CHAIR JUDEH
VICE CHAIR DAVIS
COMMISSIONER CHOI
COMMISSIONER DIEP
COMMISSIONER PATINO

Wednesday, August 28, 2024, 6:30 PM
6650 Beach Boulevard
Buena Park, CA 90621

**** Revised ****

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
August 14, 2024

3B. EXTENSION OF APPROVAL NO. EXT-24-7
A request to extend the approval of Conditional Use Permit No. CU-22-2 to construct and operate an off-site 243 space parking lot for new car inventory and make site improvements on a vacant lot located at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, a California limited liability company. The applicant is Cyndi Park, The Brown Auto Group, 5825 Lincoln Avenue, Suite D-453, Buena Park, CA 90620.

The project is Class 32, Section 15332 (In-Fill Development), Categorically Exempt from CEQA.

— RECOMMENDED ACTION: Adopt Resolution of Approval

4: PUBLIC HEARING

4A. GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1, AND MITIGATED NEGATIVE DECLARATION NO. MND-24-2

A request to adopt Resolutions recommending to the City Council approval of a General Plan Amendment (GP-23-1) to amend the existing General Plan Land Use designation from Commercial to High Density Residential; a Zone Change (Z-23-1) to amend the existing zoning district from CS (Commercial Shopping) to RM-20 (Medium-Density Multifamily Residential); a Tentative Tract Map (TT-24-1) to subdivide an existing parcel into a single lot for condominium purposes (93-unit townhomes); a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development and associated site improvements; and a Mitigated Negative Declaration (MND-24-2) certifying the associated Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

The property owner is Perge Ventures, Inc. a Delaware Corporation, 13000 E. Firestone Boulevard, Santa Fe, CA 90670. The applicant is Christopher Courtney of Brandywine Homes, 2355 Main Street, Suite 220, Irvine, CA 92614.

— RECOMMENDED ACTION: Adopt Resolutions recommending City Council approval

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.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스패니쉬, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.
Ruth Santos
Sr. Administrative Assistant

Date Posted: 2024-08-26T17:33:10.519Z

City of Buena Park

Planning Commission Agenda Report

APPROVAL OF MINUTES

August 14, 2024

Meeting	Agenda Group
Wednesday, August 28, 2024, 6:30 PM	CONSENT CALENDAR Item: 3A
Presented By	**Prepared By**
	Ruth Santos, Senior Administrative Assistant

Attachments

2024-08-14 PC M.pdf

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION
August 14, 2024

The regular meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on August 14, 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
Lotus Thai, Sustainability Manager
John W. Lam, Assistant City Attorney
Ray Tae, Senior Office 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 – July 24, 2024 Planning Commission Meeting

3B. SIGN PROGRAM NO. SN-24-5 – A request to establish a sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard within the CS (Community Shopping) zone.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Choi seconded the motion to approve the minutes of the July 24, 2024 Planning Commission meeting and the request to establish a sign program for an existing multi-tenant commercial center on properties located at 4520-4560 Beach Boulevard.

The motion carried unanimously.

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

NOES: 0 COMMISSIONER:

ABSENT: 0 COMMISSIONER:

ABSTAINED: 0 COMMISSIONER:

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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. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Mr. McAleese presented the staff report.

There being no questions by the Commissioners and no written communication by the public, Chair Judeh opened the public hearing.

David Kim, the applicant, described the proposed project.

There being no questions of the applicant and no speakers, Chair Judeh closed the public hearing.

Vice Chair Davis moved and Commissioner Diep seconded the motion to adopt the Resolution with conditions of approval approving Variance No. V-24-3.

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

RESOLUTION NO. 6355
VARIANCE NO. V-24-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK 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)

5. STAFF REPORT:

Dr. Meshram updated the Commission on items that went before City Council, including the Group Home Permit denial that was appealed and then withdrawn; Urban Homesteading Text Amendment with regard to keeping of chickens and bees was approved; Text

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Amendment on temporary signs was approved with modifications; and the Development Agreement amending allowed uses within an existing mixed-use building was approved.

Dr. Meshram introduced Lotus Thai, Sustainability Manager, who presented to the Commissioners new sustainability efforts now being made to the City.

6. AGENDA FORECAST:

Dr. Meshram informed the Commission that the August 28, 2024 Planning Commission meeting will include a 93-unit townhome project located at 8030 Dale Street.

7. COMMISSION REPORTS:

None

8. ADJOURNMENT:

At 7:00 p.m., Chair Judeh adjourned the Planning Commission meeting.

_____
Mirvette Judeh
Chair

ATTEST:

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

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City of Buena Park

Planning Commission Agenda Report

EXTENSION OF APPROVAL NO. EXT-24-7

A request to extend the approval of Conditional Use Permit No. CU-22-2 to construct and operate an off-site 243 space parking lot for new car inventory and make site improvements on a vacant lot located at 8255 Orangethorpe Avenue.

The property owner is Industrious Properties, LLC, a California limited liability company. The applicant is Cyndi Park, The Brown Auto Group, 5825 Lincoln Avenue, Suite D-453, Buena Park, CA 90620.

The project is Class 32, Section 15332 (In-Fill Development), Categorically Exempt from CEQA.

Meeting	Agenda Group
Wednesday, August 28, 2024, 6:30 PM	CONSENT CALENDAR Item: 3B

Presented By	Prepared By
Carlos Castellanos, Assistant Planner	Carlos Castellanos, Assistant Planner

PROPERTY INFORMATION:

The proposed 243 space parking lot for new car inventory storage will be located on an approximately 1.62-acre site, located on the north side of Orangethorpe Avenue and bound by Interstate Highway 5 to the north of the site. The zoning for the property is CM (Commercial Manufacturing), and the General Plan Land use designation is Office Manufacturing and is within the Orangethorpe Corridor East Focus Area.

SURROUNDING LAND USE CHARACTERISTICS:

The property is zoned CM (Commercial Manufacturing) and is an undeveloped triangular shaped vacant lot. The property is surrounded by CM (Commercial Manufacturing) zoned parcels developed with a self-storage facility on the west boundary. The parcel to the northeast is zoned ML (Light Industrial) and is a railroad that is owned by Union Pacific Railroad Company. To the south and across the street from Orangethorpe Avenue is a 54-unit residential condominium development that is zoned GMU (General Mixed Use).

BACKGROUND:

On July 27, 2022, the Planning Commission approved Conditional Use Permit application CU-22-2 and adopted Resolution No. 6253 for a new car inventory storage use with site improvements. Later, on July 12, 2023, the Community and Economic Development Director approved Extension of Approval EXT-23-2 granting a one year extension of Conditional Use Permit No. CU-22-2.

APPLICATION ANALYSIS:

Project Description

The submitted request is for a one-year extension of time for previously approved Conditional Use Permit No. CU-22-2, for developing the currently vacant parcel as an off-site new car inventory storage lot for HGreg Nissan Buena Park auto dealership. A total of 243 parking stalls are proposed. These stalls will be compact parking stalls arranged in tandem layout and will be accessed only by employees. No truck drop off is requested; the cars will be delivered directly to HGreg Nissan dealership located at 6501 Auto Center Drive and individually driven to the subject site by employees. Proposed site improvements include paving, new parking lot lighting, and landscaping along the Orangethorpe Avenue frontage.

DISCUSSION:

Section19.128.020(J)(3) of the City of Buena Park Zoning Ordinance allows the Planning Commission, or City Council on appeal, to grant Conditional Use Permit (CUP) extensions for up to one year if the earlier expiration of the CUP is found to present an undue hardship with respect to implementing the approved use and development of the property and such extension would not be materially detrimental to the public health, safety, and welfare.

Staff has reviewed the application and believes that granting the CUP extension is appropriate pursuant to Section 19.128.020(J)(3) of the Zoning Code. As recommended, this extension shall expire August 28, 2025, if construction as previously approved for the property has not commenced.

ENVIRONMENTAL ASSESSMENT:

The project is Class 32, Section 15332 (In-Fill Development), categorically exempt from CEQA.

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

Attachments

REEXT-24-7.pdf

Reso 6253 - CU-22-2.pdf

RESOLUTION NO.
EXTENSION OF APPROVAL EXT-24-7

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR A ONE-YEAR EXTENSION OF TIME FOR PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. CU-22-2 FOR A REQUEST TO CONSTRUCT AND OPERATE AN OFF-SITE, 243 SPACE PARKING LOT FOR NEW CAR INVENTORY STORAGE AND MAKE SITE IMPROVEMENTS AT A VACANT LOT LOCATED AT 8255 ORANGETHORPE AVENUE IN THE CM (COMMERCIAL MANUFACTURING) ZONE

A. Recitals.

(i) Cyndi Park, on behalf of the Brown Auto Group, 5825 Lincoln Avenue, Suite D-453, Buena Park, CA 90620, has filed an application for a one-year extension of time for Conditional Use Permit CU-22-2 approving a request to construct and operate an off-site 243 space parking lot for new car inventory storage and make site improvements at a vacant lot located at 8255 Orangethorpe Avenue, Buena Park, California (APN: 276-331-13), in the County of Orange. Hereinafter in this Resolution, the subject request is referred to as the "application".

(ii) On July 27, 2022, the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit application CU-22-2, and concluded said hearing prior to the adoption of Resolution No. 6253.

(iii) On July 12, 2023, the Community and Economic Development Director approved Extension of Approval EXT-23-2 granting a one year extension of Conditional Use Permit CU-22-2 until August 11, 2024

(iv) On August 28, 2024, the Planning Commission conducted a hearing to consider the request for time extension by the project proponent for Conditional Use Permit No. CU-22-2 and concluded said hearing prior to the adoption of this Resolution.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Buena Park as follows:

1. The 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 this Commission during the above-referenced hearing, including written staff reports and development plans stamped "RECEIVED JUN 1, 2022 PLNG. DIV.", this Commission hereby specifically finds as follows:

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a. The approving body, or City Council on appeal, may grant extensions of Conditional Use Permit expiration time periods for up to one year for each extension if the earlier expiration of the Conditional Use Permit is found to present an undue hardship with respect to implementing the approved use and development of the property and such extension would not be materially detrimental to the public health, safety, and welfare. Approval of the extension request will not deleteriously affect or impact surrounding properties, as the site is currently vacant. The development of the proposed new car inventory storage lot will provide for efficient and constructive use of the properties and contribute to a more attractive Orangethorpe Avenue streetscape.

b. Prior to requesting the extension, the applicant made substantial progress toward obtaining required permits for construction of the development as approved.

c. The project will be constructed in compliance with applicable development requirements and consistent with the conditions required per Conditional Use Permit No. CU-22-2.

d. The project will contribute to site and area enhancement as originally approved.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 32, Section 15332 In-fill Development, of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Commission hereby approves the application subject to the plans stamped “RECEIVED JUN 1, 2022 PLNG. DIV.” as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. All conditions of approval of the Conditional Use Permit CU-22-2 shall remain in full effect.

