

Wednesday, August 14, 2024, 6:30 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

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. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

3: CONSENT CALENDAR

3A. APPROVAL OF MINUTES

July 24, 2024

3B. SIGN PROGRAM NO. SN-24-5

A request to establish an integrated sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard within the Commercial Shopping (CS) zone.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is David Kim, 3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution approving Sign Program No. SN-24-5

4: PUBLIC HEARING

4A. VARIANCE NO. V-24-3

A request to allow a variance from the Buena Park Municipal Code (BPMC) Section 19.912.020.C.2.b (Wall Signs for an Integrated Development - Number of Wall Signs) to allow an increase in the total number of permitted wall signs from one (1) sign to five (5) signs for an existing commercial tenant space with less than 30,000 square feet in floor area.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is David Kim, 3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010.

The project is Categorically Exempt, pursuant to Section 15311 (Accessory Structures) Class 11 of the State of California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Variance No. V-24-3

5: STAFF REPORTS

5A. INTRODUCTION TO SUSTAINABILITY

Sustainability Manager for the City of Buena Park will present to the Planning Commission on new sustainability efforts now being made to the City.

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: August 8, 2024



APPROVAL OF MINUTES

July 24, 2024

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	CONSENT CALENDAR Item: 3A
Presented By	Prepared By
	Ruth Santos, Senior Administrative Assistant

Attachments

[2024-07-24 PC M DRAFT.pdf](#)

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
July 24, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on July 24, 2024, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

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

Matt Foulkes, Community and Economic Development Director
Swati Meshram, Ph.D., AICP, LEED AP, Planning Manager
Harald Luna, Senior Planner
Lotus Thai, Sustainability Manager
Chris Cardinale, City Attorney
Ray Tae, Senior Office Assistant
Ruth Santos, Senior Administrative Assistant

1. GENERAL

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

INTRODUCTION

Dr. Meshram introduced Lotus Thai, Sustainability Manager. Ms. Thai addressed the Commission briefly.

2. ORAL COMMUNICATIONS

None

3. CONSENT CALENDAR

- 3A. APPROVAL OF MINUTES - June 26, 2024 Planning Commission Meeting

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Choi seconded the motion to approve the minutes of the June 26, 2024 Planning Commission meeting.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

4. PUBLIC HEARING**4A. TEXT AMENDMENT NO. C-24-4**

A recommendation to the City Council to consider amendments to Title 19 (Zoning) of the Buena Park Municipal Code (BPMC) regarding the keeping of bees and chickens in single-family residential zones (RS) citywide. The project proponent is the City of Buena Park. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3).

Mr. Foulkes presented the staff report.

Commissioners Choi and Patiño asked how the City will monitor compliance. Commissioner Patiño asked if the City could provide a map in the future which shows the properties where chicken or bee permits are issued.

Mr. Foulkes said the map showing locations with chickens and/or bees can be made available.

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

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

Vice Chair Davis moved and Commissioner Choi seconded the motion to adopt the resolution recommending City Council approval.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

**RESOLUTION NO. 6353
TEXT AMENDMENT NO. C-24-4**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BUENA PARK RECOMMENDING THAT THE CITY COUNCIL APPROVE
ZONING TEXT AMENDMENT NO. C-24-4 AMENDING TITLE 19 (ZONING)
OF THE BUENA PARK MUNICIPAL CODE TO ALLOW THE KEEPING OF
CHICKENS AND BEES ON SINGLE-FAMILY RESIDENTIAL PROPERTIES
CITYWIDE**

4B. TEXT AMENDMENT NO. C-24-5

A recommendation to the City Council to consider amendments to Title 19 (Zoning) of the Buena Park Municipal Code (BPMC) regarding the placement of temporary signs on public property and public rights-of-way. The project proponent is the City of Buena Park. The

project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15060, subdivision (c)(2) and Section 15061, subdivision (b)(3).

Mr. Cardinale presented the staff report.

Chair Diep asked about the rationale behind the proposed extension of posting period, the allocation of posting locations by district, and the enforcement in public properties owned by government agencies.

Mr. Cardinale discussed the rationale behind the proposed increase in posting days, and the allocation of signs. Mr. Foulkes stated that the public properties owned by government agencies are under the jurisdiction of the respective agencies, and staff can verify with the government agencies if the City can enforce on their behalf.

Commissioner Diep encouraged staff to contact the government agencies about City enforcement on their behalf.

Commissioner Choi asked for clarification on the maximum number of signs per area.

Mr. Cardinale discussed the maximum of three similar signs per location.

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

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

Chair Diep explained that because the proposed extension of posting period is permanent, universal, and not specific to elections, 30 days would be more reasonable.

The Commission deliberated and Chair Judeh recommended 40 days.

Commissioner Diep moved the motion to adopt the resolution recommending City Council approval, with a pre-event posting period of 30 days, and with the recommendation to contact government agencies regarding City enforcement.

There being no second to Commissioner Diep's motion, Chair Judeh made an alternate motion, which was seconded by Commissioner Patiño, to adopt the resolution recommending City Council approval, with a pre-event posting period of 40 days, and with the recommendation to contact government agencies regarding City enforcement.

AYES: 3 COMMISSIONERS: Judeh, Patiño, and Choi

NOES: 2 COMMISSIONER: Davis, Diep

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

RESOLUTION NO. 6354

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF BUENA PARK RECOMMENDING THAT THE CITY
COUNCIL APPROVE ZONING TEXT AMENDMENT NO. C-
24-5 AMENDING CHAPTER 19.904, DIVISION 9, TITLE 19
OF THE BUENA PARK MUNICIPAL CONCERNING SIGNS
ON PUBLIC PROPERTY AND PUBLIC RIGHTS-OF-WAY**

5. STAFF REPORT:

Mr. Foulkes announced that the August 13, 2024 City Council meeting will include: the DA Amendment considered by Planning Commission on June 26, 2024, the two items discussed at this meeting, and the appeal of the Planning Commission denial of the Group Home permit at 8559 Bluebell Drive.

6. AGENDA FORECAST:

Dr. Meshram informed the Commission that the August 14, 2024 Planning Commission meeting will include a Sign Program, a Variance on the number of signs on the same property, and a proposed Amendment to a Development Agreement to extend the time by five years on an existing billboard on 8301 Orangethorpe Avenue. She added that the August 28, 2024 meeting will consider the 8030 Dale Street project.

