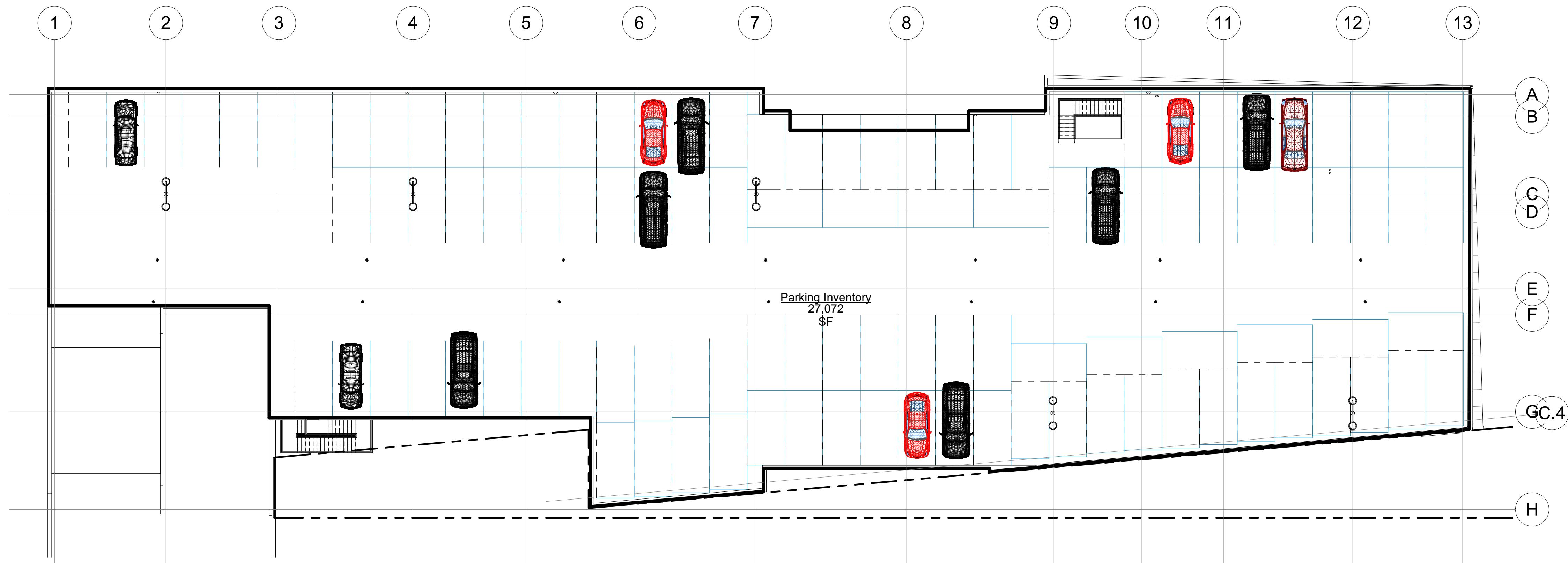
15 Apr. 2024

20-3770

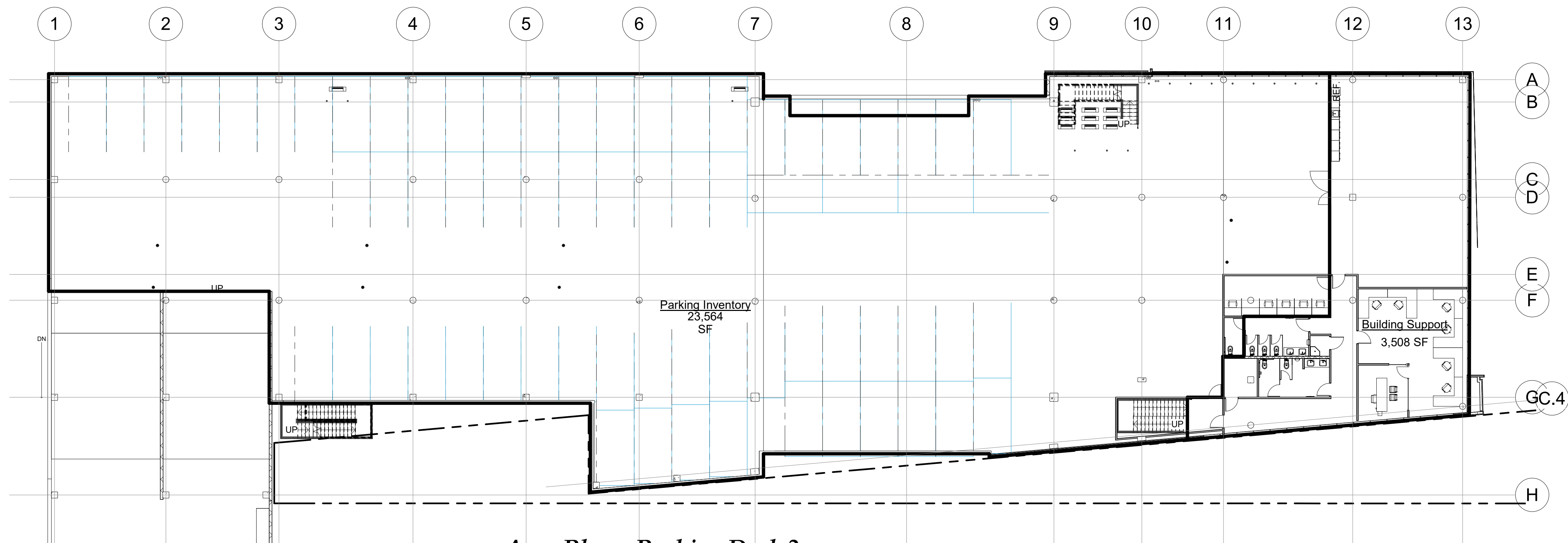


Site Plan

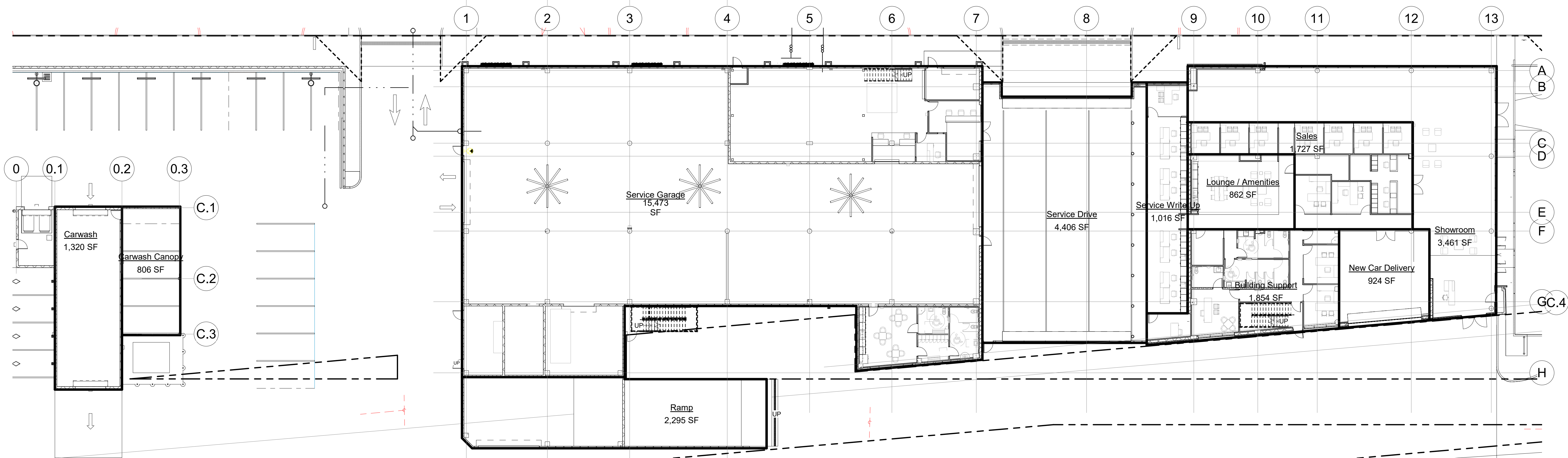
PL.1



Area Plan - Parking Deck 3
1/16" = 1'-0"