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PASSED AND ADOPTED this 28th day of August 2024 by the following called vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONER:
ABSENT:	COMMISSIONER:
ABSTAIN:	COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

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

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AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Extension of Approval No. EXT-24-7 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____ _____

Applicant's Signature

REEXT17-25753

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RESOLUTION NO. 6253
CONDITIONAL USE PERMIT NO. CU-22-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT AND OPERATE AN OFF-SITE, 243 SPACE PARKING LOT FOR NEW CAR INVENTORY STORAGE AND MAKE SITE IMPROVMENTS AT A VACANT LOT LOCATED AT 8255 ORANGETHORPE AVENUE IN THE CM (COMMERCIAL MANUFACTURING) ZONE

A. Recitals.

(i) Logan Kornblum, on behalf of Industrious Properties, LLC property owner, 695 Town Center Drive, Suite 110, Costa Mesa, CA 92626, has filed an application for Conditional Use Permit No. CU-22-2 to allow an off-site, 243 space parking lot for new car inventory storage, and site improvements at a vacant lot located at 8255 Orangethorpe Avenue, Buena Park, California (APN: 276-331-13) in the County of Orange. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as the "application".

(ii) On July 27, 2022, the Planning Commission conducted a duly noticed public hearing on the application 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, it is found, determined and resolved by the Planning Commission of the City of Buena Park as follows:

1. The Planning Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, development plans, and reports stamped "RECEIVED JUN 1, 2022 PLANNING DIV.", the Planning Commission hereby specifically finds as follows:

a. **Finding:** The proposed use and development is consistent with the General Plan and any applicable specific plans.
Fact: The proposed development is consistent with the General Plan designation of office Manufacturing land use designation. This use is consistent with the General Plan in that it is located adjacent to a storage use and adjacent to Interstate 5 freeway and a railroad right-of-way and would create an impact similar to that of a manufacturing use.

b. **Finding:** The site is adequate in size, shape, topography, location, utilities and other factors, to accommodate the proposed use.
Fact: The site is adequate in size, location, and other features to accommodate the proposed new car inventory storage. A maximum of 243 cars will be stored at this site.

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: Adequate street access and traffic capacity is available to serve the proposed development and existing and anticipated development in the surrounding area. Truck deliveries of vehicles is limited to the main dealership location, not the subject site; and the subject site is not open to public, therefore there is adequate access and capacity to serve the proposed use.

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 currently available to serve the proposed storage as well as existing and anticipated development in the surrounding area. The site is located in an urban area and all adjacent properties are already developed.

e. **Finding**: Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.
Fact: The proposed use benefits the local economy by allowing an existing business in the City to expand operations. The property is currently vacant, and will benefit from the proposed improvements such as the underground infiltration and pre-treatment of storm water on site.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 32, Section 15332 In-fill Development, of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, the Planning Commission hereby approves the application subject to the plans and stamped "RECEIVED JUN 1 2022 PLANNING DIV." as modified herein and the following reasonable 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:

1. The following plans and/or information shall be prepared and submitted in accordance with City standards:
    a. Grading/Utility Plan
    b. Erosion Control Plan
    c. Street improvement plan
    d. Water Quality Management Plan (WQMP)

2. The Storm Water Pollution Prevention Plan shall be approved by the State Water Board and an approved copy shall be provided to the City.

3. 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.

4. The project site must be graded as not to adversely impact the adjacent properties. An Engineering Grading Certification shall be submitted to Engineering Division when grading is complete. The Certification form shall be obtained from the Engineering Services Division. The project RCE/geotechnical engineer shall initiate and prepare the certification, duly signed, wet stamped with date of expiration of registration.

5. New public improvements to include the following:
    a. Remove and reconstruct an existing driveway approach along the Orangethorpe Avenue frontage per City Std. 213.

6. If the site is graded to pump the storm water to Orangethorpe Avenue, then this storm drain system shall be designed and constructed for at minimum a 25-year flood per the Orange County standards. It shall be privately owned and maintained.

7. Prior to issuance of grading or building permits, permit applicant shall submit for approval by the City Engineer, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMP's) that will be used on site to control predictable pollutant run-off. Applicant shall record the approved WQMP with the Orange County Clerk-Recorder at the cost of the applicant, and provide the City with a conformed copy of the recorded WQMP.

    a. This WQMP shall identify the: structural and non-structural measures specified in Appendix G, as available at the Engineering Services Division, detailing implementation of BMP's whenever they are applicable to the project (when the project has a below grade loading dock, for example); the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and, shall reference the location(s) of structural BMP's.

8. All utility connections, street improvements, and any other work performed in the public right-of-way will require a traffic control plan prepared per the City of Buena

Park Public Works Department requirements. The cost of the design and implementation of the traffic control plans shall be borne by the project proponent.

9. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

10. 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.

11. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall file with the City required insurance certificates.

12. 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 the period of one (1) year, for all public facilities and improvements.

13. Prior to grant of occupancy by the City or commencement of the approved use, these conditions and all improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.

BUILDING DIVISION:

1. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.

2. The construction plans require professional preparation. Submit plans and structural calculations (where applicable) for any walls, light standards or other above-ground construction requiring building permits.

PLANNING DIVISION:

1. This approval shall be for the construction and operation of off-site storage of 243 new-car inventory, and site improvements in substantial compliance with plans submitted and stamped "RECEIVED JUN 1 2022 PLNG. DIV," except as modified herein.

2. Delivery of cars will be limited to individual cars driven to the lot by dealership employees or authorized personnel only. Delivery trucks shall not enter the site or park on Orangethorpe Avenue to off-load vehicles.

3. The storage lot shall not be open to public at any time and shall be secured by a swing gate at all times, other than delivery or pick-up of individual vehicles by dealership employees or other authorized personnel.

4. Black powder coated chain link fence shall be utilized for all onsite fencing and gates.

5. The storage lot shall not be utilized for the purpose of display of vehicles or sale of vehicles.

6. Hours of operation shall be limited to 8:00 am to 6:00 pm daily.

7. No advertising signs shall be permitted, other than security or warning signs.

8. Parking areas and driveways shall be paved and striped in compliance with plans submitted and stamped "RECEIVED JUN 1 2022 PLNG. DIV,".

9. 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 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.

10. All lighting shall be designed to prevent glare upon public streets and sidewalks. Lighting shall comply with applicable ordinance standards including functional and aesthetic criteria. The required lighting levels and fixture design shall be approved by the Planning Division before permits are issued. All luminaries shall be designed, shielded, or aimed so as not to produce glare upon adjacent properties or rights-of-way.

11. All required utility services shall be underground. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade or shall be screened from view by ornamental masonry walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan which is prepared by the Southern California Edison Company shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.

12. An electronic version of detailed landscaping/irrigation/sprinkler shall be submitted to the Planning Division for review and be approved prior to the issuance of building permits. Landscaping as approved and provided with an automatic and permanent sprinkler system shall be considered a part of this plan and shall be installed and maintained as a condition of the use. Landscaping shall be generally consistent with the submitted concept landscape plan, as conditioned, including planting of mature trees 36-inch box trees, and 24-inch box bush. Landscape and irrigation plans shall comply with the Water Efficiency Landscape Ordinance.

13. The landscaped area between the front property line and the existing retaining wall shall be maintained by the property owner.

14. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or any applicable statute, law, or regulation in accordance with Section 19.132.030 of the Zoning Ordinance.

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

PASSED AND ADOPTED this 27th day of July 2022, by the following called vote:

AYES:	6	COMMISSIONERS:	Diep, Eades, Lee, Schoales, Sheibe, and Desai
NOES:	0	COMMISSIONERS:	
ABSENT:	1	COMMISSIONERS:	(Vacant)
ABSTAINED:	0	COMMISSIONERS:	

Pradip Desai
Chair

ATTEST:

Swati Meshram
Planning Manager

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-22-2 and do agree that I/We shall conform with and abide by all such conditions.

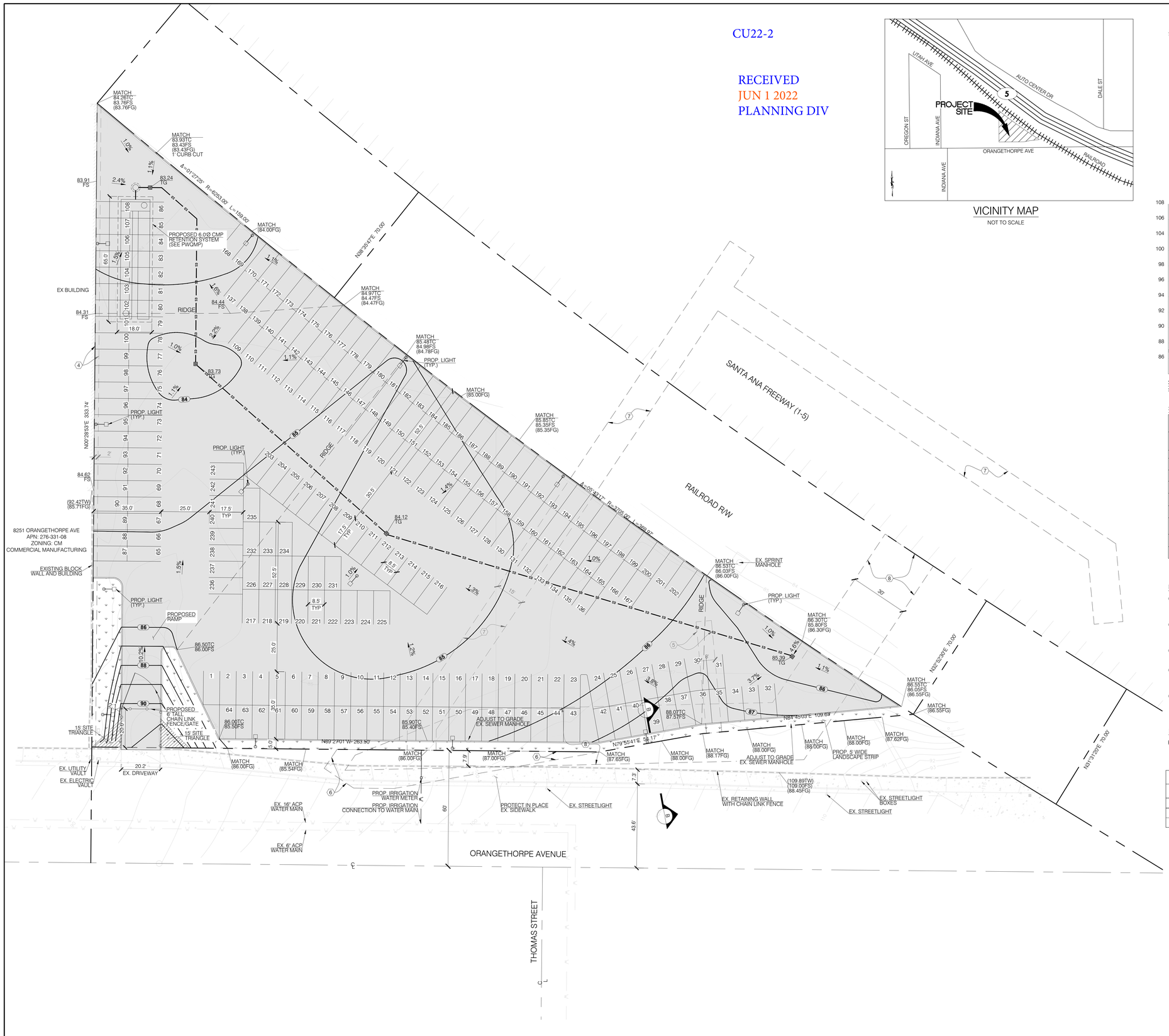
Date: 8.15.2022

Applicant / Owner Signature

RECU-22-2

CU22-2

RECEIVED
JUN 1 2022
PLANNING DIV



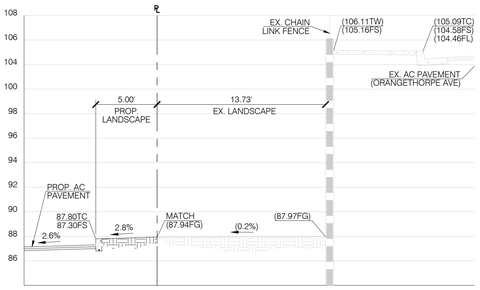
VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