7. COMMISSION REPORTS:

None

8. ADJOURNMENT:

At 7:28 p.m., Chair Judeh adjourned the Planning Commission meeting.

Mirvette Judeh
Chair

ATTEST:

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

SIGN PROGRAM NO. SN-24-5

A request to establish an integrated sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard within the Commercial Shopping (CS) zone.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is David Kim, 3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	CONSENT CALENDAR Item: 3B
Presented By	Prepared By
	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

The approximately 3.47-acre project site is located at 4520 and 4560 Beach Boulevard (APNS: 066-530-01 and 02) and is situated on the east side of Beach Boulevard between Los Coyotes Drive and Rosecrans Avenue at the northern city limits. The properties are zoned CS (Community Shopping) with a General Plan Land Use designation of Commercial Office Mixed-Use. The site is developed with two (2) single-story multi-tenant commercial buildings situated towards the rear (east) portion of the property, and one multi-tenant freestanding building located at the front (west) portion.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	City of La Mirada	City of La Mirada	Multi-Tenant Commercial Center
South	Commercial Office Mixed-Use Low Density Residential	CS (Commercial Shopping) RS-8 (Suburban Residential)	Multi-Tenant Commercial Center Single Family Homes
East	Medium-Density Residential	RM-10 (Low Density Multifamily Residential)	Multifamily Townhomes
West	City of La Mirada	City of La Mirada	Multifamily Apartments

BACKGROUND:

DATE	ACTION/ENTITLEMENT
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July 24, 1968	Conditional Use Permit No. CU-262 allowed for the development of an integrated shopping center consisting of two connected commercial buildings, and one proposed freestanding multi-tenant building
September 10, 1970	CU-262 Mod #1 allowed for a new driveway entrance off Los Coyotes Drive with a break in the median to allow for left-hand turns into the center
November 25, 1970	CU-262 Mod #2 was approved by Planning Commission to allow for the operation of a retail drug store, Vons
April 25, 1984	Site Plan Review No. SP-812 approved the construction of a 6,300 square-foot freestanding commercial building
September 26, 1984	Sign Program No. SN-285 approved the installation of wall signs and a new ground sign located along Rosecrans Avenue in the City of La Mirada.
June 6, 1985	Variance No. V-1030 allowed for the construction of a 22,920 square-foot commercial building and increase in building height with reduced setback and landscape width
April 27, 1988	CU-262 Mod #4 allowed for the off-sale of beer and wine within an existing drug store
January 22, 1997	CU-262 Mod #5 allowed for the establishment of a specialty food market
March 26, 1997	CU-1186 approved a Type 21 off-sale general alcohol license for an existing specialty food market
January 14, 2004	SP-1344 allowed for the restriping of the existing parking lot and constructing an enhanced building entry
August 15, 2005	Interdepartmental Review No. ID05-020 allowed for the installation of four awnings above the windows of four businesses
March 21, 2006	ID06-005 allowed for the installation of a wrought iron fence and wall enclosure for storage
September 14, 2022	IDR-22-5 approved a façade remodel to the existing building

APPLICATION ANALYSIS:

Project Description

The applicant is proposing a new sign program to replace the existing sign program for the multi-tenant commercial center to provide a consistent and complementary signage throughout the development. The proposed sign program establishes sign criteria for the plaza consistent with sign requirements set forth in Buena Park Municipal Code (BPMC) Division 9 (Sign Regulations). All signs will consist of internally illuminated channel letters with no exposed crossovers, conduits, transformers, or raceways. Each letter will be a cast acrylic sheet fabricated with aluminum and/or stainless steel with return colors contrasting the face colors.

Placement and restrictions of proposed signs on all elevations shall be:

- One channel letter sign mounted on a concealing metal box
- Sign width shall not extend over 70% of the business frontage
- Sign height shall not exceed 36 inches
- Each tenant shall be limited to the sign area described on the sign program

The detailed proposed sign program is provided in Attachment 2.

DISCUSSION:

BPMC Section 19.912.020 (Sign Program for Integrated Developments in Commercial Zones, other than the CR Zone) requires Planning Commission review and approval for sign programs. The intent of a sign program is to provide a comprehensive sign plan that seamlessly integrates with the architecture of the development. In reviewing the applicant's request, staff visited the site and surrounding area and has determined that the proposed sign program is in compliance with the sign regulations of the City's Zoning Ordinance and is consistent with the existing façade and will provide sufficient site and tenant identification.

The proposed sign program, as conditioned, is consistent with the goals and policies of the General Plan and complies with all development standards of the CS zone by promoting business expansion and promote the physical improvement of an existing retail center. The proposed sign program will enhance the visual aesthetics of an existing multi-tenant commercial center and will harmonize the signs with the existing building facade.

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 15301 (Existing Facilities) Class 1 of the State CEQA Guidelines, because the proposed sign program is associated with an existing multi-tenant commercial center with no proposed expansion.

PUBLIC HEARING NOTICE:

No public hearing notification is required for this application.

Reviewed and approved by: Swati Meshram, PhD, AICP, LEED AP, Planning Manager

Attachments

[Proposed Planning Commission Resolution for Sign Program No. SN-24-5.pdf](#)

[Development Plans stamped RECEIVED AUG 8 2024 PLANNING DIV.pdf](#)

RESOLUTION NO.
SIGN PROGRAM NO. SN-24-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST TO ESTABLISH AN INTEGRATED SIGN PROGRAM FOR AN EXISTING MULTI-TENANT COMMERCIAL CENTER ON PROPERTIES LOCATED AT 4520-4560 BEACH BOULEVARD (APNS: 066-530-01 AND 02) WITHIN THE COMMERCIAL SHOPPING (CS) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) David Kim, applicant, Corbel Architects, Inc., 3450 Wilshire Boulevard Suite 1000, Los Angeles, CA 90010, on behalf of Beach Vista Properties, LLC, owner, PO Box 5166, Cerritos, CA 90703, has filed an application for a Sign Program No. SN-24-5 to allow the establishment of a master sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard in Buena Park, California, 90621, in the County of Orange (APNs: 066-530-01 and 02). Hereinafter in this Resolution, the subject Sign Program request is referred to as the “application.”