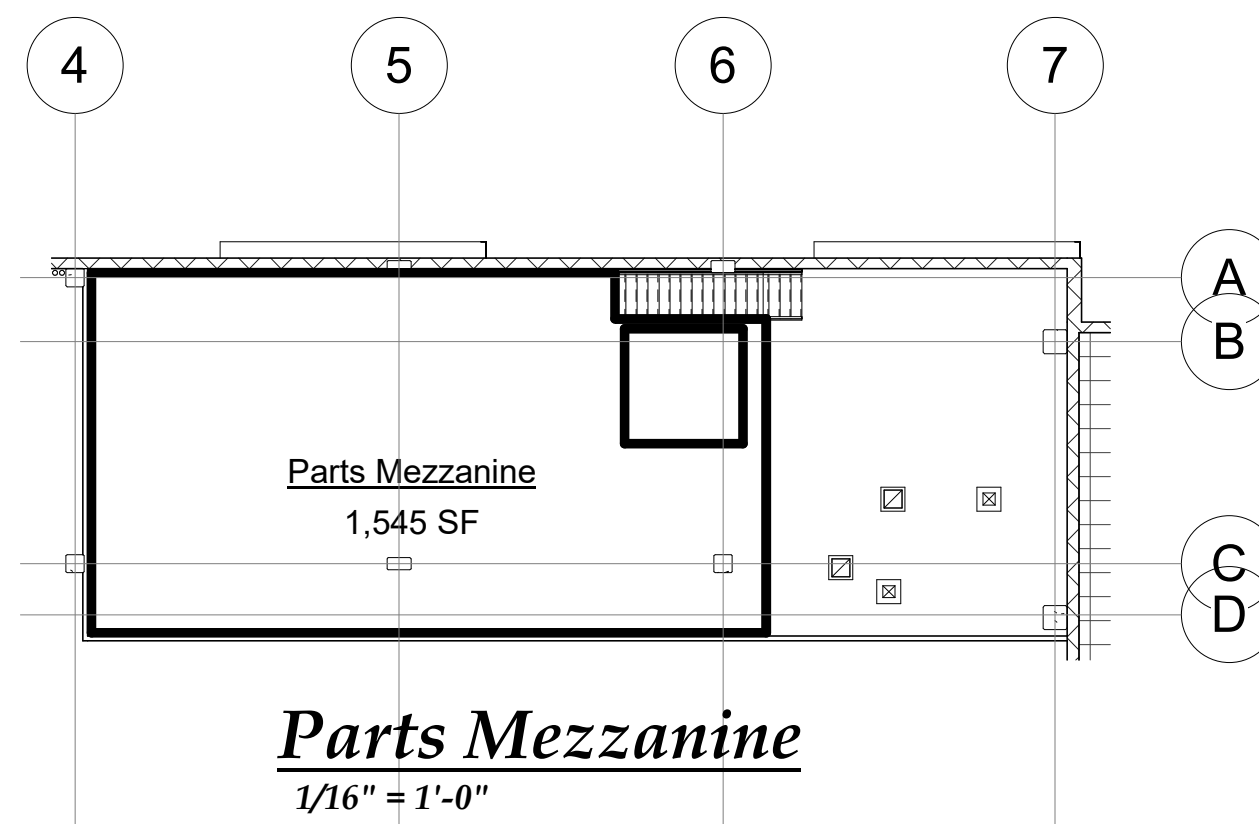


Area Plan - Parking Deck 2
1/16" = 1'-0"



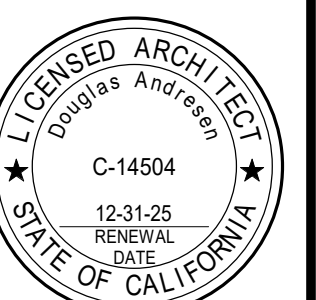
Area Plan - First Floor
1/16" = 1'-0"

Area Calculations	
Name	Area
Showroom	3,461 SF
New Car Delivery	924 SF
Sales	1,727 SF
Service Write Up	1,016 SF
Lounge / Amenities	862 SF
Building Support	1,854 SF
Service Garage	15,473 SF
	25,317 SF
Parts Mezzanine	1,545 SF
	1,545 SF
Parking Inventory	23,564 SF
Building Support	3,508 SF
	27,072 SF
Parking Inventory	27,072 SF
Car Dealership	81,006 SF
Service Drive	4,406 SF
Ramp	2,295 SF
	6,701 SF
Car Dealership - Drive aisle	6,701 SF
Carwash	1,320 SF
Carwash Canopy	806 SF
	2,126 SF
Carwash	2,126 SF



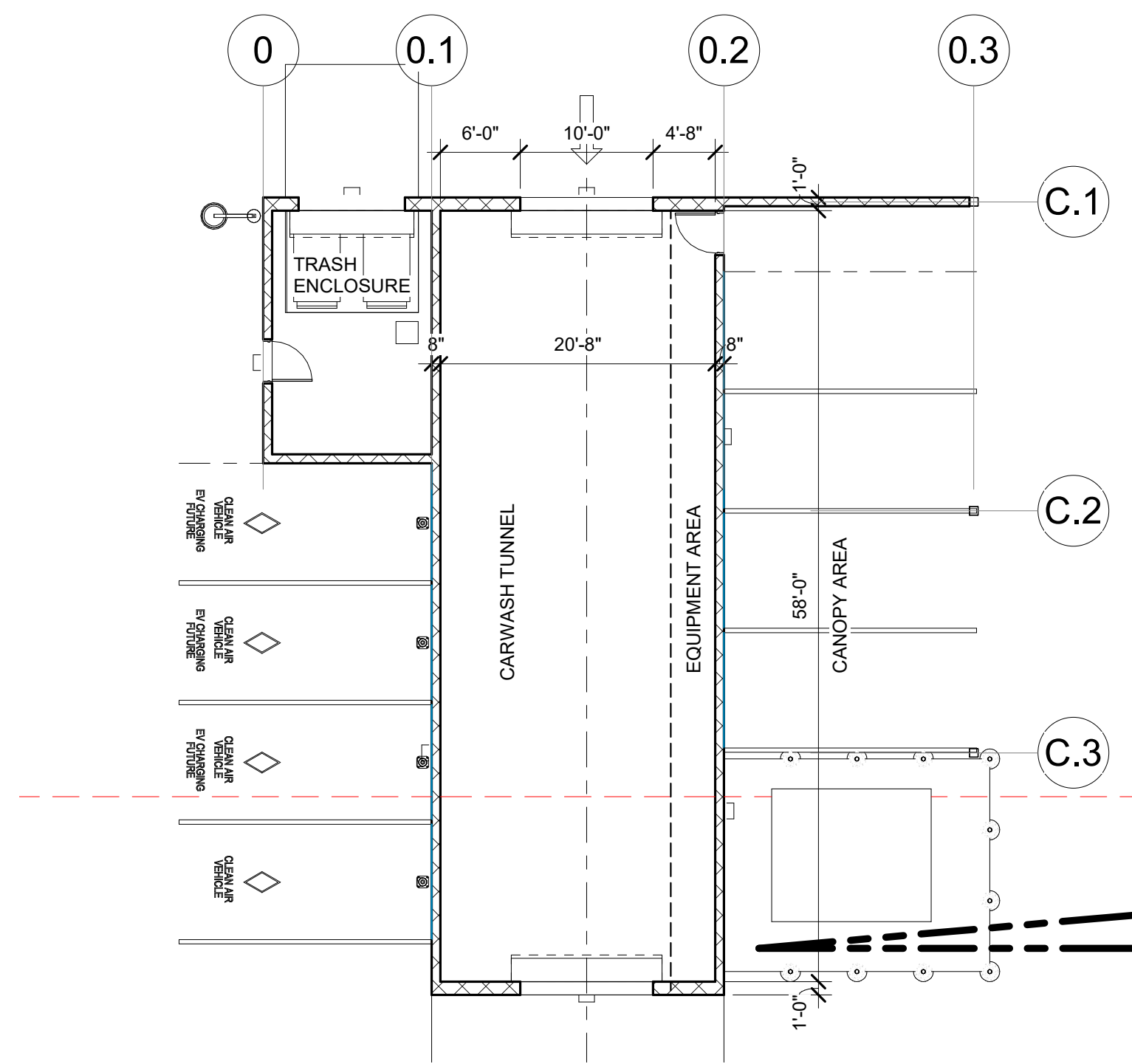
Parts Mezzanine
1/16" = 1'-0"

Proposed Car Dealership For:
Simpson Cadillac
6245 Auto Center Dr, Buena Park, CA 90621
15 Apr. 2024
20-3770