EX	EXISTING
FS	FINISHED SURFACE
FG	FINISHED GRADE
FF	FINISHED FLOOR
INV	INVERT OF PIPE
TF	TOP OF FOOTING
BF	BOTTOM OF FOOTING
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
FL	FLOWLINE
HP	HIGH POINT
TS	TOP OF STEP
BW	BOTTOM OF WALL
BLDG	BUILDING
SD	STORM DRAIN
SS	SANITARY SEWER
SDRSD	UTILITY
UTIL	PUBLIC UTILITY EASEMENT
SPFPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
DISP	DISPLAY

DESCRIPTION / SYMBOL

- PROP. LANDSCAPING
- PROP. AC PAVEMENT
- EX. RETAINING WALL
- EX. PUE EASEMENT
- CENTERLINE
- PROPERTY LINE
- PROP. SETBACK



SECTION "B-B"
SCALE:1"=5'

SITE INFO

STREET ADDRESS:	8255 ORANGETHORPE AVE BUENA PARK, CA 90621
SITE ACREAGE: DISTURBED AREA:	1.62 AC (70,551 S.F.) 1.66 AC (72,385 S.F.)
ZONE	CM
GENERAL PLAN/CLASSIFICATION	COMMERCIAL MANUFACTURING
GENERAL PLAN LAND USE	OFFSITE VEHICLE STORAGE
REQUIRED SETBACKS	10' LANDSCAPE (FRONTYARD)
PROPOSED SETBACKS	5' LANDSCAPE (FRONTYARD)
AREA OF UNDEVELOPED SITE	N/A
PROPOSED DRAINAGE (SEE WQMP)	RETAIN ON-SITE. INFILTRATE. SEE WQMP.
FEMA FIRMette ZONE	ZONE X
APN	276-331-13

CIVIL ENGINEER/SURVEYOR

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE, SUITE 110
COSTA MESA, CA 92626
PH: 949.610.8997
CONTACT: AARON ALBERTSON, P.E.
PRINCIPAL ENGINEER
EMAIL: AALBERTSON@CDRWEST.COM

SOILS ENGINEER

NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
PH: 562.799.9469
CONTACT: SCOTT SPENSIERO
PROJECT MANAGER
EMAIL: SCOTT@NORCALENG.COM

OWNER/DEVELOPER

INDUSTRIOUS PROPERTIES LLC
921 N. HARBOR BLVD #619
LA HABRA, CA 90631
PH: 626.723.7605
CONTACT: CYNDI PARK
BUSINESS MANAGER
EMAIL: CYNDI@THEBROWNAUTOGROUP.COM

LANDSCAPE ARCHITECT

MISSION LANDSCAPE ARCHITECTURE
16672 MILIKAN AVE.
IRVINE, CA 92606
PH: 949.241.8237
CONTACT: ROCCO CAMPANOZZI
VP LANDSCAPE ARCHITECTURE
EMAIL: RCAMPANOZZI@MISSIONLANDSCAPE.COM

EASEMENTS

(4) AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1947 AS BOOK 1473, PAGE 490 OF OFFICIAL RECORDS.

(5) AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1977 AS BOOK 12431, PAGE 1543 OF OFFICIAL RECORDS.

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(7) AN EASEMENT FOR WATER LINE AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 1978 AS BOOK 12718, PAGE 580 OF OFFICIAL RECORDS.

(8) AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 2006 AS INSTRUMENT NO. 2006-419278 OF OFFICIAL RECORDS.

PARKING DATA

PROPOSED PARKING: 243 COMPACT STALLS (8.5' X 17.5')
SITE TOTAL: 243 STALLS

PROPOSED EARTHWORK

CUT: 3,920 C.Y.
FILL: 0 C.Y.
NET EXPORT: 3,920 C.Y.

SHEET INDEX

SHEET NO.	DESCRIPTION
CG-01	CONCEPTUAL SITE & GRADING PLAN
CG-02	FIRE MASTER PLAN
CG-03	TOPOGRAPHIC SURVEY - FOR REFERENCE ONLY

20 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

REVISIONS

NUMBER	DATE		APPVD

DRAWN BY: LNK
CHECKED BY: AMA
DATE: 05/31/2022

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF ORANGE VERTICAL CONTROL MONUMENT, BEING A 3.75" BRASS DISC STAMPED "1G-165-09" SET IN THE SWY CORNER OF A 4' X 8' CONCRETE CATCH BASIN, LOCATED IN THE NELY CORNER OF MAGNOLIA AVE. AND OAK AVE., 32' ELY OF THE CENTER LINE OF MAGNOLIA AND 50' NLY OF THE CANTER LINE OF OAK SET LEVEL W/SIDEWALK.

ELEVATION : 93.244' (NAVD 88')

PLANS PREPARED BY:

05/31/2022
AARON M. ALBERTSON — DATE
R.C.E. 65513 EXP. 9/30/21

REGISTERED PROFESSIONAL ENGINEER — AARON M. ALBERTSON — NO. 65513 EXP. 9/30/23 — CIVIL — STATE OF CALIFORNIA

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CONCEPTUAL SITE & GRADING PLAN

NISSAN INVENTORY LOT
276-331-13
8255 ORANGETHORPE AVE
BUENA PARK, CA 90621

SHEET
CG-01
01 OF 03

FIRE MASTER PLAN
NISSAN INVENTORY LOT
8255 ORANGETHORPE AVENUE
BUENA PARK, 90621 CA

SCOPE OF WORK TO BE DONE:

SHOWING EXISTING HYDRANT LOCATIONS, FIRE LANE ALIGNMENTS, WIDTHS, AND LENGTHS. PROVIDE PROPER TURNAROUND AND TURN RADIUS FOR FIRE TRUCKS.

PROJECT DATA:

NISSAN INVENTORY LOT

APN:	276-331-13
TOTAL SITE AREA:	70,551 SF
GROSS BLDG AREA:	NONE
BLDG HEIGHT:	N/A
OCCUPANCY:	N/A
ZONING:	CM
TYPE OF CONSTRUCTION:	N/A

LEGEND

- EXISTING FIRE HYDRANT
- 20' WIDE FIRE LANE
- FIRE TRUCK



ORANGE COUNTY FIRE AUTHORITY NOTES

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

20 0 20 40

GRAPHIC SCALE
SCALE: 1" = 20'

REVISIONS

NUMBER	DATE		APPVD

DRAWN BY: LNK
CHECKED BY: AMA
DATE: 05/31/2022

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF ORANGE VERTICAL CONTROL MONUMENT, BEING A 3.75" BRASS DISC STAMPED "1G-165-05" SET IN THE SWLY CORNER OF A 4' X 8' CONCRETE CATCH BASIN, LOCATED IN THE NELY CORNER OF MAGNOLIA AVE. AND OAK AVE., 32' ELY OF THE CENTER LINE OF MAGNOLIA AND 50' NLY OF THE CANTER LINE OF OAK SET LEVEL W/SIDEWALK.

ELEVATION : 93.244' (NAVD 88)

PLANS PREPARED BY:

05/31/2022
AARON M. ALBERTSON DATE
R.C.E. 65513 EXP. 9/30/21

REGISTERED PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA

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FIRE MASTER PLAN

NISSAN INVENTORY LOT
276-331-13
8255 ORANGETHORPE AVE
BUENA PARK, CA 90621

SHEET
CG-02
02 OF 03

NOTES

1. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, RANCHO LOS COYOTES, TOGETHER WITH THAT PORTION OF LOT 11 OF TRACT NO. 108, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED IN DOCUMENT NO. 2015000579974, RECORDED NOVEMBER 9, 2015.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES, CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
3. GROSS AREA 1.620 ACRES (70,550.65 SQUARE FEET).
4. THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD BOUNDARY RETRACEMENT SURVEY.

BENCHMARK:

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ELEVATION : 93.244' (NAVD 88')

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE ON ORANGE AVENUE, N 89°27'01" W, AS SHOWN ON RECORD OF SURVEY NO. 93-1074.

EASEMENTS:

(4) AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1947 AS BOOK 1473, PAGE 490 OF OFFICIAL RECORDS.