(ii) On August 14, 2024, the Planning Commission conducted a hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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 Sign Program No. SN-24-5 Development Plans stamped “RECEIVED AUG 8 2024 PLANNING DIV.,” this Commission hereby specifically finds, determines, and resolves as follows that the proposed sign program meets the development standards set forth in the Buena Park Municipal Code (BPMC) Chapter 19.904.

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 15301 (Existing Facilities) Class 1 of Title 14 of the California Code of Regulations because the proposed sign program is associated with an existing multi-tenant commercial center with no proposed expansion.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Sign Program No. SN-24-5

development plans stamped "RECEIVED AUG 8 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:

PLANNING DIVISION:

1. This approval shall be for the establishment of an integrated sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard (APNs: 066-530-01 and 02) in substantial compliance with Sign Program No. SN-24-5 Development Plans dated "RECEIVED AUG 8 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 distributed to all design professionals, contractors, and subcontractors involved in developing signage for the project.
3. All new signage shall comply with the sign program approved under this application. Color and font style exceptions can be made for any business with a registered trademark.
4. All signs shall conform to this sign plan and City Zoning Code, including Buena Park Municipal Code (BPMC) Chapter 19.904 General Sign Provisions. All signs shall require Planning review and approval via a Sign Permit prior to installation.
5. This approval shall supersede Sign Program No. SN-285, and make any previous approvals for a sign program null and void.
6. This approval shall only take effect upon the approval of Variance No. V-24-3.
7. All lighting and illuminated signs shall be designed to prevent glare upon streets, walkways, and surrounding properties.
8. 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.
9. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
10. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
11. 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.

12. 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 14th day of August 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.
Sign Program No. SN-24-5
August 14, 2024

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Sign Program No. SN-24-5 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner / Applicant

DRAFT

SIGN DESIGN GUIDELINE for 4520-4566 BEACH BLVD SHOPPING CENTER

4520-4566 BEACH BLVD SHOPPING CENTER

A. INTRODUCTION

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment with proportional and harmonious exposure for all tenants at the shopping center.

Performance of this sign program shall be rigorously enforced and any nonconforming signs shall be removed by the tenant or their sign contractor at their expense, upon demand by the Landlord.

Exceptions to this sign program shall not be permitted without written approval from the Landlord and may require to have the sign program modified. When such modification process is initiated by a tenant(s), the tenant shall pay for all cost and fees.

Accordingly, the Landlord will retain full rights of approval for any sign used in the project.

No sign shall be installed without the written Landlord approval and the required City permits.

B. GENERAL REQUIREMENTS

1. Each tenant shall submit proposed sign plan to the Landlord for their review and written approval. Two(2) copies of the detailed shop drawings of their proposed sign indicating conformance with the sign program herein outlined.
2. The tenant shall submit the sign plan approved by the owner to the appropriate city authority for approval prior to the start of any sign fabrication or installation.
3. The tenant shall pay for all signs, their installation(including final connection, transformers and all other labor and materials) and maintenance. Tenant shall maintain signage in clean, functional and operational condition. Maintenance shall be performed only by a state licensed sign contractor approved by the Landlord.
4. The tenant shall obtain and pay for all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of accompanying sign criteria.
6. It is the responsibility of the tenant's sign contractor to verify all conduit and transformer locations and service prior to fabrication.
7. Final approval of all signs shall be contingent upon installation and visual inspection by the Landlord. The Landlord reserves the right to reject any work determined to be of insufficient quality.

4520-4566 BEACH BLVD SHOPPING CENTER

8. The tenant shall be responsible for removal of their sign and shall include the repair of the wall surface back to the original condition.
9. All signage shall be in accordance with the city of **BUENA PARK** municipal code except where the approved sign program is more specific/restrictive, in which case, the approved sign program shall prevail.
10. All signs shall be manufactured and installed by a state licensed sign contractor approved by the Landlord. All sign contract must include a minimum of two(2) years of parts and labor warranty.

C. SIGN TYPES AND SPECIFICATIONS

1. No exposed crossovers, conduits, transformers, raceways, etc., shall be permitted.
2. All signs and their installation must comply with all local building and electrical codes and bear an U.L. label placed in an inconspicuous location. Local sign ordinances should be consulted for requirements not covered in this sign program
3. Each tenant shall install one(1) business identification sign on the wall above the main entrance.
4. All business identification signs shall be INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTERS ONLY. This include but not limited to Front-lit, Dual-lit & Back-lit letters.
5. For face-lit letters, the faces shall be fabricated with CAST ACRYLIC SHEET. When vinyl overlay is required, the graphic films shall be high-performance films. -
6. Channel letters shall be fabricated with Aluminum and/or Stainless Steel only. -
7. Return color shall be contrast to the face colors. (Painting with spray can will not be permitted) =
8. Internal Gas Tubes and/or L.E.D. Modules are allowed for internal illumination. L.E.D. modules shall be high output modules and less than 0.5W modules are not allowed. -
9. Small letters and/or logo are allowed to be on a single can sign if following conditions are met. -
 - Letter sizes are less than 8" and the height of the can shall be no more than 10".
 - The size of the can shall be less than 30% of total sign area and shall also be internally illuminated.
 - No more than one(1) can is allowed per a sign.

4520-4566 BEACH BLVD SHOPPING CENTER

12. Only Trade name OR primary service(product) and logo are allowed on the business identification sign.
13. All penetration of exterior are to be sealed watertight, and in a color and finish to match adjacent material.
14. The tenant shall repair any damage to the premises caused by the installation or removal of any of its signs.

D. SIGN DESIGN STANDARDS

1. Wall signs shall be centered horizontally & vertically on the sign.
2. Maximum sign width shall be 70% of the leased width. Maximum sign height shall be 36 inches.
3. Individual tenant logos are encouraged when tastefully executed but their size must not exceed the maximum sign height and width.

E. PROHIBITED SIGNS

1. Signs constituting a traffic hazard: No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. There shall be no signs that are flashing, moving or audible unless approved by the Landlord and the city.
3. Exposed neon signs, light bulb strings other than temporary decorative holiday lighting are prohibited.
4. Portable signs, banners without city permit and painted signs are prohibited.