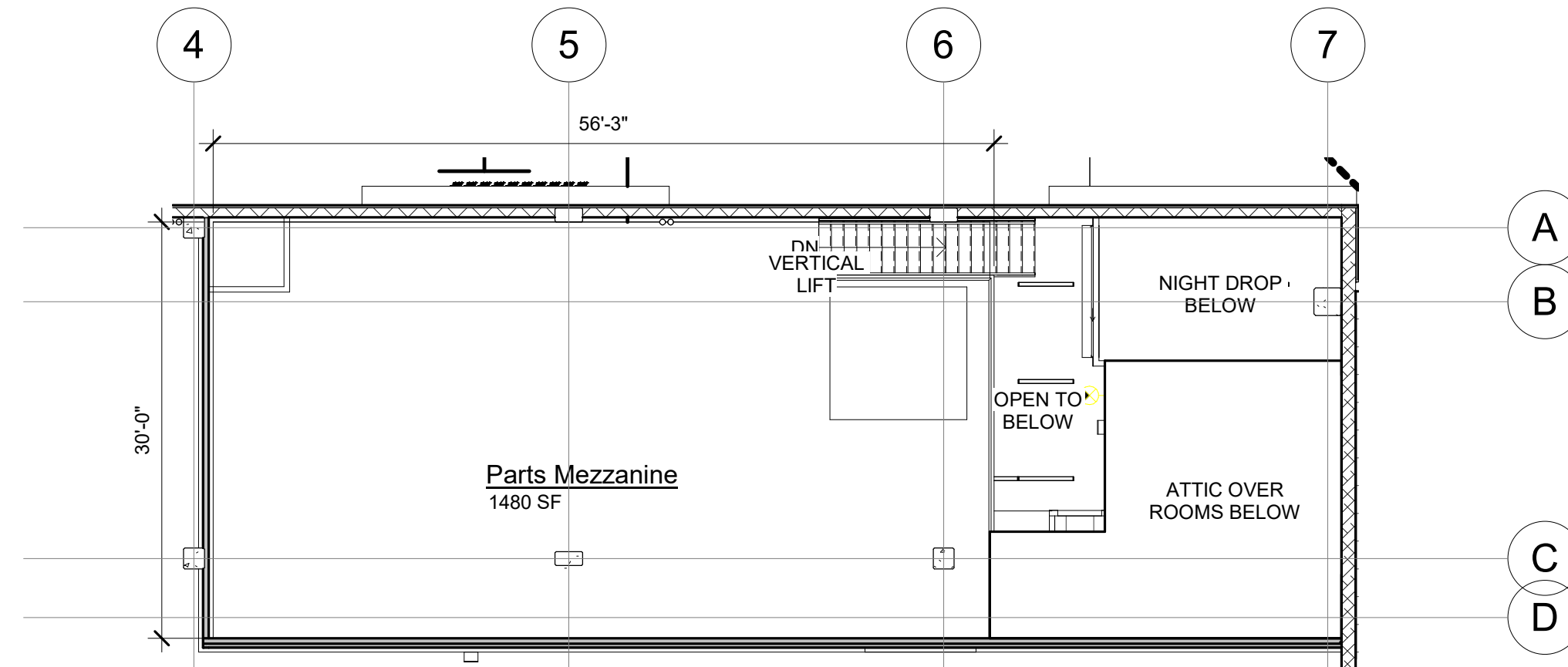


**Overall Area
Plans**

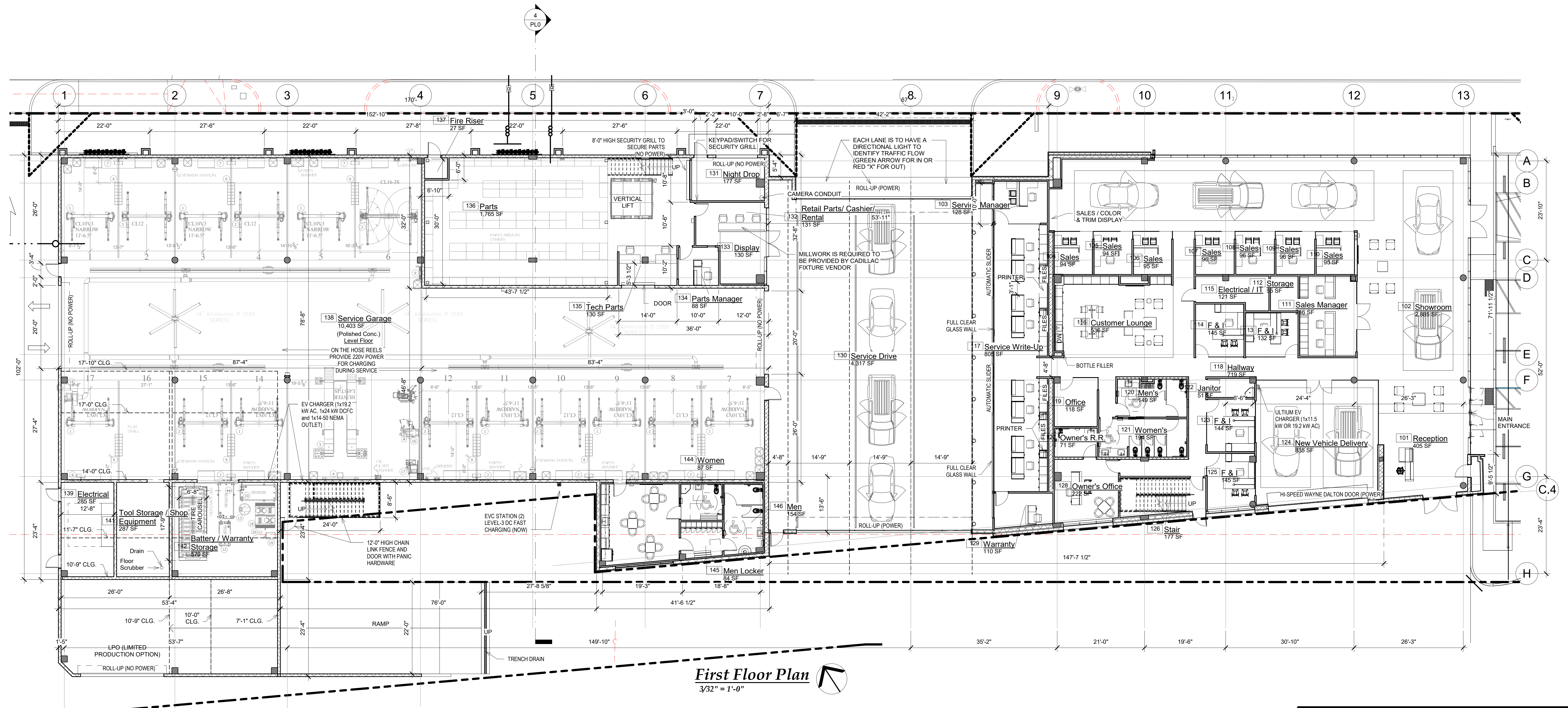
PL2



Floor Plan - Carwash
3/32" = 1'-0"



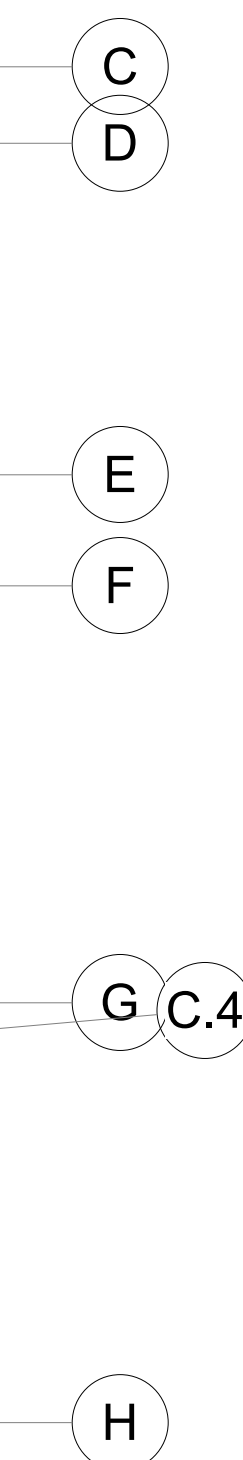
Parts Mezzanine
3/32" = 1'-0"



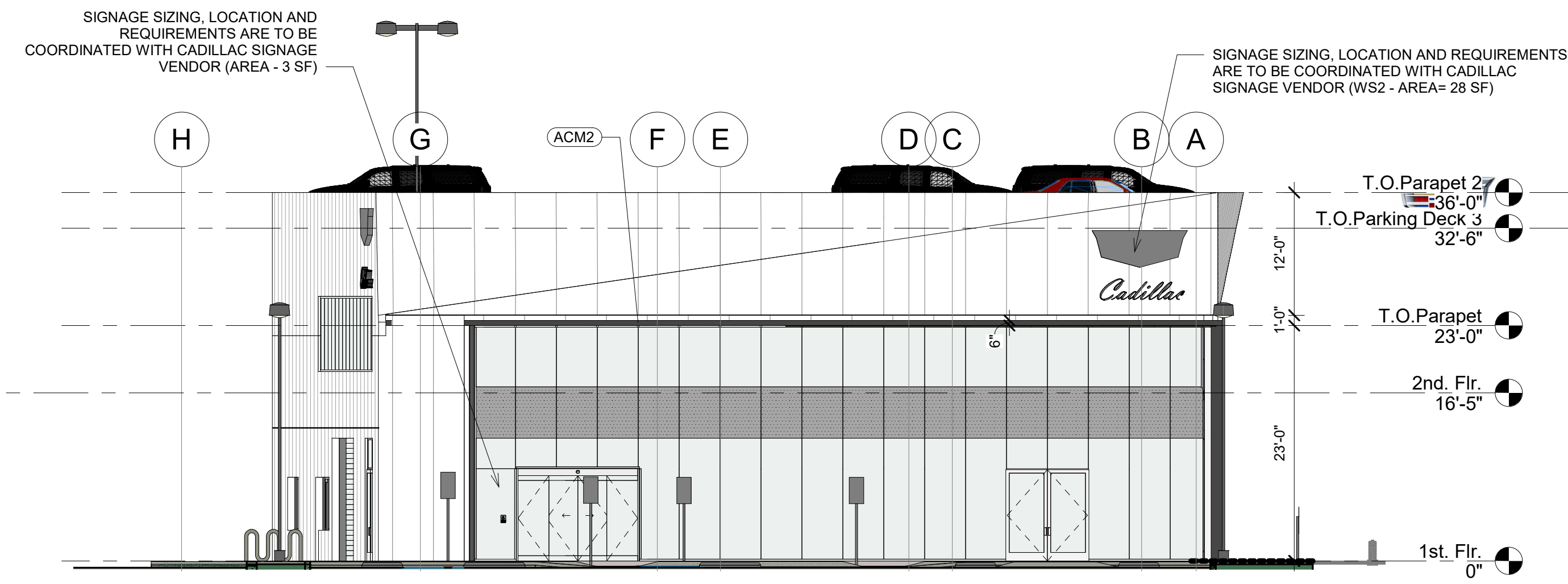
First Floor Plan
3/32" = 1'-0"