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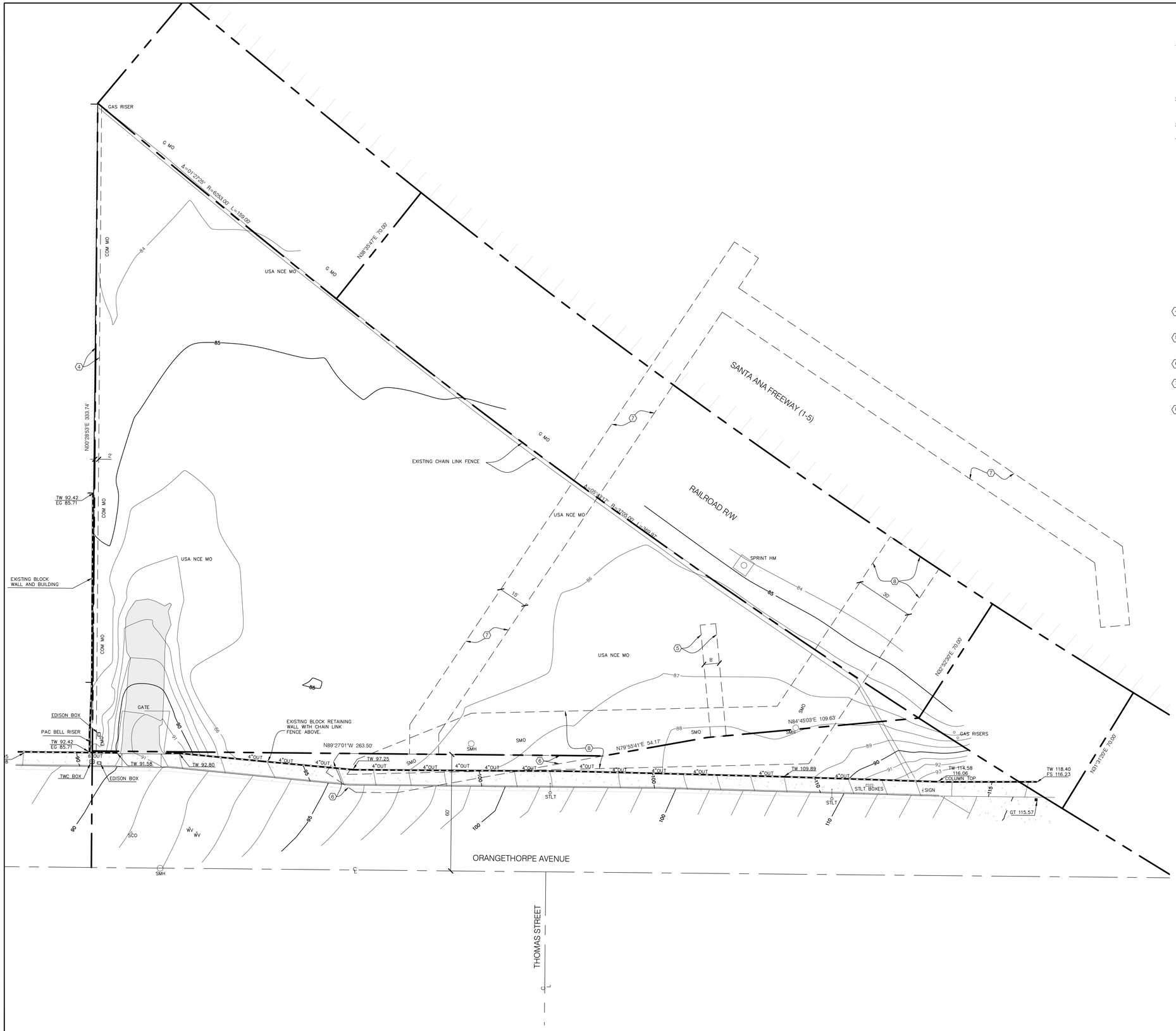
(8) AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 2006 AS INSTRUMENT NO. 2006-419278 OF OFFICIAL RECORDS.

01/04/22
ROBERT J. RUSSELL, PLS — DATE

PROFESSIONAL LAND SURVEYOR · ROBERT J. RUSSELL · EXP. MAR 31 23 · NO. 8211 · STATE OF CALIFORNIA

LEGEND

AC --- ASPHALT CONCRETE
BFP --- BACK FLOW PREVENTOR
BW --- BOTTOM OF WALL
EG --- EXISTING GROUND
EP --- EDGE OF PAVEMENT
FF --- FINISH FLOOR
FH --- FIRE HYDRANT
FL --- FLOW LINE
FS --- FINISH SURFACE
GM --- GAS METER
GV --- GAS VALVE
OHU --- OVERHEAD UTILITY
PP --- POWER POLE
(R) --- RADIAL BEARING
SCO --- SEWER CLEANOUT
SMH --- SEWER MANHOLE
TC --- TOP OF CURB
TW --- TOP OF WALL
WM --- WATER METER
WV --- WATER VALVE
--- EXISTING WALL



20 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

REVISIONS

NUMBER	DATE		APPVD

DRAWN BY: LNK
CHECKED BY: AMA
DATE: 05/31/2022

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PLANS PREPARED BY:

05/31/2022
AARON M. ALBERTSON — DATE
R.C.E. 65513 EXP. 9/30/21

REGISTERED PROFESSIONAL ENGINEER · AARON M. ALBERTSON · NO. 65513 EXP. 9/30/23 · CIVIL · STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY - FOR REFERENCE ONLY

NISSAN INVENTORY LOT
276-331-13
8255 ORANGETHORPE AVE
BUENA PARK, CA 90621

SHEET
CG-03
03 OF 03

City of Buena Park

Planning Commission Agenda Report

GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1, AND MITIGATED NEGATIVE DECLARATION NO. MND-24-2

A request to adopt Resolutions recommending to the City Council approval of a General Plan Amendment (GP-23-1) to amend the existing General Plan Land Use designation from Commercial to High Density Residential; a Zone Change (Z-23-1) to amend the existing zoning district from CS (Commercial Shopping) to RM-20 (Medium-Density Multifamily Residential); a Tentative Tract Map (TT-24-1) to subdivide an existing parcel into a single lot for condominium purposes (93-unit townhomes); a Conditional Use Permit (CU-24-1) to permit the proposed 93-unit townhome residential development and associated site improvements; and a Mitigated Negative Declaration (MND-24-2) certifying the associated Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project in compliance with the California Environmental Quality Act (CEQA) for the property located at 8030 Dale Street.

The property owner is Perge Ventures, Inc. a Delaware Corporation, 13000 E. Firestone Boulevard, Santa Fe, CA 90670. The applicant is Christopher Courtney of Brandywine Homes, 2355 Main Street, Suite 220, Irvine, CA 92614.

Meeting	Agenda Group
Wednesday, August 28, 2024, 6:30 PM	PUBLIC HEARING Item: 4A

Presented By	Prepared By
Harald Luna	Harald Luna, Senior Planner

PROPERTY INFORMATION:

The project site consists of an approximately 3.87-acre parcel that is developed with an approximately 44,064 square-foot vacant commercial building, previously occupied by an Orchard Supply Hardware store, at 8030 Dale Street. The project site is located on the southeast corner of Dale Street and La Palma Avenue. The property currently has a General Plan Land Use Designation of Commercial with a Mixed-Use 45 Overlay and is within the CS (Community Shopping) zoning district with a Mixed-Use 45 Overlay.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Commercial / Low-Density Residential	CS (Community Shopping) / RS-6 (One-Family Residential)	Commercial shopping center (La Palma Center) / Single-family residential dwellings
South	Low-Density Residential	RS-6 (One-Family Residential)	Single-family residential dwellings
East	Low-Density Residential	RS-6 (One-Family Residential)	Single-family residential dwellings
West	Tourist Entertainment	CR (Regional Commercial)	Bank, Walmart store part of the Buena Park Downtown Mall

BACKGROUND:

The subject property was first developed in 1959 when the Planning Commission approved Precise Plan No. 80 for the development a market and drug store with 226 off-street parking spaces. In 1980, the Planning Commission approved Site Plan No. SP-743 to remodel the exterior elevations of the commercial building, then known as Smith's Food King Market.

In 1988, the Planning Commission approved Variance No. V-1107 for the deletion of a 10-foot wide landscaped buffer along the easterly and westerly property lines adjacent to RS-6 zone and to permit wall signs to exceed the number prescribed by code at an integrated shopping center; and approved Conditional Use Permit No. CU-985 to permit sale of alcoholic beverages for off-site consumption.

In 1998, the Planning Commission approved Site Plan No. SP-1204 to modify the building elevations and sign program for a tenant within an existing shopping center.

In 2015, the Planning Commission approved Conditional Use Permit No. CU15-005 to convert and renovate the existing commercial buildings into an Orchard Supply Hardware (OSH) store with associated interior plant nursery and outdoor display and sales area.

The OSH closed in 2018 and the building remained vacant until it was sold in 2021. The new ownership briefly utilized the property to warehouse wholesale tile, while the parking lot has been used for temporary vehicle storage for the Buena Park Tesla dealership.

On August 15, 2023, Brandywine Homes (applicant) held a community meeting at Dysinger Elementary School to discuss a proposal to develop the site with a mixed-use development consisting of a 283 unit, 3- and 5-story apartment building with a 1,500 square-foot retail space and 480 parking spaces within a parking structure and surface parking. Forty (40)-members of the public as well as several city councilmembers, and staff attended the meeting. Several concerns were raised about the proposed project, including affordability, project benefits to the community, traffic, parking, building height, proximity of buildings to property lines, noise, infrastructure demand and privacy concerns.

Based on the feedback received at the community meeting in August, on October 9, 2023 the applicant held a second community meeting at Dysinger Elementary School to discuss a substantially revised residential proposal. The revised proposal consisted of two and three-story, 91-unit, for-sale, townhomes including an 11,000 square-foot central open space area and 205 on-site parking spaces. Twenty-five (25)-members of the public, as well as city councilmembers and staff attended the meeting. Meeting attendees expressed appreciation of the revised residential project while others expressed several concerns including project benefits to the community, traffic, street parking, building height, proximity of buildings to property lines, and privacy.

APPLICATION ANALYSIS:

Project Description

The proposed project consists of 14 two- and three-story buildings with 39 two-bedroom and 54 three-bedroom units, totaling 93 residential, for-sale, townhomes. Two buildings (Buildings 1 and 13) face Dale Street, three buildings (Buildings 2 - 4) will face La Palma Avenue, with the remaining five buildings (Buildings 5 - 12 and 14) located internal to the site on. Each building will contain up to ten (10) townhouse units. The townhouse units will each feature attached two-car garages at the ground level and one or two floors of living space. In addition to the garage spaces, there will be (27) open parking spaces for guests, for a total of 213 on-site parking spaces. The project will provide 15 percent of the units as deed-restricted affordable housing (14-units).

Each unit will provide private open space within recessed balconies located on the upper floors. Approximately 32,822 square feet of common usable open space is provided throughout the site and will include, landscaping, walking paths, trellis shade structure, picnic tables, seating areas, built-in barbeques, play structure, and decorative boulders. Enhanced landscaping with mature trees will be planted throughout the site, including the west and north periphery of the property. Other project features include fencing and decorative site lighting. Special design features such as a combination of stepped-back height, clerestory and opaque windows have been provided along the south and east facing elevations along the site periphery to protect the privacy of the existing adjacent single-family homes.

Access/Site Design/Parking

Vehicular access to the project will be provided from two (2) 24-foot-wide driveways located at the southeast corner of the site along Dale Street and at the northeast corner of the site along La Palma Avenue. Internal circulation is provided to accommodate on-site vehicular access, emergency and trash service vehicle circulation, and access to the required off-street parking areas.

The Buena Park Municipal Code (BPMC) requires townhomes in the RM-20 zone with up to three (3) bedrooms to provide two (2) garage parking spaces plus 1 additional open space per unit. However, because of the proposed affordable housing units, the project qualifies for a reduced parking ratio pursuant to the State Density Bonus Law (Government Code Section 65915) which allows two- to three-bedroom units to provide 1.5 parking spaces per unit for a total required parking of 140 onsite parking spaces. Additionally, Assembly Bill (AB) 2097 qualified development projects located within ½ mile of a major transit stop are not subject to minimum parking requirements. Although not legally required, the applicant has proposed an attached two-car garage for each unit, plus 27 additional open parking spaces for a total of 213 off-street parking spaces.