4520-4566 BEACH BLVD SHOPPING CENTER

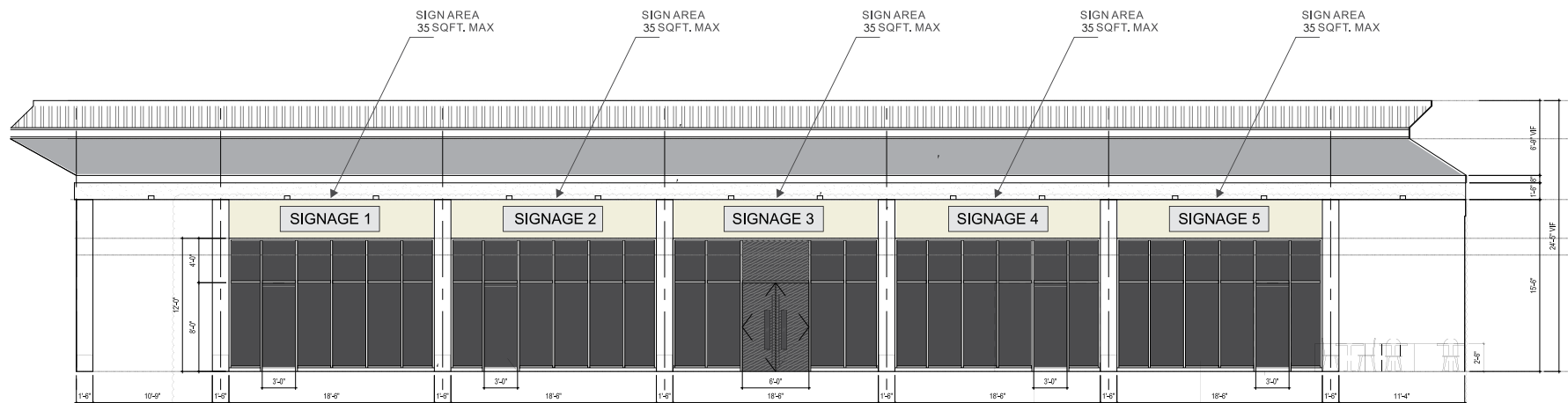
F. APPLICATION FOR TENANT SIGN APPROVAL

1. Tenant shall submit to the Landlord two(2) copies of scaled sign drawings in conformance to this sign program, prepared by a licensed sign contractor, for Landlord's written approval prior to sign fabrication and application for permit
2. Following receipt of the Landlord's written approval, tenant shall at its expense, submit approved sign plan to the city of **BUENA PARK** for permit. The tenant shall pay all costs of obtaining the required permits. All signs and their installation must comply with local building and electrical codes and carry the UL label.
3. Signs installed without the Landlord's and the City's approval and permit shall be altered to conform to these standards at the tenant's expense. If sign is not in conformance within fifteen(15) days after written notice from the Landlord, then the Landlord has the right to correct sign and shall be promptly reimbursed by the tenant.
4. Approval or disapproval of sign drawings, based upon code conformance, aesthetics or design shall remain the sole right of the Landlord.

G. ABANDONMENT OF SIGNS

Any tenant sign left after thirty(30) days from vacating premises shall become the property of the Landlord.