NOTE: ALL NICHE REQUIREMENTS AND
DIMENSIONS TO BE COORDINATED WITH
FIXTURE VENDOR

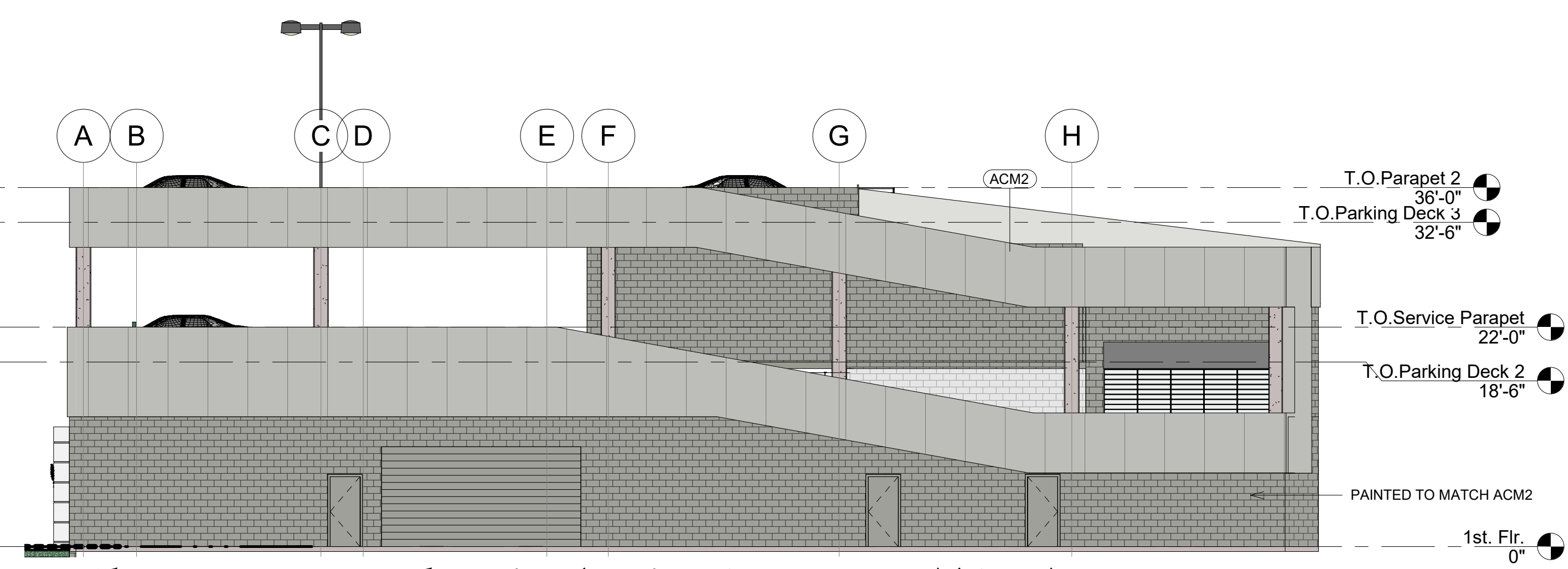
Proposed Car Dealership For: Simpson Cadillac 6245 Auto Center Dr. Buena Park, CA 90621		
15 Apr. 2024		
20-3770		
Floor Plans		PL3



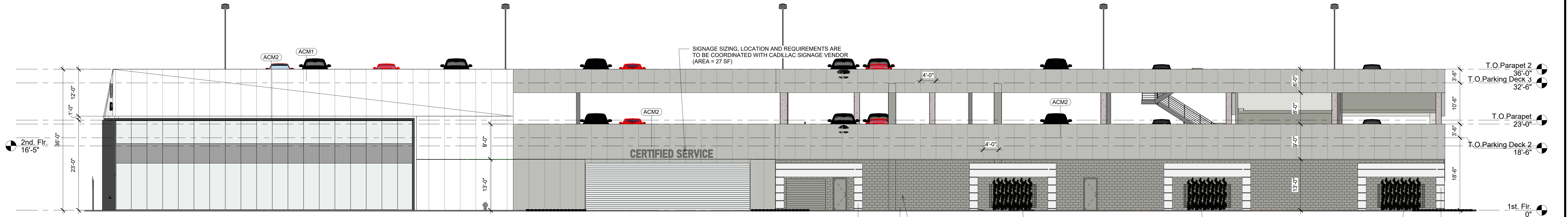
PL4



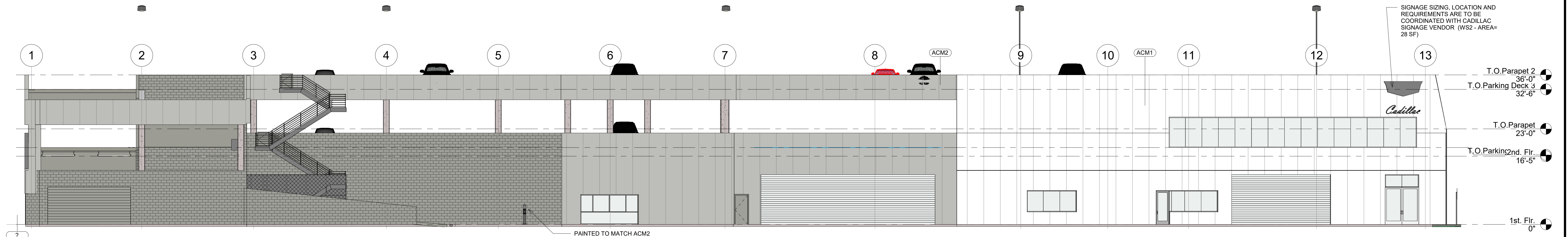
Showroom - Front Elevation (Facing Fullerton Ave.)(East)
3/32" = 1'-0"



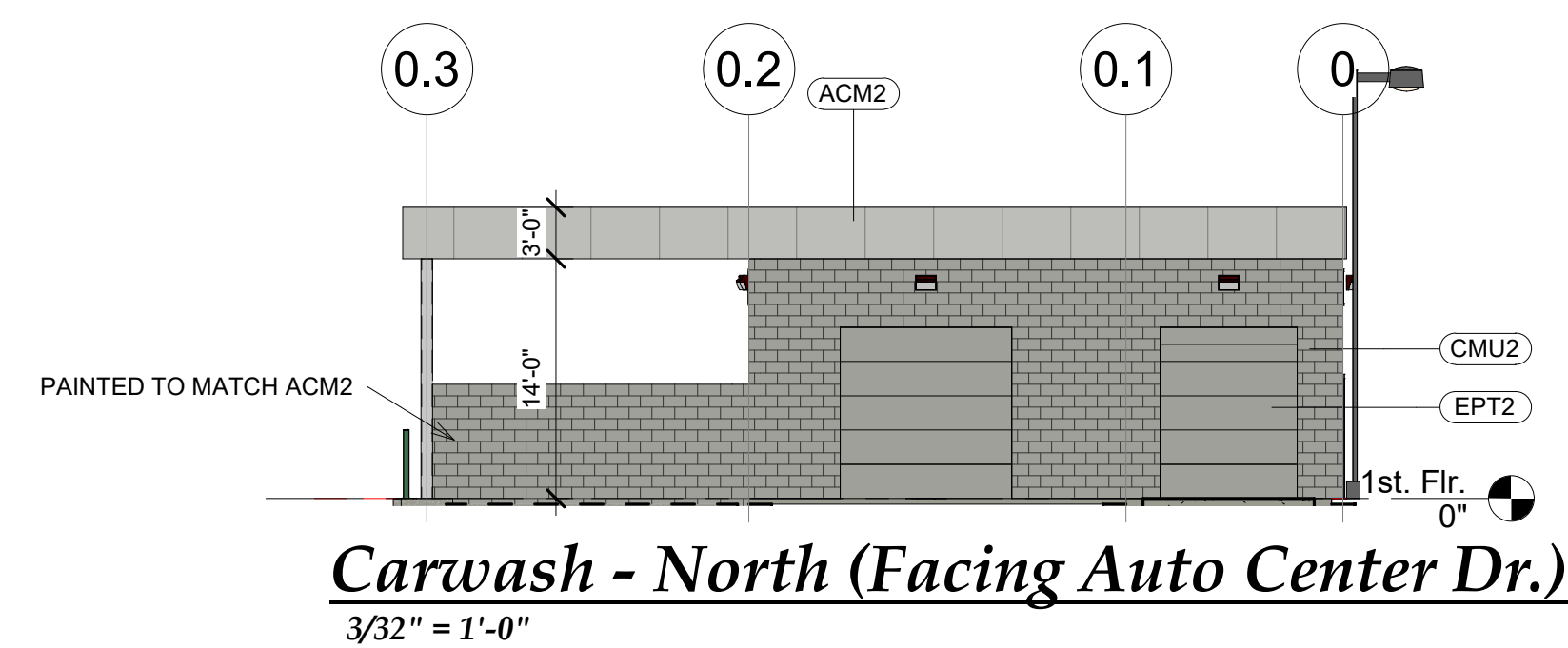
Showroom - Rear Elevation (Facing Western Ave.)(West)
3/32" = 1'-0"