Floor Plan

The following table provides a summary of the proposed floor plan types and parking:

Units:	Stories:	Bedrooms:	Bathrooms:	Floor Area:	Parking:
6	2	3	2.5	1,419 square feet	2-car garage (443 square feet)
39	3	2	2.5	1,222 - 1,319 square feet	2-car garage (454-541 square feet)
11	3	3	2.5	1,502 – 1531 square feet	2-car garage (507-541 square feet)
37	3	3	3.5	1,701 square feet	2-car garage (441-454 square feet)

Architecture

The proposed townhome development has been designed in the Spanish Colonial architectural style and consists of a combination hip-roof design with cross-gable ends comprised of concrete S-tiles in a terracotta color. The design will incorporate an earth-toned color palette (brown and tan) with a variety of exterior accent colors and materials, along with variations in wall-planes and building heights to break up building massing and provide visual interest. The southernmost end units of buildings 9 through 13 and the easternmost end of building 4 will be two-stories with a total height of 29-feet 6-inches while the remaining units will be three-stories with a total height of up to 37-feet 7-inches.

The proposed exterior materials consist of a combination of brown and tan painted stucco, brown decorative stucco window and garage door trims, decorative corbels, window shutters, and under eave gable accents. The balconies will feature a decorative iron guardrail design consistent with Spanish Colonial architecture. To maximize privacy for the surrounding single-family homes to the east and south of the project site, no balconies are proposed along those elevations and upper story windows have been strategically placed to minimize site lines to the south and east, including the use of faux windows in certain location to maintain the architectural style and character of the building while ensuring privacy. Additionally, each townhome unit will feature either a decorative recessed porch or a curved awning cover over the main entries.

Landscaping/Fencing

The project will provide approximately 43,105 square feet of common open space throughout the development, and a combined total of approximately 10,583 square feet of additional private open space. The project will provide landscaping along the project frontage, within the parking lot areas, common outdoor open spaces and required setback areas. The open space area along the east and south portion of the site will feature mature trees and enhanced landscaping, and decorative paved walkways. The project will feature two separate recreational areas that will feature a trellis shade structure, picnic tables, seating areas, built-in barbeques, play structure, and decorative boulders. As conditioned, tree sizes will be a mixture of sizes up to 36-inch box along the east and south property lines to provide privacy and visual buffer from the adjacent homes on Tamarack Way and Teakwood Circle.

The existing block walls along the east and south property lines will be maintained and raised to a consistent height of 7-feet to provide buffer to the adjacent single-family residences to the east and south. Other proposed fences and walls within the project will feature decorative stucco treated block walls painted to match the buildings, tan vinyl fencing for the private yard areas, and tubular steel fencing.

DISCUSSION:

Entitlements Required

The following entitlements are required for this project:

- General Plan Land Use Map Amendment No. GP-23-1 – A General Plan Land Use Map amendment to change the existing General Plan Land Use designation from Commercial to High Density Residential;
- Zone Change No. Z-23-1 – A Zoning Map amendment to change the zoning from CS (Community Shopping) to RM-20 (Medium-Density Multifamily Residential);
- Tentative Tract Map No. TT-24-1 – To subdivide an existing parcel into a single lot for condominium purposes (93-unit townhomes); and
- Conditional Use Permit No. CU-24-1 – A Conditional Use Permit for the proposed 93-unit condominium townhome development within the RM-20 Medium-Density Multifamily Residential) Zone, and to allow building heights up to 37-feet 7-inches.

General Plan Amendment and Zone Change

To allow the proposed 93-unit townhome multi-family residential development, the project site's General Plan land use designation will need to be amended from the current designation of Commercial to High Density Residential, as well as rezoned from Community Shopping (CS) to RM-20 (Medium-Density Multifamily Residential). Development in the High-Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The density standard may increase to 24 dwelling units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may increase the density to 30 dwelling units. The RM-20 zone is an established zoning classification under the City's Zoning Ordinance that allows for the development of medium density apartments, condominiums, and group quarters in locations convenient to community centers, recreational, and cultural activities.

The project will provide 15% units (14 units in total) as deed restricted affordable units, qualifying for density bonus units, as well as several concessions, incentives, and waivers per the state density bonus law. The total density of the proposal is 24 dwelling units per acre, which is compliant with the permissible 30 dwelling units per acre mentioned above. Of the 14 affordable housing units, 12 units are designated at the Moderate-Income affordability range and 2 units are designated at the Low-Income affordability range. The density bonus afforded for a housing development with the proposed 13% designated as moderate-income affordable housing units would allow 8 additional units, which would allow up to 100 dwelling units maximum, while only 93 are proposed.

The project supports multiple goals and policies of the City's General Plan, including the aesthetics and visual character envisioned in the General Plan, specifically:

- General Plan Land Use Element Policy LU-1.2: Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.
- General Plan Land Use Element Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- General Plan Land Use Element Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.
- General Plan Land Use Element Policy LU-3.2: Ensure environmental and fiscal impacts are evaluated to minimize impacts to the physical environment and fiscal obligations of the City.
- General Plan Land Use Element Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.
- General Plan Land Use Element Policy LU-4.3: Promote the clustering of development adjacent to transportation facilities including amenities to encourage transportation and service nodes.
- General Plan Land Use Element Policy LU-5.1: Ensure Buena Park is in compliance with applicable state and regional housing mandates.
- General Plan Land Use Element Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
- General Plan Land Use Element Policy LU-6-1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.
- General Plan Land Use Element Policy LU-6.3: Locate affordable housing adjacent to jobs, retail, schools, open space, and public transportation.
- General Plan Land Use Element Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.
- General Plan Land Use Element Policy LU-8.1: Encourage a variety of creative methods for supplying affordable housing.
- General Plan Housing Element Goal 3.0: Provide suitable sites for housing development, which can accommodate a range of housing by type, size, location, price, and tenure.
- General Plan Housing Element Policy 2.1: Facilitate homeownership opportunities for low- and moderate income households.

- General Plan Housing Element Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- General Plan Housing Element Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.
- General Plan Housing Element Policy 3.4: Allow flexibility within the city's standards and regulations to encourage a variety of housing types.

The proposed project implements the above General Plan Goals and Policies in that the proposed development provides a diversity of housing stock including 15% of the 93 units to be designated as affordable housing and has been designed with quality architectural treatments and varied roof lines that provides additional architectural interest. The proposed development will enhance the physical and visual qualities of the subject property with significant landscaping, bold and interesting urban design elements, including a variety of building materials, and varied façades thereby enhancing the aesthetics of the surrounding neighborhood. The project also includes the development of common open space that includes gathering places with amenities that would support the needs of residents and their visitors. The existing property will be transformed from an underutilized commercial property into a townhome residential development that meets the City's housing needs, land use and community design goals, while satisfying the Development Code requirements, and will be adequately regulated through the Conditions of Approval and Mitigation Measures in order to minimize potential impacts.

Tentative Tract Map and Conditional Use Permit

The proposed project will subdivide an existing parcel containing approximately 3.87 acres into a single lot for condominium purposes (93-unit townhomes). According to the State Density Bonus Law, the project qualifies for one concession because of the proposed affordable housing. The concession requested is to allow a building height of up 37-feet, 7-inches when located within 50 feet of an RS zone. Additionally, the applicant is eligible to receive waivers from the City's development standards when those standards would physically preclude the development at the density permitted. A complete list of the requested concession and waivers is provided as Attachment 7. The project, as proposed and conditioned, with the requested concession and waivers meets the BPMC standards including but not limited to density, setbacks, building heights, parking, open space, landscaping, and fences for the 93-unit townhome development within the proposed RM-20 Zone.

ENVIRONMENTAL ASSESSMENT:

In accordance with the CEQA Guidelines, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is the appropriate environmental document for this project. In accordance with Section 15063 (Initial Study) of the California Environmental Quality Act (CEQA), an IS/MND was prepared. Pursuant to Section 15072 of the Title 14 of the California Code of Regulations, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) was filed, posted and mailed on July 19, 2024 for the CEQA-mandated thirty (30)-day public review and comment period. The comment period ended on August 19, 2024. Seven (7) comments were received and responses to the comments were prepared and included in the Final Initial Study/Mitigated Negative Declaration. A copy of the response to comments and final draft Mitigated Negative Declaration is provided as Attachment 8.

The MND identified the following areas, which required mitigation in order to be considered less than significant impacts:

- Biological Resources,
- Cultural Resources,
- Geology & Soils,
- Noise,
- Hazards & Hazardous Materials, and
- Tribal Cultural Resources.

With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included as Attachment 8, the environmental analysis concluded that the project will not have a significant impact on the environment.

PUBLIC HEARING NOTICE:

Notice of public hearing was posted at City Hall, the Buena Park website, Buena Park Library, and Ehlers Event Center on July 19, 2024; 570 public hearing notices were mailed to property owners located within a 300-foot radius of the subject property, and beyond, upon staff's request on July 19, 2024, and newspaper notice was published on July 19, 2024. As of the publication of this report, no correspondence has been received regarding the proposed project.

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

Attachments

Att 1 - Proposed Planning Commission Resolution GP-23-1 (General Plan Amendment).pdf
Att 2 - Proposed Planning Commission Resolution Z-23-1 (Zone Change).pdf
Att 3 - Proposed Planning Commission Resolution TT-24-1 and CU-23-1.pdf
Att 4 - Proposed Planning Commission Resolution MND-24-2 (Mitigated Negative Declaration).pdf
Att 5a - CU-24-1 Development Plans dated "RECEIVED JUL 3 2024 PLANNING DIV".pdf
Att 5b - CU-24-1 Development Plans dated "RECEIVED JUL 3 2024 PLANNING DIV".pdf
Att 6 - TT-24-1 Vesting Tentative Tract Map No. 19319 Plans dated "RECEIVED JUL 14 2024 PLANNING DIV".pdf
Att 7 - Project Narrative Letter.pdf
Att 8 - Initial Study Mitigated Negative Declaration Mitigation Monitoring and Reporting Program web link.pdf
Att 9 - Vicinity Map.pdf

RESOLUTION NO.
GENERAL PLAN AMENDMENT NO. GP-23-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GP-23-1 FOR THE PROPERTY LOCATED AT 8030 DALE STREET, AMENDING THE LAND USE MAP OF THE GENERAL PLAN FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) The City Council of the City of Buena Park adopted the Buena Park General Plan as required by law on December 7, 2010 through the adoption of Resolution No. 12497.

(ii) Christopher Courtney of Brandywine Homes, applicant, 2355 Main Street, Suite 220, Irvine, CA 92614, on behalf of Perge Ventures, Inc., a Delaware Corporation, property owner, 13000 E. Firestone Boulevard, Santa Fe, CA 90670 has filed an application for General Plan Amendment No. GP-23-1 to change the land use designation from Commercial to High Density Residential on certain property located at 8030 Dale Street, in the City of Buena Park, California.

(iii) The Planning Commission of the City of Buena Park has heretofore conducted a duly noticed public hearing on August 28, 2024 as required by law, to consider General Plan Amendment GP-23-1, amending the General Plan Land Use Map of the General Plan changing the land use of the subject property from Commercial land use designation to High Density Residential land use designation.

(iv) The Planning Commission has reviewed and considered all components of the proposed General Plan Amendment GP-23-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan.