4520-4566 BEACH BLVD SHOPPING CENTER

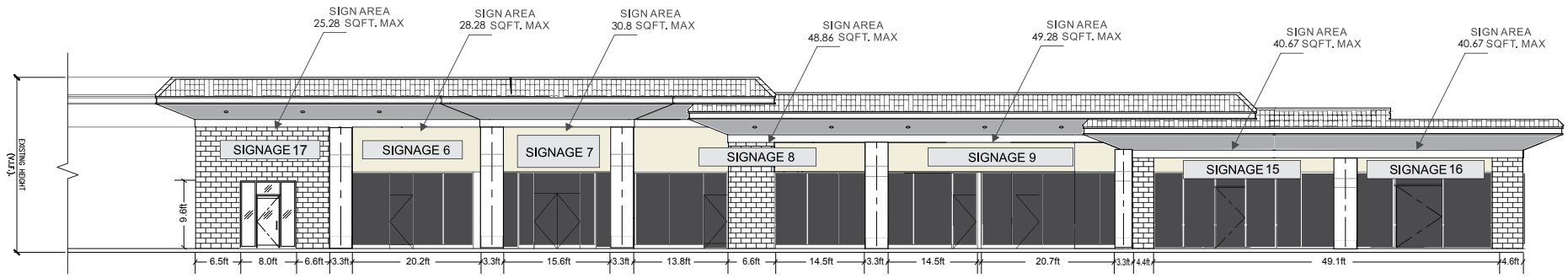


4520 BEACH BLVD FRONT ELEVATION

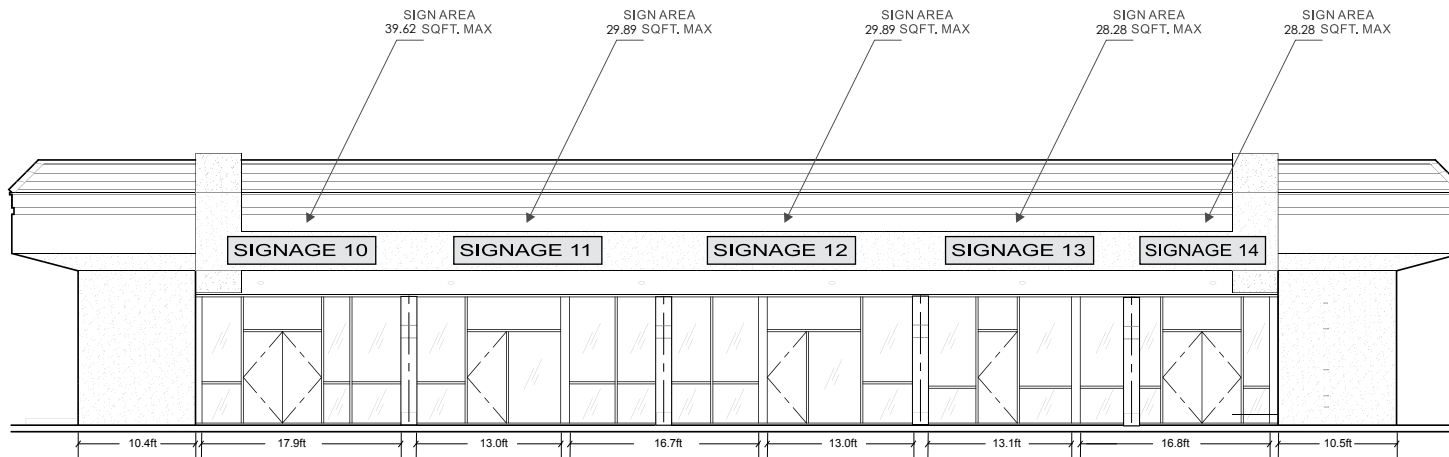


SAMPLE

4520-4566 BEACH BLVD SHOPPING CENTER



4560 BEACH BLVD FRONT ELEVATION



4542-4548 BEACH BLVD FRONT ELEVATION



SAMPLE

VARIANCE NO. V-24-3

A request to allow a variance from the Buena Park Municipal Code (BPMC) Section 19.912.020.C.2.b (Wall Signs for an Integrated Development - Number of Wall Signs) to allow an increase in the total number of permitted wall signs from one (1) sign to five (5) signs for an existing commercial tenant space with less than 30,000 square feet in floor area.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is David Kim, 3450 Wilshire Boulevard, Suite 1000, Los Angeles, CA 90010.

The project is Categorically Exempt, pursuant to Section 15311 (Accessory Structures) Class 11 of the State of California Environmental Quality Act (CEQA) Guidelines.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	PUBLIC HEARING Item: 4A
Presented By	Prepared By
Ian McAleese	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

The approximately 0.98-acre project site is located at 4520 Beach Boulevard (APN: 066-530-01) and is situated on the east side of Beach Boulevard between Los Coyotes Drive and Rosecrans Avenue at the northern city limits. The property is zoned CS (Community Shopping) with a General Plan Land Use designation of Commercial Office Mixed-Use. The site is developed with one (1) single-story 19,950 square-foot commercial building situated towards the rear (east) portion of the property. It is one of two separate parcels consisting of 3 buildings, which together function as an integrated commercial plaza with common parking and site access. The plaza is accessed by two vehicular driveways on Los Coyotes Drive, three driveways on Rosecrans Avenue, and one driveway on Beach Boulevard that lead to surface parking for the commercial center.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	City of La Mirada	City of La Mirada	Multi-Tenant Commercial Center
South	Commercial Office Mixed-Use	CS (Commercial Shopping)	Multi-Tenant Commercial Center
East	Medium-Density Residential	RM-10 (Low Density Multifamily Residential)	Multifamily Townhomes
West	City of La Mirada	City of La Mirada	Multifamily Apartments

BACKGROUND:

DATE	ACTION/ENTITLEMENT
------	--------------------

July 24, 1968	CU-262 allowed for the development of an integrated shopping center consisting of two connected commercial buildings and one proposed freestanding multi-tenant building
September 10, 1970	CU-262 Mod #1 allowed for a new driveway entrance off Los Coyotes Drive with a break in the median to allow for left-hand turns into the center
November 25, 1970	CU-262 Mod #2 was approved by the Planning Commission to allow for the operation of a retail drug store, Vons
April 27, 1988	CU-262 Mod #4 allowed for the off-sale of beer and wine within an existing drug store
September 14, 2022	Interdepartmental Review No. IDR-22-5 approved a facade remodel of the existing building

APPLICATION ANALYSIS:

Project Description

The applicant is requesting to increase the total number of allowed wall signs for the existing medical spa from one (1) sign to five (5) signs. The existing medical spa is the tenant of the building and has subleased space to four additional businesses that are internally connected to the spa, but operate separately.

DISCUSSION:

The medical spa takes up approximately 75% of the building floor area, with 4,854 square feet of additional tenant space subleased to tenant spaces that patrons could take advantage of while utilizing the spa. Four (4) of these tenant spaces are internally connected to the spa, but also have external storefronts with entrances from the parking lot. Therefore, they can be utilized by not only spa patrons but also remain open to the general public.

Since all of the tenant spaces are connected internally and not separated with fire walls, separate mechanical systems, restrooms, and other building code requirements; they are not considered separate tenant spaces. According to Buena Park Municipal Code (BPMC) Section 19.912.020.C.2 (Number of Wall Signs), a total of one wall sign per tenant business frontage is allowed unless the tenant space is at least 30,000 square feet of floor. If this is the case, then an additional four (4) wall signs are permissible. Since the subject building is 19,950 square feet, only one (1) wall sign is permissible due to the building code requirement mentioned above.

The applicant has requested the increase in a total number of wall signs because of the unique business model of the medical spa and its associated sub leases. Though each of the space to be sub-leased is designed to have a storefront facing the shared parking lot, a variance from the requirement of a minimum of 30,000 square feet of floor area is necessary to allow four additional signs for each of the individual tenant spaces to be sub-leased.

BPMC Section 19.132.010 (Variance) is a procedure established to review deviations from the strict application of the requirements of the BPMC in 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.

If approved, the Variance will not result in granting a special privilege due the unique nature of the business model. Because of the building code requirements of fire walls, separate mechanical system, and restrooms, the sub leased areas do not meet the definition of being individual tenants, limiting the entire building to one wall sign. Further, the strict application of requiring a minimum of 30,000 square feet floor area for one tenant for additional signs deprives the sub lessees of signage opportunity. The Variance will allow for separate signage where they would normally be able to place signs in any multi-tenant center in the same zone as the subject property. Additionally, the proposed signs will also adhere to a new sign program that will govern signs for all three buildings within the integrated plaza.

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 15311 (Accessory Structures) Class 11 of the State CEQA Guidelines, because the project consists of installing new exterior signage at an existing commercial building.

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on August 1, 2024, and 37 notices of this Planning Commission public hearing were mailed to property owners located within 300-feet of the subject property on August 1, 2024. As of the publication of this report, no public comments have been received regarding the proposed actions.