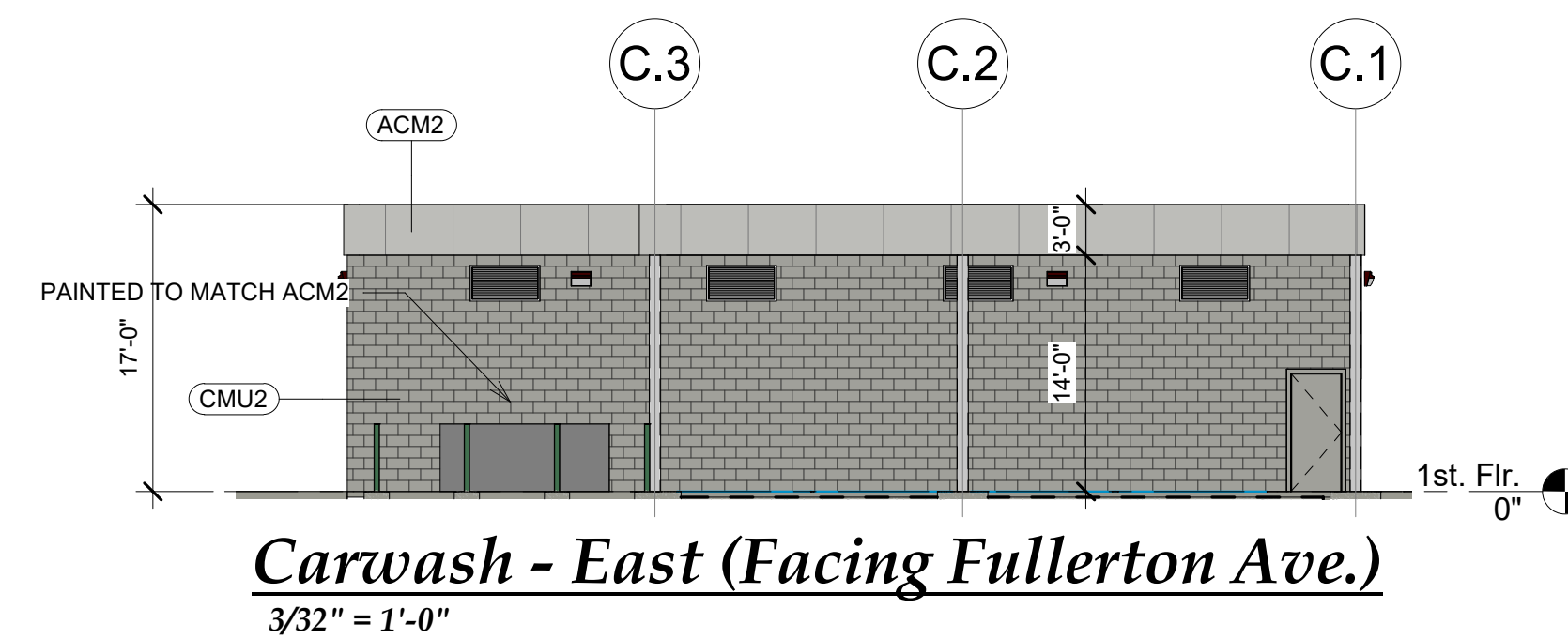
Showroom - Right Elevation (Facing Auto Center Dr.)(North)
3/32" = 1'-0"



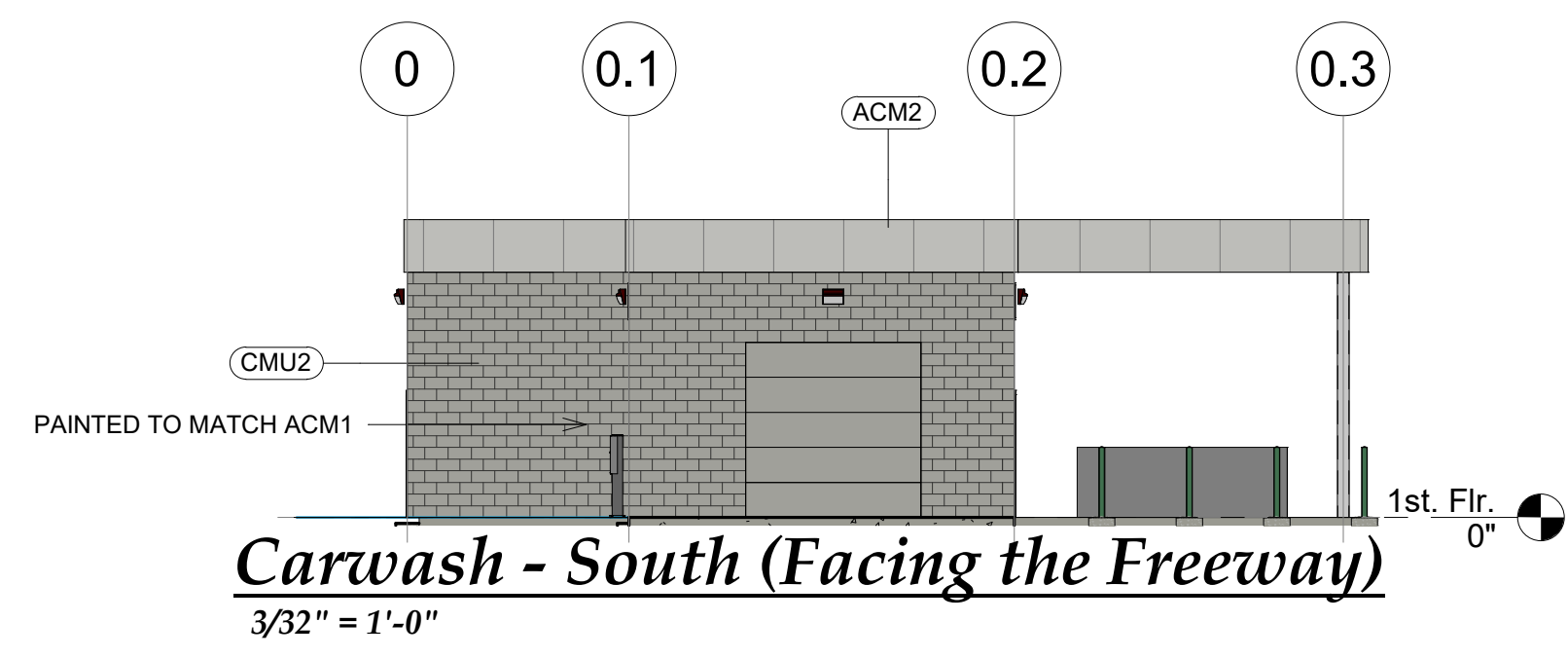
Showroom - Left Elevation (Facing the Freeway)(South)
3/32" = 1'-0"



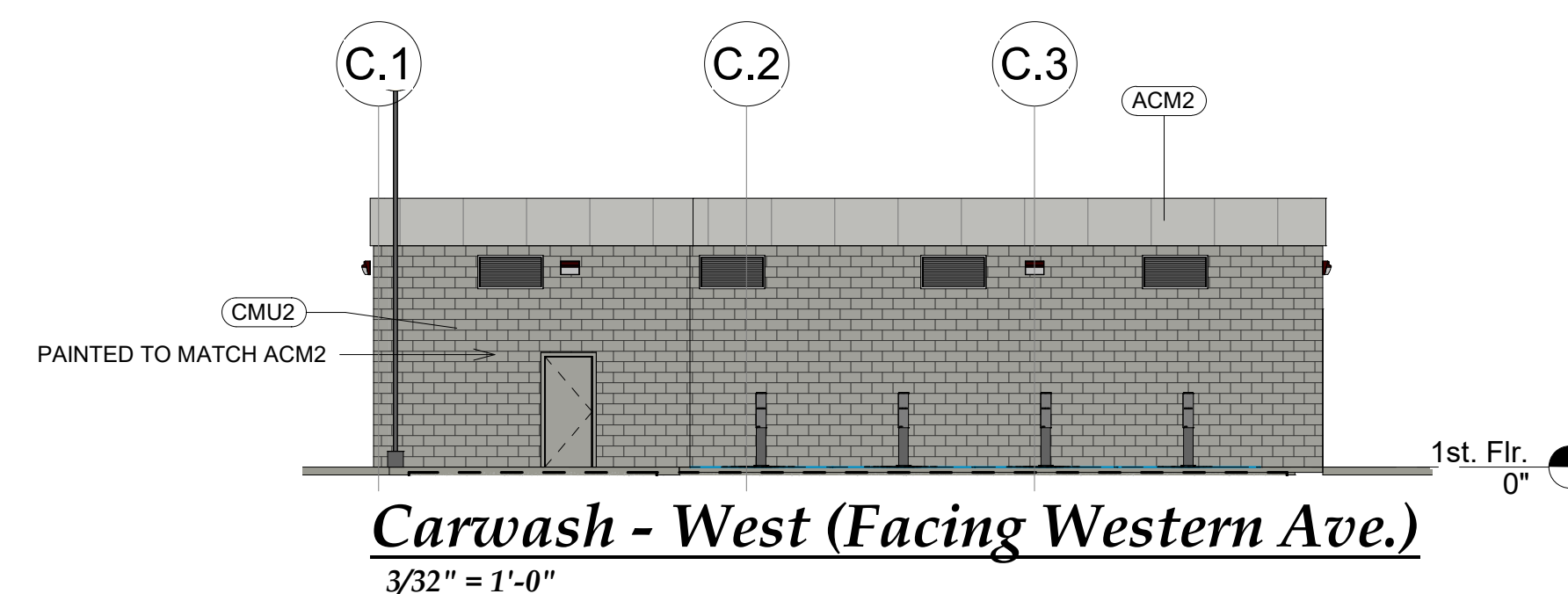
Carwash - North (Facing Auto Center Dr.)
3/32" = 1'-0"