(v) All legal prerequisites to the adoption of the Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK does hereby finds, determines, resolves, and recommends the City Council find as follows:

1. The proposed General Plan Amendment will be consistent with the goals, policies, purposes, objectives, and programs of the City's General Plan. The proposed General Plan Amendment will provide additional housing to enhance the viability of the City's residential development consistent with the General Plan goals and policies including, but is not limited to:

- General Plan Land Use Element Policy LU-1.2: Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

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- General Plan Land Use Element Policy LU-1.3: Establish a wide range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- General Plan Land Use Element Policy LU-3.1: Ensure that development activities acknowledge the protection and enhancement of quality of life in the City's neighborhoods.
- General Plan Land Use Element Policy LU-3.2: Ensure environmental and fiscal impacts are evaluated to minimize impacts to the physical environment and fiscal obligations of the City.
- General Plan Land Use Element Policy LU-3.3: Ensure land use decisions consider impacts to infrastructure and service needs.
- General Plan Land Use Element Policy LU-4.3: Promote the clustering of development adjacent to transportation facilities including amenities to encourage transportation and service nodes.
- General Plan Land Use Element Policy LU-5.1: Ensure Buena Park is in compliance with applicable state and regional housing mandates.
- General Plan Land Use Element Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.
- General Plan Land Use Element Policy LU-6-1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.
- General Plan Land Use Element Policy LU-6.3: Locate affordable housing adjacent to jobs, retail, schools, open space, and public transportation.
- General Plan Land Use Element Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.
- General Plan Land Use Element Policy LU-8.1: Encourage a variety of creative methods for supplying affordable housing.
- General Plan Housing Element Goal 3.0: Provide suitable sites for housing development, which can accommodate a range of housing by type, size, location, price, and tenure.
- General Plan Housing Element Policy 2.1: Facilitate homeownership opportunities for low- and moderate income households.
- General Plan Housing Element Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- General Plan Housing Element Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.
- General Plan Housing Element Policy 3.4: Allow flexibility within the city's standards and regulations to encourage a variety of housing types.

2. The proposed General Plan Amendment No. GP-23-1 will promote the orderly development of the City and the public health, safety, and welfare by enhancing and maintaining sound and logical land use and development practices guided by the Land Use & Community Design Element.

3. The proposed General Plan Amendment No. GP-23-1 will increase and not diminish the land available for housing within the City. The proposed General Plan Amendment will provide added housing opportunities to enhance the viability of the City's housing supply.

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4. The proposed General Plan Amendment No. GP-23-1 will maintain and improve the viability of the housing stock within the area in a manner consistent with the character of surrounding neighborhoods and will promote the orderly development of the subject property.

5. The proposed General Plan Amendment No. GP-23-1 will develop an underutilized commercial property with a vacant commercial building with residential buildings and uses that are complimentary to the existing uses in the surrounding area, thereby enhancing and conserving the neighborhood property values.

6. The Planning Commission finds that facts supporting the above-specified finding are contained in the staff report and exhibits, and information provided to this Planning Commission during the public hearing conducted on August 28, 2024 with respect to the project.

8. The Planning Commission has reviewed and considered all components of the requested General Plan Amendment and has adopted a separate Resolution certifying Mitigated Negative Declaration (MND-24-2) pertaining to this project including adopted mitigation requirements.

9. The Planning Commission hereby recommends that the City Council approve and adopt General Plan Amendment GP-23-1, amending the General Plan Land Use Map changing the land use of the subject property from Commercial land use designation to High Density Residential land use designation attached hereto as Exhibit “A”.

10. The Secretary of the Planning Commission shall:

(a) Certify to the adoption of this Resolution.

(b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to General Plan Amendment GP-23-1, amending the General Plan Land Use Map of the Land Use and Community Design Element of the General Plan, attached hereto as Exhibit “A”, and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

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PASSED AND ADOPTED this 28th day of August 2024, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

Mirvette Judeh
Chair

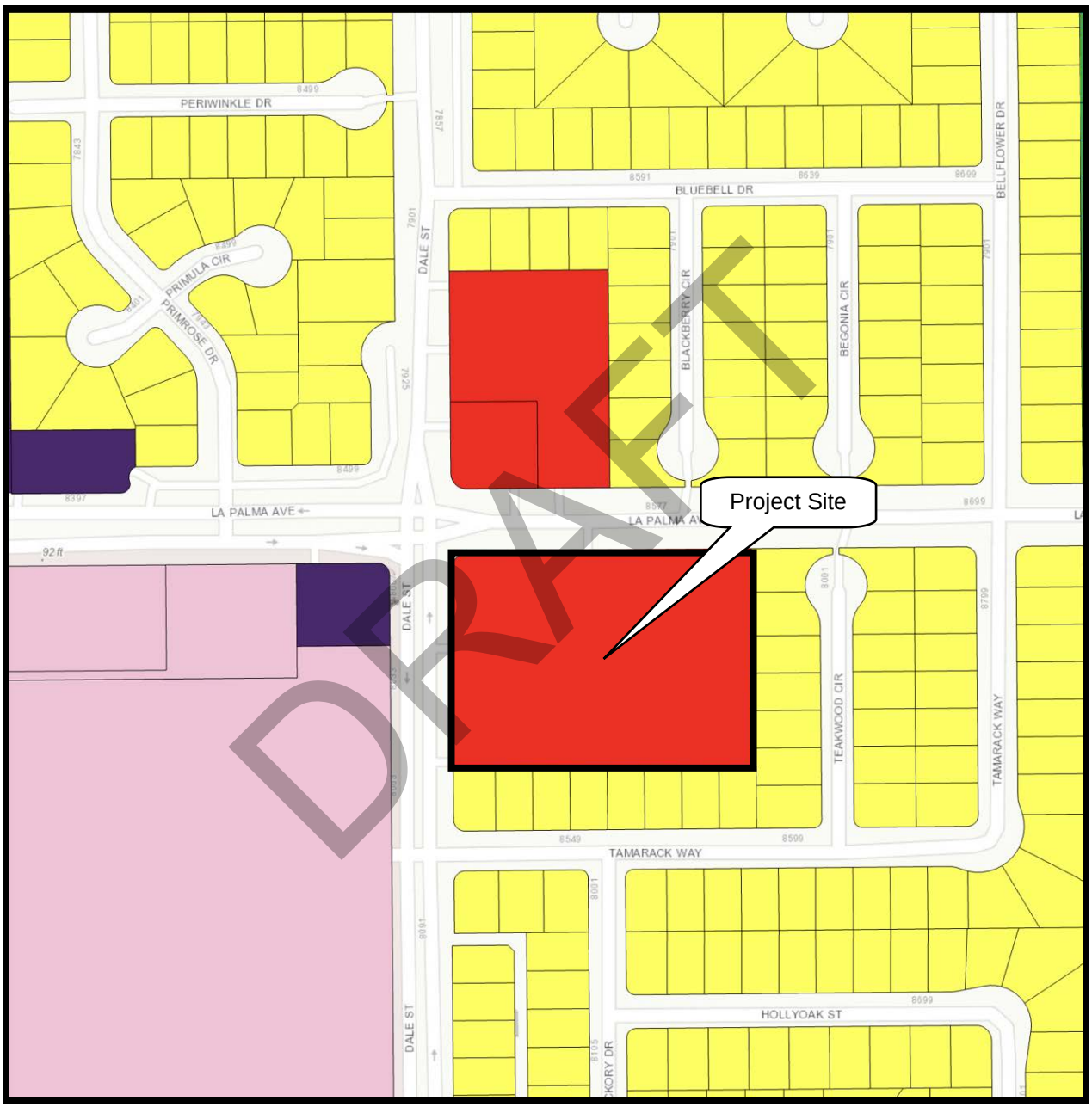
ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

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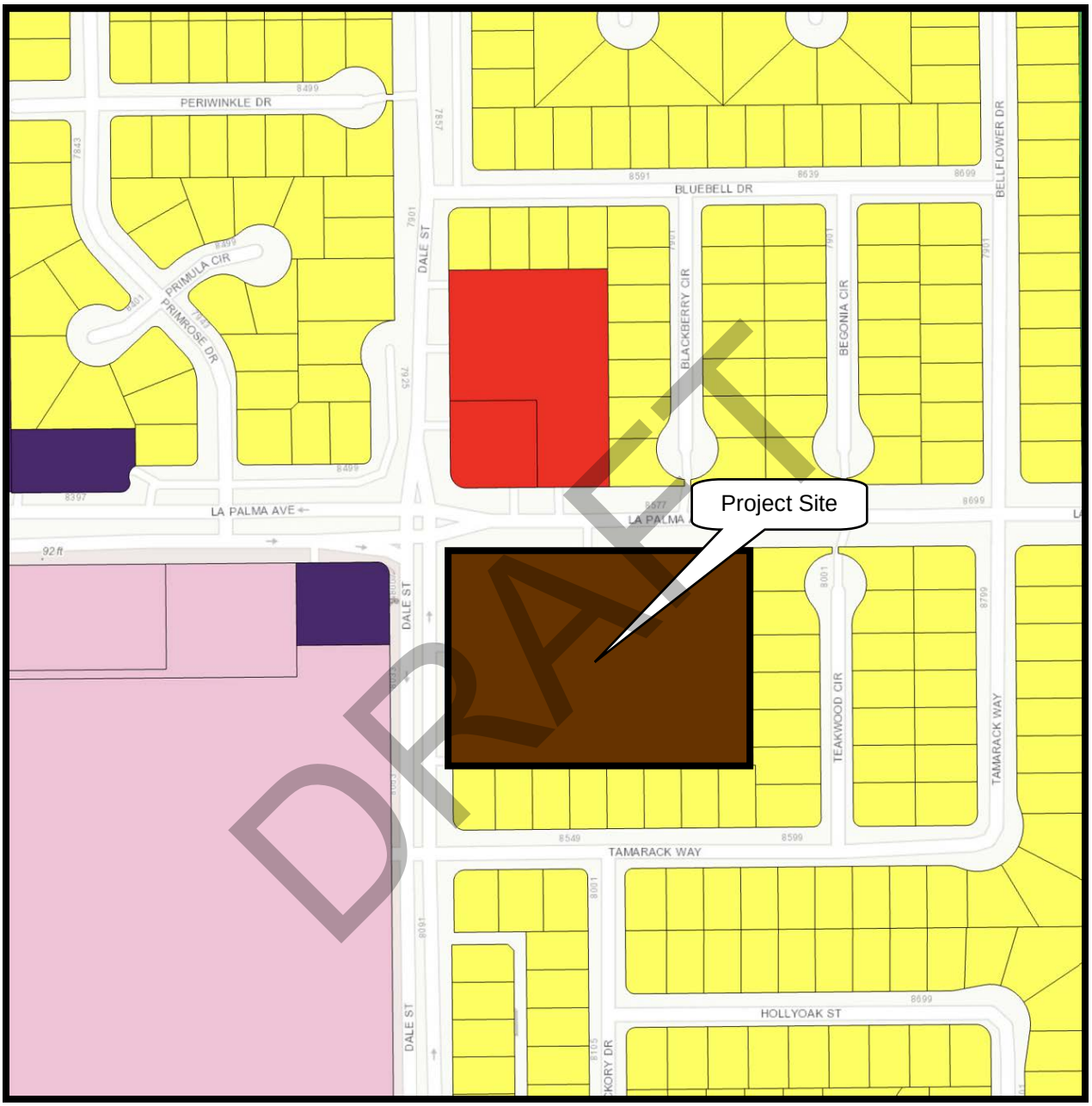
EXHIBIT A