Reviewed and approved by: Swati Meshram, PhD, AICP, LEED AP, Planning Manager

Attachments

[Proposed Planning Commission Resolution for Variance No. V-24-3.pdf](#)

[Planning Commission Resolution No. 1917 approving Conditional Use Permit No. CU-262.pdf](#)

[V-24-3 Narrative stamped RECEIVED JUL 31 2024 PLANNING DIV.pdf](#)

[V-24-3 Development Plans stamped RECEIVED JUL 25 2024 PLANNING DIV.pdf](#)

[V-24-3 Vicinity Map.pdf](#)

RESOLUTION NO.
VARIANCE NO. V-24-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST TO INSTALL ADDITIONAL WALL SIGNS AND FOR ISSUANCE OF A VARIANCE TO ALLOW FOR A COMMERCIAL SPACE WITH LESS THAN 30,000 SQUARE FEET OF FLOOR AREA TO INCREASE THE TOTAL NUMBER OF PERMITTED WALL SIGNS FROM ONE (1) TO FIVE (5) ON A PROPERTY LOCATED AT 4520 BEACH BOULEVARD (APN: 066-530-01), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) David Kim, applicant, Corbel Architects, Inc., 3450 Wilshire Boulevard Suite 1000, Los Angeles, CA 90010, on behalf of Beach Vista Properties, LLC, owner, PO Box 5166, Cerritos, CA 90703, has filed an application for a Variance No. V-24-3 to request an increase in the total number of permitted wall signs from one (1) sign to five (5) signs for an existing commercial tenant space with less than 30,000 square feet in floor area for a property located at 4520 Beach Boulevard in Buena Park, California, 90621, in the County of Orange (APN: 066-530-01). Hereinafter in this Resolution, the subject Variance request is referred to as the "application."

(ii) On August 14, 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 Variance No. V-24-3 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 Variance No. 24-3 Development Plans stamped "RECEIVED JUN 25 2024 PLANNING DIV.," this Commission hereby specifically finds, determines, and resolves as follows:

- 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: There are special circumstances present in that the subject building is an existing commercial building with a unique floor plan. Though internally connected and considered one tenant space, there exist five separate storefronts with external doors consistent in size with other storefronts within the integrated plaza. Since the only difference to other commercial centers is that the businesses are connected internally to the primary tenant, the strict adherence to the BPMC will deprive these businesses signage privileges enjoyed by other properties in the same zone and vicinity.

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

FACT: The uniqueness of the business model, in that there are external doors and shopfronts associated with each proposed sign location, does not exist in other properties in the same zone and vicinity. Therefore, the request for a variance to deviate from the required minimum floor area for a tenant to add additional signs 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 fact that the proposed number of wall signs would otherwise be allowed if the tenant spaces were separated according to the requirements of the building code, the increase in wall signs is not expected to be a detriment to the surrounding properties, nor 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 Commercial Office Mixed-Use land use by promoting business expansion and promote the physical improvement of an existing retail center. Therefore, granting the variance to waive the requirement of at least 30,000 square feet of floor area to allow a total of five (5) wall signs would not produce results that are contrary to the objectives of the General 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 15311 (Accessory Structures) Class 11 of Title 14 of the California Code of Regulations, because the project consists of installing new exterior signage at an existing multi-tenant commercial center.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Variance No. V-24-3 development plans stamped "RECEIVED JUN 25 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:

PLANNING DIVISION:

1. This approval shall be for the installation of up to five (5) wall signs at an existing commercial tenant space located at 4520 Beach Boulevard (APN: 066-530-01) in substantial compliance with Variance No. V-24-3 Development Plans dated "RECEIVED JUN 25 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. All signs shall be installed in substantial compliance with an approved sign program.
4. Each business shall be limited to one sign in substantial compliance with an approved sign program.
5. 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.
6. The construction authorized by the Variance shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
7. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
8. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
9. 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.

10. 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.
11. 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 14th day of August 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.
Variance No. V-24-3
August 14, 2024

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Variance No. V-24-3 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner / Applicant

DRAFT

RESOLUTION NO. 1917
Conditional Use Permit No. CU-262

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK CONTAINING FINDINGS AND A REPORT OF THE DECISION OF THE COMMISSION IN REGARD TO THE APPROVAL OF A CONDITIONAL USE PERMIT. (To permit an integrated shopping center with the uses as enumerated in the application, located on the east side of Beach Boulevard, between Los Coyotes Drive and Rosecrans Avenue, a C-1 Zone, by R. A. Watt Company, 16901 S. Western Avenue, Gardena, California.)

WHEREAS, the attached application for a Conditional Use Permit has been submitted to the City of Buena Park; and

WHEREAS, the Planning Commission has held at least one public hearing in regard to the application on the date as noted on said application; and

WHEREAS, the necessary public notices have been given for the public hearing as required by the Buena Park City Code; and

WHEREAS, the Planning Commission has duly considered and heard all evidence submitted in regard to said application;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. That the Planning Commission's findings in the evidence presented are as follows and, therefore, this Conditional Use Permit should be granted as per submitted plan marked EXHIBIT "A" stamped "RECEIVED JUL 24 1968":

1. That the site for the proposed use is adequate in size and shape to accommodate said use. All yards, spaces, walls, and fences, parking, loading, landscaping, and other features required by this Ordinance to adjust said use with land and uses in the neighborhood are adequate.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not adversely affect abutting property or the permitted use thereof.
4. That the conditions submitted by the Planning Director, July 24, 1968, and amended by the Planning Commission, are deemed necessary to protect the public health, safety and general welfare.

Section 2. That in the event this conditional use permit is granted, the following conditions shall be attached thereto, which conditions are reasonable and proper in accordance with the purpose and intent of Chapter 34, Article XIX of the City Code of the City of Buena Park:

(Continued on page 2)

OOC. 111.

CU 262

1. It is the responsibility of the owner or applicant to check all easements pertaining to the subject property prior to submission of the plan for approval. All plans shall recognize such easements. Any changes in plans shall necessitate resubmission to the Planning Commission for approval.
2. The layout of the site shall conform to the plan as finally approved by the City, and any modification shall require the prior approval of the City Planning Commission and City Council.