Carwash - East (Facing Fullerton Ave.)
3/32" = 1'-0"



Carwash - South (Facing the Freeway)
3/32" = 1'-0"



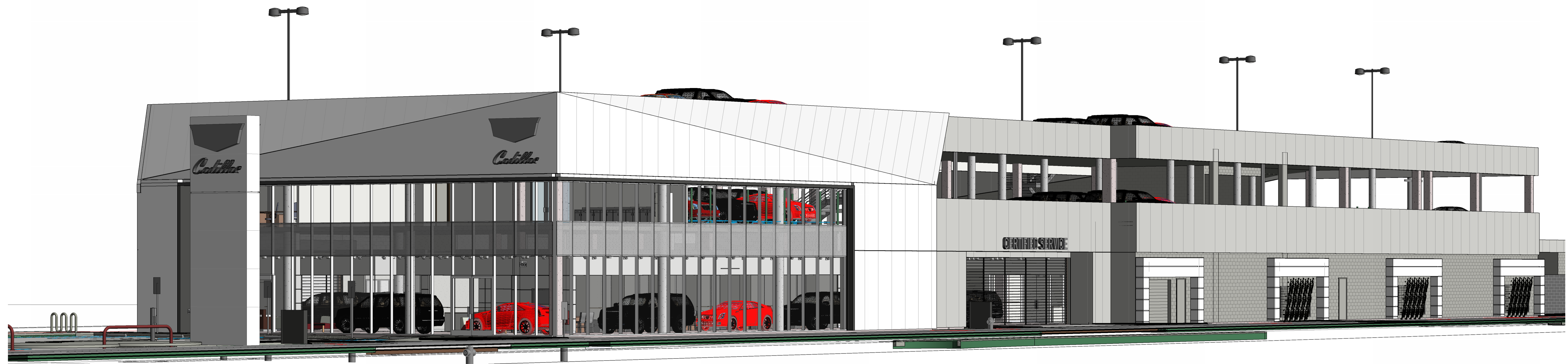
Carwash - West (Facing Western Ave.)
3/32" = 1'-0"

WALLS			
ACM 1	PRIMARY FACADE	EPT2	EXTERIOR CEMENT PLASTER PAINTED TO MATCH ACM1 - BENJAMIN MOORE MARINA GRAY 1559
EX GL 1	CLEAR SHOWROOM GLASS	CMU1	DECORATIVE SPLIT-FACE BLOCK PAINTED TO MATCH ACM1 PER ACSP STD. #3
ACM 2	SECONDARY FACADE	CMU2	DECORATIVE SPLIT-FACE BLOCK PAINTED TO MATCH ACM2 PER ACSP STD. #3
EPT 1	EXTERIOR CEMENT PLASTER PAINTED TO MATCH ACM1 - BENJAMIN MOORE SNOW WHITE OC-65		

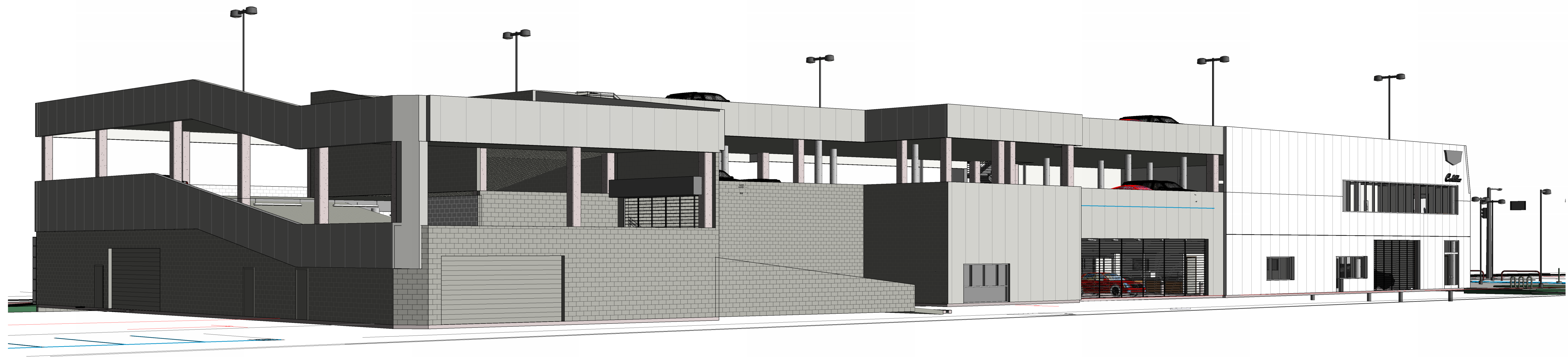
SIGNAGE NOTE:
TOTAL SIGNAGE FOR THE PROPERTY SHALL NOT EXCEED 678 SF PER BPMC SECTION 19.912.010(B) BETWEEN ALL WALL AND FREESTANDING SIGNS.

PYLON SIGN AREA = 296 x 2 SIDES = 592 SF
WS2 SIGNS = 30 x 2 = 60 SF
ENTRY DOOR SIGN = 3 SF
CERTIFIED SERVICE = 23 SF

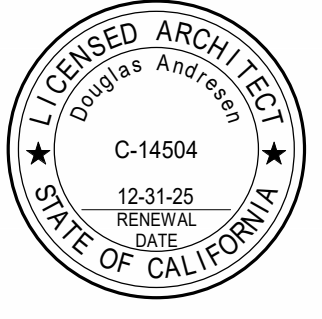
Proposed Car Dealership For: Simpson Cadillac 6245 Auto Center Dr. Buena Park, CA 90621		
15 Apr. 2024		
20-3770		
Exterior Elevations		PL5

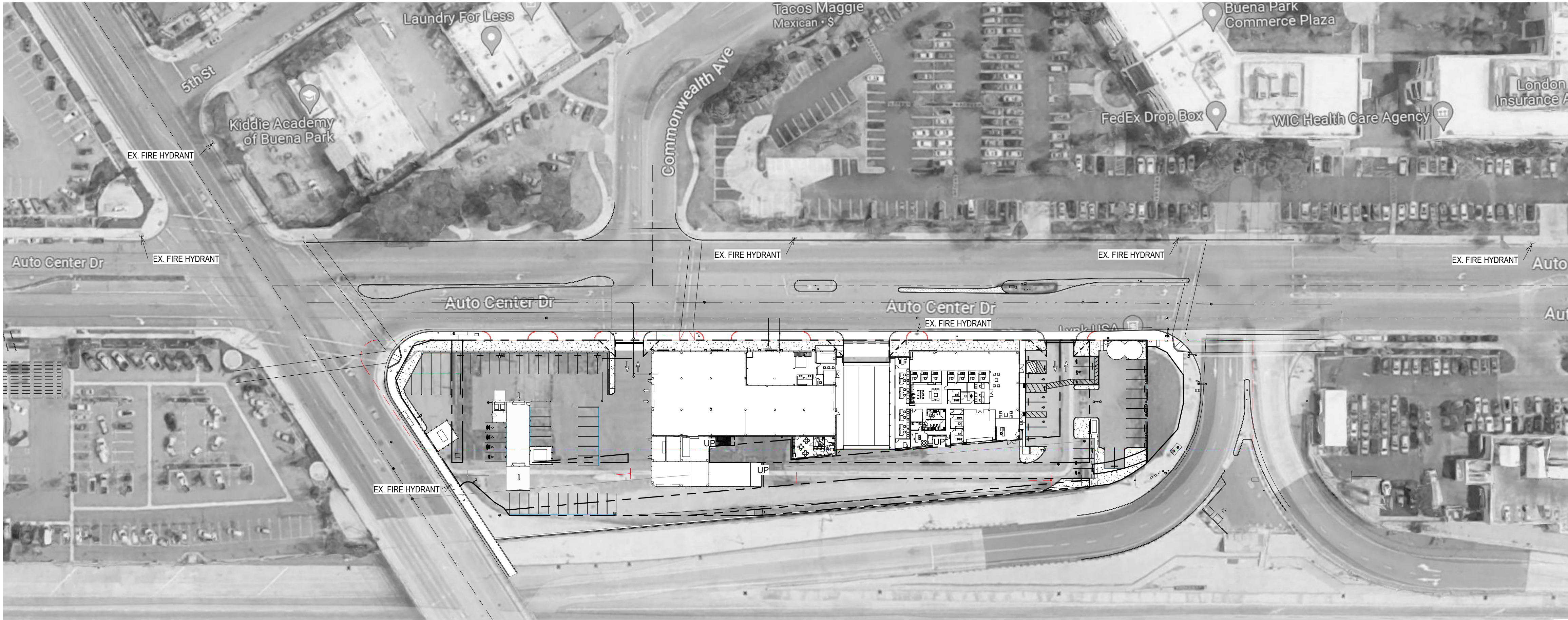


3D View - Street



3D View - Rear

Proposed Car Dealership For: Simpson Cadillac 6245 Auto Center Dr. Buena Park, CA 90621		
15 Apr. 2024		
20-3770		
3D Views		PL6