Existing General Plan Land Use Map: Commercial Land Use Designation



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Proposed General Plan Land Use Map: High-Density Residential Designation



RESOLUTION NO.
ZONE CHANGE NO. Z-23-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE Z-23-1 TO CHANGE THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01) FROM CS (COMMUNITY SHOPPING) TO RM-20 (MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL)

A. Recitals.

(i) Christopher Courtney of Brandywine Homes, applicant, 2355 Main Street, Suite 220, Irvine, CA 92614, on behalf of Perge Ventures, Inc., a Delaware Corporation, property owner, 13000 E. Firestone Boulevard, Santa Fe, CA 90670 has filed an application for Zone Change No. Z-23-1 to change the existing zoning district from CS (Community Shopping) to RM-20 (Medium-Density Multifamily Residential) of the subject property located at 8030 Dale Street ("Site") to develop the property with a ninety-three (93)-unit townhome residential community, open space, 212 parking spaces and other site improvements ("Project"). The Applicant has also submitted applications to amend the General Plan (General Plan GP-23-1), subdivide the parcel (TT-24-1), Conditional Use Permit (CU-24-1) for the development of the Project, and Mitigated Negative Declaration (MND-24-2).

(ii) Pursuant to Section 19.404.020.C (RM-20, Medium-Density Multifamily Residential Zone) of the City's Municipal Code, the RM-20 (Medium-Density Multifamily Residential) zoning district authorizes for the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities.

(iii) The Project's potential environmental impacts were analyzed in an Initial Study and Mitigated Negative Declaration (MND-24-2).

(iv) On August 28, 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.

(v) The Planning Commission has reviewed and considered all components of the proposed Zone Change Z-23-1 from CS (Community Shopping) to RM-20 (Medium-Density Multifamily Residential) including the Mitigated Negative Declaration (MND-24-2) and concluded its public hearing prior to adoption of this Resolution.

(vi) 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, resolves, and recommends the City Council find as follows:

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1. In all respects, all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct and are incorporated herein by this reference.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and Conditional Use Permit CU-24-1 Development Plans stamped **"**RECEIVED JUL 3 2024 PLANNING DIV.," and Tentative Tract Map TT-24-1 Plans stamped "RECEIVED JUL 14 2024 PLANNING DIV." the Planning Commission hereby specifically finds as follows:

a. The proposed Zone Change will be in conformance with the City's General Plan, as amended, and will facilitate a townhome multi-family residential development resulting in additional housing to enhance the viability of the City's residential development. The Project conforms to the General Plan goals and policies for the reasons set forth in Part B of the General Plan Amendment Resolution GP-23-1, which findings are incorporated herein by reference.

b. The proposed Zone Change will have a positive effect on land available for housing within the City and the region. The project will provide added multi-family housing opportunities including affordable housing units to expand the City's housing supply by providing additional land available for viable residential development within the City but will not create substantial demands for new infrastructure. Adequate infrastructure and utilities are available in the area to serve the Site and no substantial new infrastructure is required.

3. The proposed project has been reviewed pursuant to CEQA through the preparation of a Mitigated Negative Declaration (MND-24-2). By separate Resolution adopted with consideration of this Resolution, the Planning Commission has determined that the Mitigated Negative Declaration is legally adequate and has concluded that the Project would not result in any new or substantially more severe significant environmental impacts than those considered and addressed by the mitigation measures included therein.

4. The Planning Commission finds that facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to the Planning Commission during the public hearing conducted on August 28, 2024, with respect to the Project.

5. The Planning Commission hereby recommends that the City Council adopt an Ordinance approving Zone Change Z-23-1, amending Zoning Map changing the existing zoning district of the subject property from CS (Community Shopping) to RM-20 (Medium-Density Multifamily Residential) attached hereto as Exhibit "A".

6. The Secretary of the Planning Commission shall:

a. Certify to the adoption of this Resolution.

b. Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to Zone Change Z-23-1, amending the Zoning Map, attached hereto as Exhibit "A", including the proposed General Plan Amendment GP-23-1, and Mitigated Negative Declaration

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MND-24-2, and transcripts of any and all hearings conducted with respect to the applications recommended for approval therein.

PASSED AND ADOPTED this 28th day of August 2024, by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

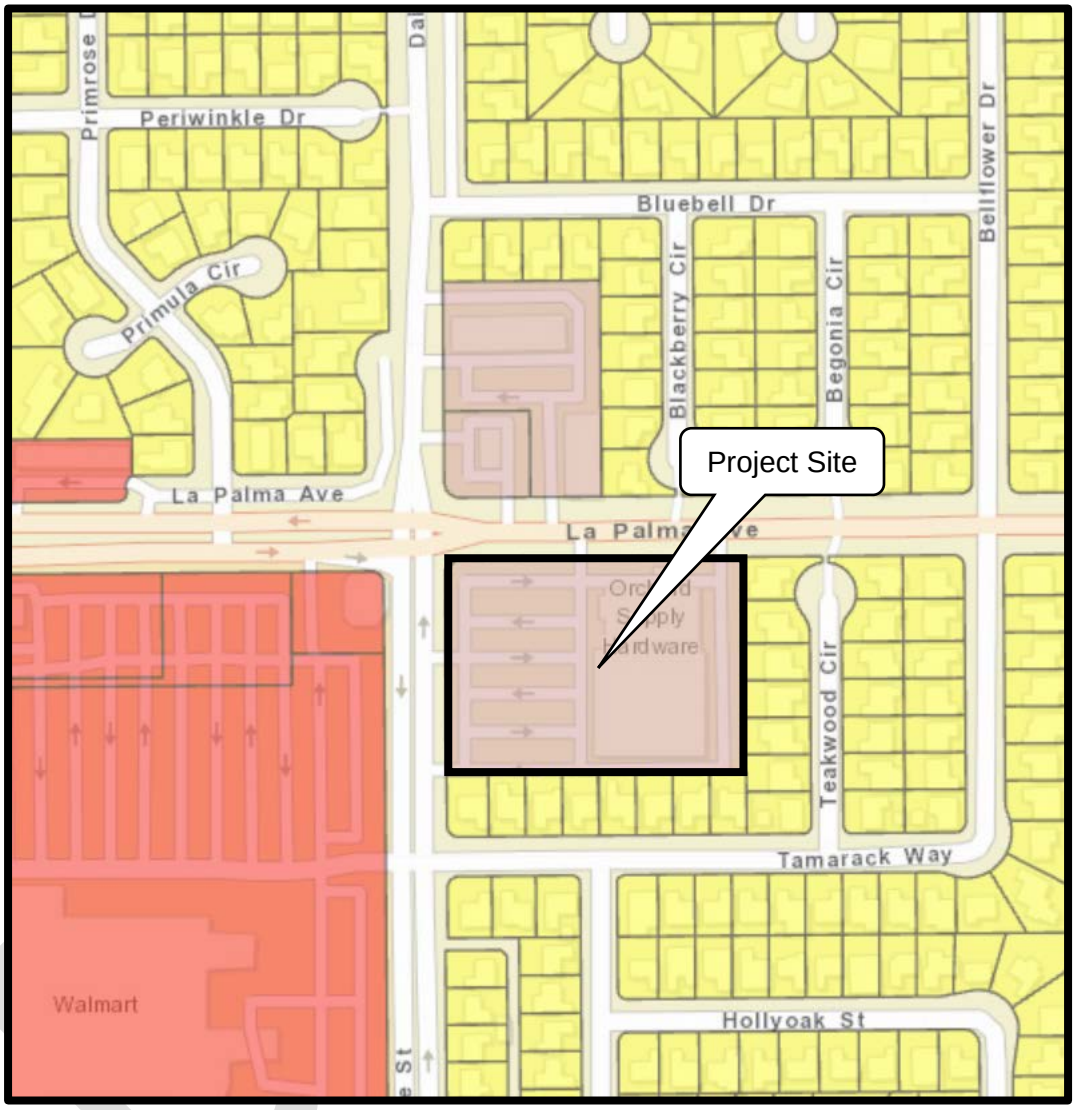
Swati Meshram, PhD, AICP, LEED AP
Planning Manager

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Resolution No.
Zone Change No. Z-23-1
August 28, 2024

EXHIBIT A

Existing Zoning District Map: CS (Community Shopping)



Resolution No.
Zone Change No. Z-23-1
August 28, 2024

Proposed Zoning District Map: RM-20 (Medium-Density Multifamily Residential)



RESOLUTION NO.
TENTATIVE TRACT MAP NO. TT-24-1
CONDITIONAL USE PERMIT NO. CU-24-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A TENTATIVE TRACT MAP TO SUBDIVIDE AN EXISTING PARCEL CONTAINING 3.82-ACRES FOR CONDOMINIUM PURPOSES IN CONJUNCTION WITH CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 93-UNIT TOWNHOMES WITH ITS REQUIRED OFF-STREET PARKING, OPEN SPACE AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Christopher Courtney of Brandywine Homes, applicant, 2355 Main Street, Suite 220, Irvine, CA 92614, on behalf of Perge Ventures, Inc., a Delaware Corporation, property owner, 13000 E. Firestone Boulevard, Santa Fe, CA 90670 has filed an application for a Tentative Tract Map No. TT-24-1 and Conditional Use Permit No. CU-24-1 request to subdivide an existing parcel containing 3.82-acres for condominium purposes, and allow development of ninety-three (93) unit townhomes with its required off-street parking, open space and associated on- and off-site improvements for the property located at 8030 Dale Street in Buena Park, California, in the County of Orange (APN: 070-501-01). Hereinafter in this Resolution, the subject Tentative Tract Map and Conditional Use Permit request are referred to as the "Application."

(ii) On August 28, 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.

(iv) The Planning Commission has reviewed and considered all components of the proposed Tentative Tract Map No. TT-24-1 and Conditional Use Permit No. 24-1 and concluded its public hearing prior to adoption of this Resolution.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves, and recommends the City Council of the City of Buena Park find as follows:

1. The Commission hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and the Conditional Use Permit CU-24-1 Development Plans stamped **"**RECEIVED JUL 3 2024 PLANNING DIV." and Tentative Tract Map TT-24-1 Plans stamped "RECEIVED

JUL 14 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 93-unit townhome residential development is a permitted use within the RM-20 (Medium-Density Multifamily Residential) zone, as conditioned, and approved concurrently with General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, and Mitigated Negative Declaration No. MND-24-2 with the appropriate Conditions of Approval and Mitigation Measures will meet all applicable requirements of the General Plan and Zoning Ordinance, and other laws. The proposal is consistent with the design goals of the Architectural Design Guidelines for multifamily residential developments by providing building and site enhancements. The proposal will comply with density, lot coverage, setbacks, floor area, parking, circulation, open space, building materials, as conditioned, 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 area will be adequate in size, shape, topography, location, utilities and other factors to accommodate the townhome community. The site is relatively flat, and can accommodate the proposed development along with open space provisions for the future residents.