Engineering Division:

3. Owner shall dedicate to 42 feet each side of center line of Los Coyotes Drive an easement for street purposes.
4. Grading (drainage) plan shall be prepared by a Registered Civil Engineer and two (2) prints submitted to the Engineering Division for approval. Plan shall indicate water and sewer facilities, driveway locations, sidewalks, curbs and gutters, existing and proposed directions of drainage flow. The developer's attention is directed to the existence of a 30' wide Stearns Rancho easement for roadway and drainage purposes along the County Line and that in order to provide for existing drainage across the property, it will be necessary for the developer to construct a closed drainage conduit.
5. Curbs, gutters, sidewalks and drive approaches shall be installed along Beach Boulevard, Rosacrans Avenue, and along Los Coyotes Drive, in accordance with Buena Park Standards and Los Angeles County Standards, where applicable, and in accordance with permits issued therefor by the City of Buena Park and Los Angeles County Engineering Divisions respectively.
6. Street paving shall be installed along Beach Boulevard in accordance with Los Angeles County Standards and in accordance with permits issued therefor by the Los Angeles County Engineering Division.
7. Street trees are required in the public right-of-way and shall be of a type approved and planted in places designated by the Director of Public Works.
8. Connection shall be made to the City sewer in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division. Sewer hook-on fee of \$200.00 per acre shall be paid to the City.
9. Connection shall be made to the City water in accordance with City Standards and in accordance with permits issued therefor by the City Engineering Division.

(Continued on page 3)

DOC. NO. CU 262

10. Backflow prevention devices for cross connection control shall be required in accordance with Section 17 of the California Administrative Code and Section 33-19 of the City Code. Plumbing plans showing existing and proposed water lines, and indicating water uses, shall be submitted for review by the City Engineer and Superintendent of Building.
11. A water distribution and/or fire protection system is required. Install three (3) standard fire hydrants, two off-site and one on-site, as per print in office of the City Engineer. Plans shall be prepared and signed by a Registered Civil Engineer and submitted to City Engineer and City Fire Department for approval.
12. Dedications, grading (drainage) plan approval and payment of all fees shall be paid to the City of Buena Park Engineering Division prior to issuance of a building permit for any construction.

Planning Department:

13. The stonework shall be continued northerly along the Beach Boulevard frontage to the driveway.
14. All parking areas and driveways shall be paved and striped and shall be as shown on the approved plan.
15. All lighting and illuminated signs shall be designed so as in no way to disturb the residents in adjacent districts or disturb the traffic.
16. All signs shall conform to the Zoning and Sign Ordinances of the City and require separate approval. The Buena Park City Sign Ordinance on this development shall be complied with, whether or not the signs are erected within the City of Buena Park or in the jurisdiction of the County of Los Angeles.
17. All storage of crates, boxes, bottles, carts, and new and used merchandise shall be within the building. A specified area, large enough to accommodate the trash containers provided by the franchise grantee, enclosed by a 6' high masonry fence, shall be provided on the site. This enclosure shall be so designed as to permit free access for the containers but to obstruct direct visual sight line.
18. An ornamental fence of height and design approved by the Planning Director shall be constructed and maintained along the entire delivery and parking area, in accordance with City Standards and in accordance with the specifications required by the Building Department.
19. Architectural elevations shall conform to perspective sketches as submitted to and approved by the Planning Commission.

(Continued on page 4)

JOC. NO. *CU 262*

20. Building working drawings shall be subject to Building Department approval and permit.
21. Architectural screening, constructed of material similar to the building, shall be provided along the southerly portion of the loading dock and shall have the approval of the Planning Department Staff.
22. Any roof appurtenances and/or equipment of any kind shall be housed within penthouses or within the building. No outdoor installation of equipment shall be permitted.
23. Landscaping as marked on the plan, provided with an adequate, permanent sprinkler system, shall be considered a part of this plan and shall be installed and maintained by the developer. Landscaping along Beach Boulevard shall be continued north in harmony with existing plantings.
24. Fire extinguishers are required per Article 13, Division III, Section 13.30, Fire Prevention Code.
25. An approved automatic fire extinguishing system is required in all kitchen ducts, hoods, and deep fat fryer areas per Article 13, Division III, Section 13.30 of the Fire Prevention Code.
26. Automatic fire sprinkler plans shall be submitted to the Fire Department for approval prior to installation.
27. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 34-194 of the Zoning Ordinance.
28. The use authorized by this Conditional Use Permit shall be commenced or construction necessary and incident thereto shall be begun on or before the time limit specified in such permit and thereafter diligently advanced, or, if no time is specified, on or before 180 days after the date such permit was approved by the City Council.
29. An ornamental, masonry fence along the easterly property line shall be erected at the top of the cut slope and the cut slope shall be landscaped and shall be approved by the Planning Department. A joint agreement shall be entered into by the two parties involved for the maintenance of that landscaping and a copy of such an agreement shall be filed with the City of Buena Park.
30. The driveways into the customers' parking area shall have an approach of 35'.

(Continued on page 5)

JOC. MU. W262

Resolution No. 1917
Cond. Use Permit No. CU-262

Page 5
July 24, 1968

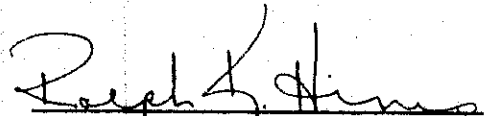
31. Prior to any occupancy permit being granted, these conditions and all improvements shall be completed to the satisfaction of the City.

The applicant shall execute such additional conditions as may be added by the City Council upon its final approval.

APPROVED AND ADOPTED this 24th day of July, 1968, by the following called vote of the Planning Commission:

AYES: 6 COMMISSIONERS: Condos, Dick, Gowa, Reese, Stuart, Hines
NAYS: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONER: Weigle

ATTEST:


Chairman of the Planning Commission


Secretary of the Planning Commission

slo

DOC. NO.

CU 262



V-24-3
RECEIVED
JUL 31 2024
PLANNING DIV

ZONE VARIANCE NARRATIVE

City of Buena Park
Planning Division
6650 Beach Blvd,
Buena Park, CA 90621

Re: Exterior Signage for Subleased Tenant
Project Address: 4520 Beach Blvd, Buena Park, CA 90621

This letter will serve as the narrative for the Zoning Administrator's approval for the Zone Variance from the city Municipal code Section 19.912.020.C.2.b to allow a business with less than 30,000 SF to have multiple exterior signs for the subleased commercial spaces. The reason they have to be sublease rather than separate tenants is because the facility doesn't have separate mechanical systems, restrooms or other building code requirements to be considered separate spaces. The façade remodel & tenant improvement which was approved by the city on February 3, 2023, project number SR0150377.