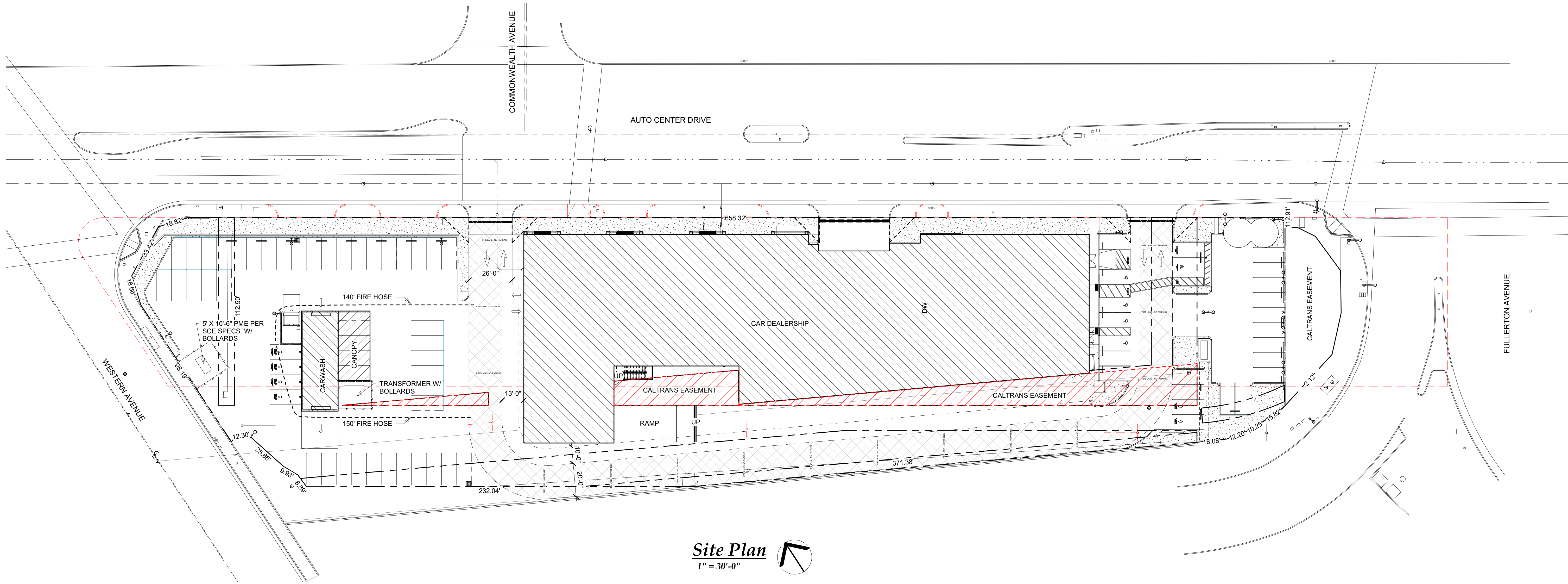


Site Plan - Fire Hydrants
1" = 60'-0"

O.C.F.A. Notes

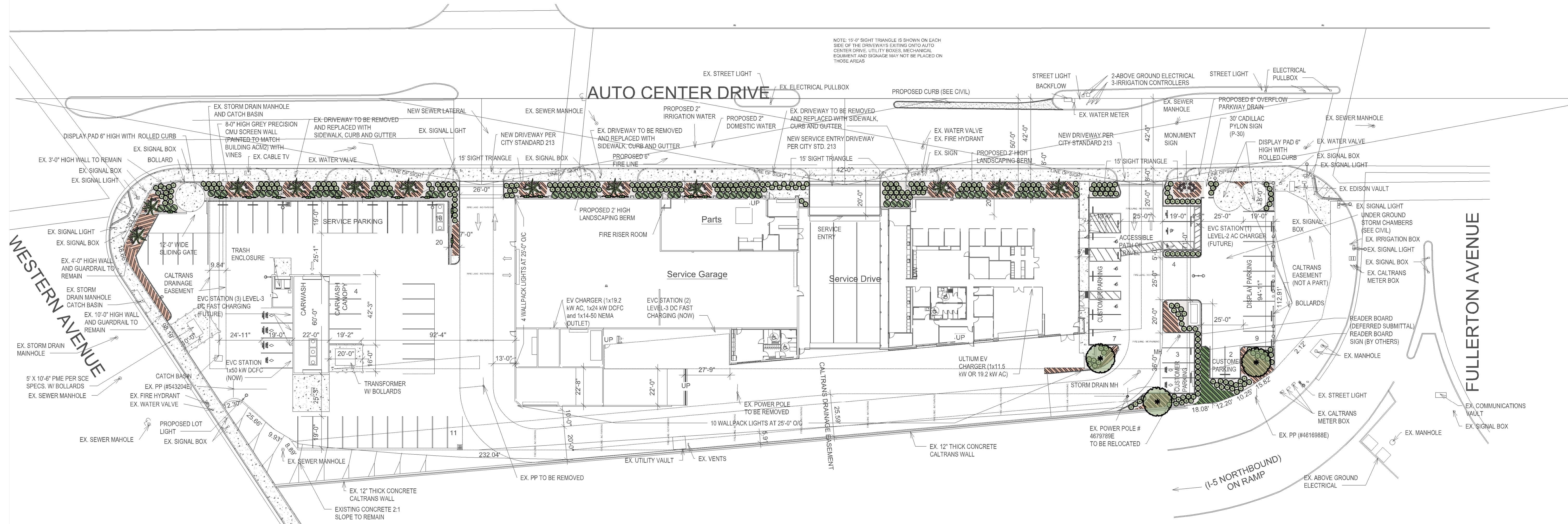
1. SHOWROOM AND SERVICE AREA:
A. OCCUPANCY: B (S-1)
B. CONSTRUCTION TYPE: III-B
C. BUILDING HEIGHT: 23'-0" < 75'-0"
D. NUMBER OF STORIES: 1 < 3 ALLOWED
E. ALLOWABLE AREA: 70,000 SF > 33,093 SF
F. FIRE SPRINKLER TYPE: NFPA 13
G. FIRE ALARM: NOT REQUIRED PER CBC SEC.907.1.2
2. CARWASH AND CANOPY:
A. OCCUPANCY: S-1
B. CONSTRUCTION TYPE: III-B
C. BUILDING HEIGHT: 17'-0" < 75'-0"
D. NUMBER OF STORIES: 1 < 3 ALLOWED
E. ALLOWABLE AREA: 17,500 SF > 2,126 SF
F. FIRE SPRINKLER TYPE: NOT REQUIRED FOR BUILDINGS WITH S-1
OCCUPANCY OF LESS THAN 12,000 SF PER CBC 903.2.9
G. FIRE ALARM: NOT REQUIRED PER CBC SEC.907.1.2
3. NO LITHIUM BATTERY STORAGE IS PROPOSED
4. THE TOTAL STORAGE HEIGHT ON FIRST FLOOR IS 8'-0"
5. THE TOTAL STORAGE HEIGHT AT MEZZANINE IS 8'-0"
6. THE TOTAL TIRE STORAGE HEIGHT ON FIRST FLOOR IS 12'-0"

FIRE FLOW:
33,093 SF OF TYPE III-B IS 3,750 GPM FOR 3 HOURS PER TABLE B105.1(2),
BUT CAN BE REDUCED TO 25% OF THAT (937 GPM = 1,500 GPM MINIMUM) FOR 2
HOURS IF THE BUILDING IS SPRINKLED PER 903.3.1.1 PER TABLE B105.2



Site Plan
1" = 30'-0"

Proposed Car Dealership For: Simpson Cadillac 6245 Auto Center Dr, Buena Park, CA 90621		
15 Apr. 2024		
20-3770		
Site Plan - Fire Access		PL7



WATER USE CALCULATIONS

Reference Eto 47.8 Conservation Factor 0.45
Maximum Allowable Water Allocation Equation:
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
47.8	0.62	0.45	8942	0.55	0

119,252 MAWA

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA

98,150 ETWU

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW-WATER SHRUBS	8510	95%	LOW	0.30	0.81	47.80	0.62	0.37	8510	93,408	Dripline
	PALMS	384	4%	LOW	0.30	0.81	47.80	0.62	0.37	384	4,215	Dripline
	TREES	48	1%	LOW	0.30	0.81	47.80	0.62	0.37	48	527	Dripline
TOTAL LANDSCAPE AREA:		8942								ETWU:	98,150	

PLANTING SPECIFIC NOTES

PLANT QUALITY REQUIREMENTS

All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004) the Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The plant material supplier and/or landscape contractor shall provide guaranteed evidence to the landscape inspector that all plant material is consistent with the approved plant legend considering genus, species, cultivars, and size specified. All plant material not consistent with the plant legend may be rejected. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant materials.

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:

Plant materials that are the incorrect species. Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.). Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:

Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

TREE SELECTION:

Trees are required to stand on their own without the support of the nursery stake. Trees must also be free of disease, infestations, signs of heavy pruning within the canopy, broken primary limbs or leaders, and damage. New trees planted within the project area are to be installed per the detail below. The tree pit is to be excavated to measure 3 x root ball at the finish grade surface and be tapered to root ball width at pit bottom. Do not over-excavate the tree pit depth. After tree placement the tree pit is to be backfilled with clean native soil only. Trees are to be triple stake as shown on details.

ROOT BARRIER:

Use Linear Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed in sheets parallel with hardscape w/ top edge placed 1" below grade. Root Barrier shall extend the expected length of tree canopy as shown per plan. Barriers shall be placed at a slight angle (75°) with base of barrier directed under hardscape & away from tree.

SOIL MANAGEMENT:

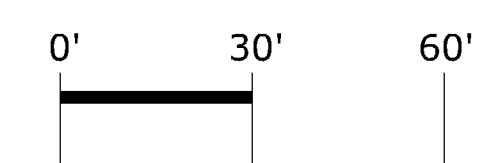
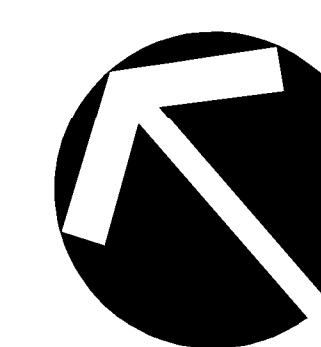
When mass grading is complete, landscape contractor shall submit soils samples to a laboratory for analysis and recommendations. Results shall be provided to landscape architect for certificate of compliance. Laboratory procedures shall account for adequate depth for the intended plants.

PLANTING LEGEND

Symbol	Botanical / Common Name	Water Use / Container	Kc	Height Width
Shrubs and Groundcovers				
●	Carissa macrocarpa 'Green Carpet'	1 gallon	Low	1-1/2'
	Low Growing Natal Plum		0.3	3-4'
●	Hemerocallis	1 gallon	Low	1-2'
	Daylily		0.3	1-2'
●	Strelitzia reginae var juncea	5 gallon	Low	3-4'
	Narrow-leaved Bird of Paradise		0.3	4-5'
■	Gazania	Flats	Low	6-12'
	Gazania		0.3	6-12'
●	Ficus repens	5 gallon	Low	10-15'
	Creeping Fig		0.3	3-6'
Trees				
●	Stenocarpus sinuatus	24" box	Low	30'
	Firewheel Tree		0.3	15'
●	Washintonia robusta	30ft BTH	Low	40-80'
	Mexican Fan Palm		0.3	8-10'

All planters to receive 3" layer shredded bark mulch.

Planting Plan developed to be in conformance with the Buena Park Auto Center Specific Plan Sub-District A-1





DOUGLAS ANDRESEN
PRINCIPAL ARCHITECT

RECEIVED
APR 16 2024
PLANNING DIV

April 16, 2024

City of Buena Park
Planning Department
6650 Beach Blvd.,
Buena Park, CA

RE: CU-22-16; V-22-3; 6245 AUTO CENTER DRIVE, BUENA PARK, CA; AAI# 20-3770 SIMPSON BUENA PARK

To Whom It May Concern:

The following project is for a proposed Car Dealership located at 6245 Auto Center Dr., Buena Park, CA. The project consists of a dealership sales building (28,825 SQ. FT.) with parts mezzanine (1545 SQ. FT.) and a detached carwash (1,320 SQ. FT.).

The proposed business operation will take place between 9:00 am and 9:00 pm Monday through Sunday with the number of employees will be 22. The provide a total of 88 required parking including 4 accessible spaces; additional spaces would include carwash parking of 4 spaces; inventory parking/ service would be 181 spaces, Display pads parking of 2 spaces with total parking of 275 spaces.

If there are any additional questions, please do not hesitate to contact our office at (909) 355-6688.

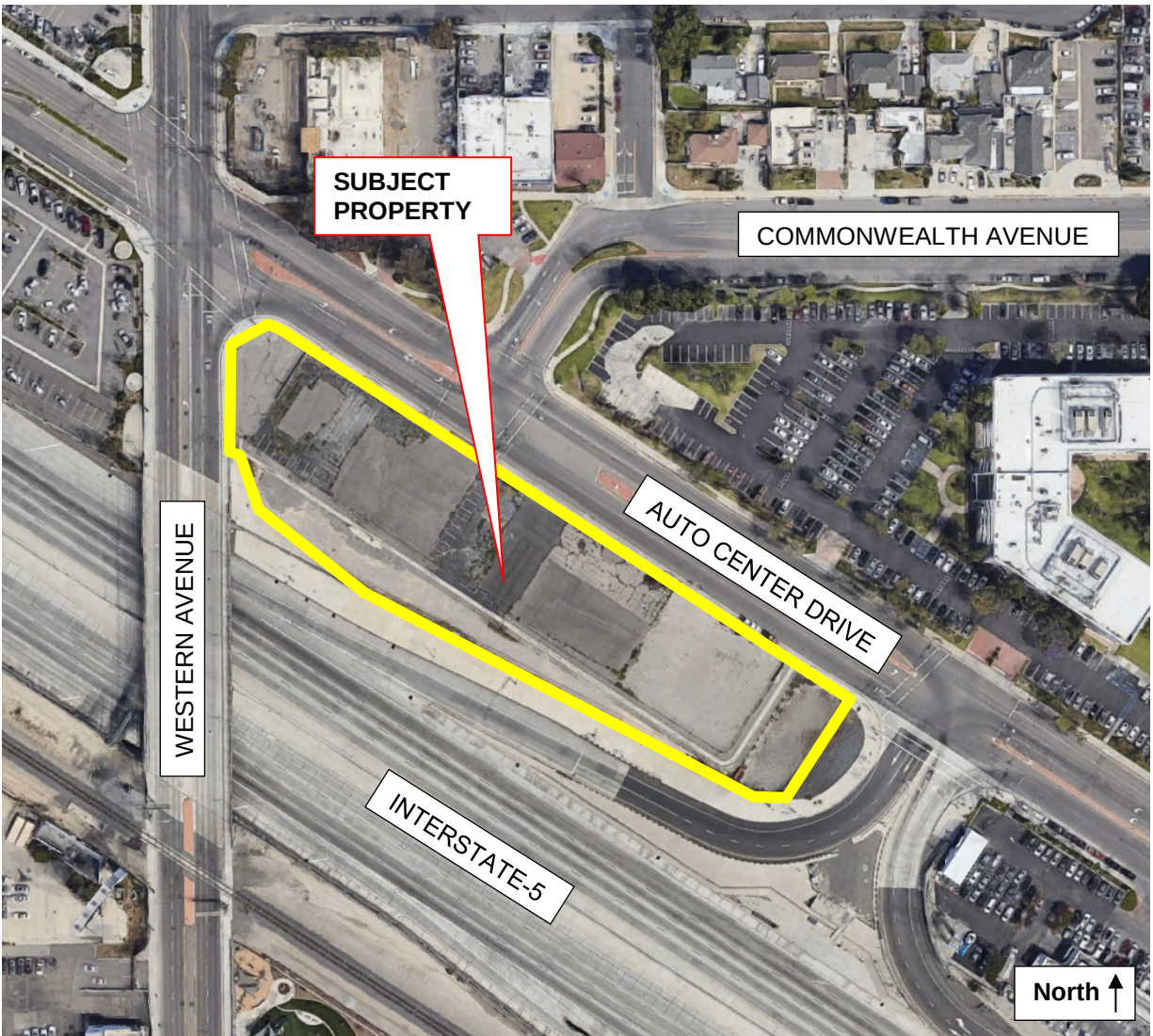
Thank you,

Crystal Cardona

Crystal Cardona
Project Administrative Coordinator



VICINITY MAP



PLANNING COMMISSION

June 12, 2024 – 6:30 PM

**CONDITIONAL USE PERMIT NO. CU-22-16 AND
VARIANCE NO. V-22-3**

6245 Auto Center Drive

**APNs: 277-021-02, -03, -04, -05, -06, -07, -08, -10, -13, -15,
-16, -17, -18, -19, -20, and -21**