The K Med Spa project is not a typical single-tenant retailer but unique as four (4) sub-lease tenants are facing the exterior for the best use. Each tenant is part of the K Med Spa but serves the community as its own. So, except for those personal care suites facing the interior corridor, sub-leased tenants need individual exterior signage.

I look forward to your approval. Thank you

Best Regards,

David Seong Bae Kim, AIA
Principal
CORBeL architects, Inc.

V-24-3
RECEIVED
JUN 25 2024
PLANNING DIV



CORBeL
architects
www.corbelarchitects.com
3450 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project:

K
MED SPA
& CLINIC

4520 Beach Blvd.
Buena Park, CA 90621

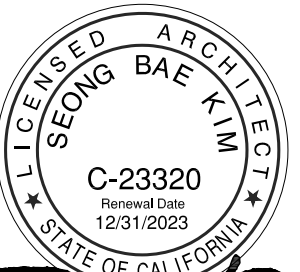
Project Owner:

**BEACH VISTA
PROPERTIES LLC**

4520 Beach Blvd.
Buena Park, CA 90621

Engineer:

Architect / Engineer Seal:



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CORBEL ARCHITECTS AND SHALL REMAIN THE PROPERTY OF CORBEL ARCHITECTS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF CORBEL ARCHITECTS.

NO	ISSUED	DATE
01	1ST PLANNING PLAN CHECK	4/27/2022
02	1ST HEALTH PLAN CHECK	5/18/2022
03	1ST BUILDING PLAN CHECK	6/21/2022
04	1ST FIRE PLAN CHECK	6/23/2022
05	2ND PLANNING PLAN CHECK	7/12/2022
06	BID SET	7/19/2022
07	2ND FIRE PLAN CHECK	7/26/2022
08	2ND HEALTH PLAN CHECK	
	2ND BUILDING PLAN CHECK	

Project No: 21016

Drawn By: SS, SK, BL

Checked By: DK

Sheet Name: RENDERED
EXTERIOR
VIEWS

A3.12

Sheet No:

PLAN CHECK SET

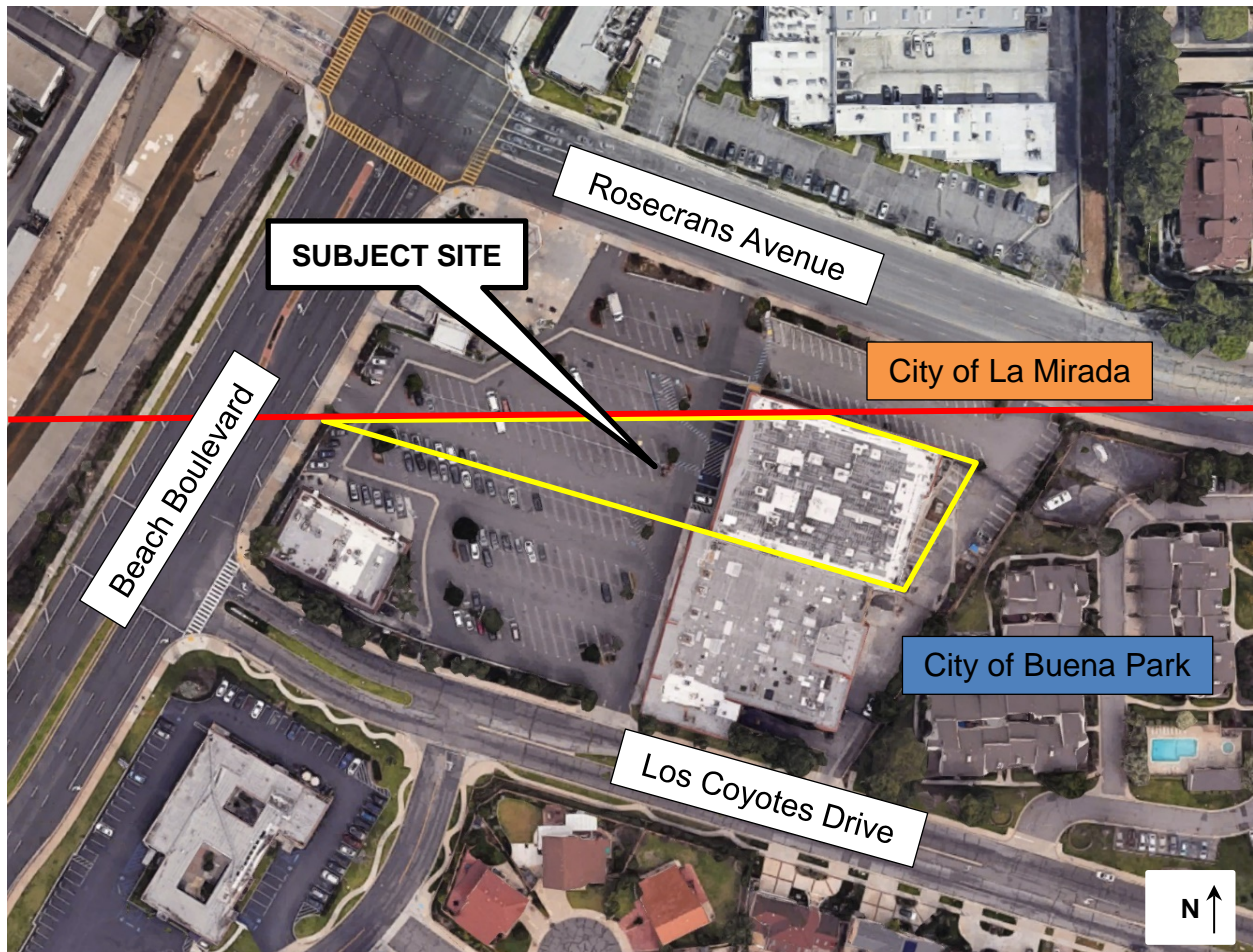


City of
BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

PUBLIC HEARING NOTICE

VICINITY MAP



PLANNING COMMISSION

August 14, 2024 – 6:30 p.m.

VARIANCE NO. V-24-3

4520 Beach Boulevard

APN: 066-530-01