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 Project will gain access from La Palma Avenue and Dale Street. La Palma Avenue is considered a Primary Highway in the City's Mobility Element, within the General Plan. A Primary Highway 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, including a 14-foot median. Additionally, Dale Street is considered a Secondary Arterial 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. Both driveways enter the site into a 24-foot-wide interior street. The driveways are not proposed to be gated, which eliminates potential for queuing vehicles into the public right-of-way for site access. The Project proposes to construct a raised

landscaped center median on La Palma Avenue to allow for left out and left in access to the Project site. As such, adequate street access and traffic capacity are available to serve the proposed 93-unit townhome development as well as existing and anticipated development in the surrounding area.

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

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

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

FACT: The proposed 93-unit townhome residential development will be compatible with the intended character of the area and not negatively impact surrounding properties since the investment in the currently underutilized property with a vacant commercial building will elevate the property's aesthetics. All improvements meet the Buena Park Municipal Code requirements for the RM-20 zone as well as the Design Guidelines for Multi-Family for the purpose of promoting high-quality design that is compatible with adjacent properties. The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All the building materials, colors, and finishes proposed for the townhome residential development are in harmony with the surrounding area. As conditioned, the proposed 93-townhome units will enhance the visual integrity of the subject property as well as the surrounding area.

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

FACT: Pursuant to the Buena Park Municipal Code (BPMC) Section 19.412.010 (Uses Permitted), condominiums require approval of a Conditional Use Permit in the RM-20 (Medium-Density Multifamily Residential) zone as amended by Z-32-1. As conditioned, the proposed townhome development will complement the surrounding area and all the criteria set forth elsewhere in this Title for approval will be satisfied.

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

FACT: An Initial Study/Mitigated Negative Declaration No. MND-24-2 was prepared in connection with the associated General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, and Conditional Use Permit No. CU-24-1. Environmental impacts were studied and mitigation measures identified in the Mitigation Monitoring and Reporting Program to mitigate potential environmental impacts to less than significant levels. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

Subdivision

a. The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The plan conforms to density pursuant to the State Density Bonus Law (Government Code Section 65915), open space, street design, and includes required public improvements consistent with the General Plan designation of High-Density Residential as amended by GP-23-1. The High-Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The density standard may increase to 24 dwelling units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may increase the density to 30 dwelling units. The Project proposes the development of 93 townhome units on approximately 3.87 acres, consistent with the High-Density Residential designation with the applied State Density Bonus Law. The Project further conforms to the General Plan goals and policies for the reasons set forth in Part B to Resolution for GP-23-1, which findings are incorporated herein by reference. The subdivision map is also consistent with the Zoning Code as amended by Zone Change Z-23-1, which rezones the Site from CS (Community Shopping) to RM-20 (Medium-Density Multifamily Residential) which authorizes medium-density residential uses. The Vesting Tentative Tract Map is consistent with RM-20 zoning district, and facilitates the development of the Site consistent with standards set forth in the Development Plans.

b. The site is physically suitable for the type of development. The site is rectangular in shape and is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Development Plan attached as Attachments 5a, 5b, and 6 to the Staff Report. The Development Plan proposes the development of the Site in

a manner that is compatible with adjacent uses and the surrounding neighborhood with the townhomes generally dispersed evenly throughout the Project site. The Site, which is generally bounded by Dale Street to the west, La Palma Avenue to the north, and single-family residences to the east and south, promotes pedestrian and vehicular accessibility with the main access to the Site located off La Palma Avenue with a secondary access driveway located off Dale Street. The Project also contemplates private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

c. Neither the design of the subdivision nor the proposed improvements will cause environmental damage or affect fish, wildlife or their habitat. As evaluated in the Mitigated Negative Declaration (MND-24-2), the MND identified the following areas, which required mitigation in order to be considered less than significant impacts: Biological Resources, Cultural Resources, Geology & Soils, Noise, Hazards & Hazardous Materials, and Tribal Cultural Resources. With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included in the MND-24-2, the environmental analysis concluded that the project will not have a significant impact on the environment.

d. The project design will be consistent with the existing and intended area character and design. The Project is harmonious with the surrounding neighborhood and the Vesting Tentative Tract Map facilitates the development of the Site consistent with the Development Plans, which implements the Project in a manner that is compatible with adjacent uses and the surrounding neighborhood.

e. The design of the development and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, properties within the proposed subdivision. There is no public access easement through the site. Access will occur from public rights-of-way.

3. The Planning Commission has considered the proposed subdivision shown on the Vesting Tentative Tract Map, with the imposed conditions, to determine whether to make any of the findings set forth in the subsections of Section 66474 of the Government Code which states “A legislative body of a city or county shall deny approval of a vesting tentative map, or a parcel map for which a vesting tentative map was not required, if it makes any of the following findings:”

FINDING: Government Code Section 66474(a) - That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

FACT: As detailed above, the Vesting Tentative Tract Map is consistent with the General Plan and Zoning, as amended. The Project conforms to the goals and policies in the General Plan as set forth in Part B for General Plan Amendment GP-23-1.

FINDING: Government Code Section 66474(b) - That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

FACT: As detailed above, the design and improvement of the subdivision, as contemplated in the Development Plans attached as Attachments 5a, 5b, and 6 to the Staff Report, is consistent with the General Plan and Zoning, as amended. The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The plan conforms to density pursuant to the State Density Bonus Law (Government Code Section 65915), open space, street design, and includes required public improvements consistent with the General Plan designation of High-Density Residential and RM-20 (Medium-Density Multifamily Residential) as amended by GP-23-1 and Z-23-1.

FINDING: Government Code Section 66474(c) - That the site is not physically suitable for the type of development.

FACT: The site is physically suitable for the townhome residential development proposed. As detailed above, the site is rectangular in shape and is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Development Plan attached as Attachments 5a, 5b, and 6 to the Staff Report. The Development Plan proposes the development of the Site in a manner that is compatible with adjacent uses and the surrounding neighborhood with the townhomes generally dispersed evenly throughout the Project site. The Site, which is generally bounded by Dale Street to the west, La Palma Avenue to the north, and single-family residences to the east and south, promotes pedestrian and vehicular accessibility with the main access to the Site located off La Palma Avenue with a secondary access driveway located off Dale Street. The Project also contemplates private streets that would provide internal circulation within the Project site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

FINDING: Government Code Section(d) - That the site is not physically suitable for the proposed density of development.

FACT: The site is physically suitable for the proposed density of the development which includes 93 residential townhome units on approximately 3.87 acres. The site is rectangular in shape and is relatively flat and will accommodate the proposed density for the development. The project site's General Plan land use designation will need to be amended from the current designation of Commercial to High Density Residential, as well as rezoned from Community Shopping (CS) to RM-20 (Medium-Density Multifamily Residential). Development in the High-Density Residential land use designation is characterized by condominium and apartment development with a base density of 20 dwelling units per acre. The density standard may increase to 24 dwelling units per acre with the application of the Site Area Bonus. The Affordable Housing Area Bonus may increase the density to 30 dwelling units. The proposed development of the site, which is primarily vacant, will help revitalize the site in a manner that will be harmonious with the adjacent neighborhoods.

FINDING: Government Code Section(e) - That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACT: Neither the design of the subdivision nor the proposed improvements will cause substantial environmental damage or affect fish, wildlife or their habitat. As evaluated in the Mitigated Negative Declaration (MND-24-2), the MND identified the following areas, which required mitigation in order to be considered less than significant impacts: Biological Resources, Cultural Resources, Geology & Soils, Noise, Hazards & Hazardous Materials, and Tribal Cultural Resources. With the mitigation measures incorporated into the Mitigation Monitoring and Reporting Program included in the MND-24-2, the environmental analysis concluded that the project will not have a significant impact on the environment.

FINDING: Government Code Section 66474(f) - That the design of the subdivision or type of improvements is likely to cause serious public health problems.

FACT: Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health were evaluated in the Mitigated Negative Declaration (MND-24-2), which determined that the Project will not have a significant impact on the environment.

FINDING: Government Code Section 66474(g) - That the design of the subdivision or the type of improvements will conflict with

easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

FACT: Neither the subdivision nor the types of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the subdivision. The Project contemplates private streets that would provide internal circulation within the Project site, including pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

4. Government Code Section 66412.3. In approving this Vesting Tentative Tract Map, the City has considered the housing needs of the region. Approval of the Vesting Tentative Tract Map will facilitate the ability to develop approximately 93 residential units, which will significantly enhance the City's supply of housing, including the City's supply of affordable housing. As evaluated in the Mitigated Negative Declaration (MND-24-2), the proposed project will be sufficiently serviced by infrastructure and public services will be sufficiently available.

5. Government Code Section 66473.1. The design of the subdivision reflected on the Vesting Tentative Tract Map provides, to the extent feasible, for passive and natural heating and cooling opportunities. The residential buildings, and open spaces, will to the extent feasible, account for optimized shading, taking into account open space and building design requirements and associated design elements.

6. The Planning Commission recommends that the City Council of the City of Buena Park adopt the attached Mitigated Negative Declaration MND-24-2 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, and Conditional Use Permit No. CU-24-1, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND. The City of Buena Park shall file a Notice of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

7. The Secretary of the Planning Commission shall:

(a) Certify to the adoption of this Resolution.
(b) Forthwith transmit a copy of this Resolution to the City Council of the City of Buena Park together with all documents prepared with respect to Tentative Tract Map No. TT-24-1, and Conditional Use Permit No. CU-24-1 for the development of a 93-unit townhome residential community, and transcripts of any and all hearings conducted with respect to the application recommended for approval herein.

8. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, 4, and 5, above, the Planning Commission hereby recommends that the City Council of the City of Buena Park approve Tentative Tract Map No. TT-24-1 plans stamped "RECEIVED JUL

14 2024 PLANNING DIV," and Conditional Use Permit No. CU-24-1 development plans stamped "RECEIVED JUL 3 2024 PLANNING DIV," as modified herein and the following conditions set forth in paragraph 9 of this Resolution.

9. 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:

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.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

1. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
2. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
    - Fire Master Plan (service code PR145)
3. Prior to issuance of a building permit:
    - Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
4. Prior to concealing interior construction:
    - Sprinkler monitoring system (service code PR500)
5. 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.
6. 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.

7. Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.
8. 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.

PUBLIC WORKS DEPARTMENT:
DESIGN:

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.

2. New Public Improvements to include the following:

    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. A raised landscape median on La Palma Ave. shall be constructed to accommodate left turns into and out of the development. It is the responsibility of the developer/owner to prepare a design that is submitted and approved by the Public Works Engineering Division. All landscaping/irrigation/sprinkler improvements within the median shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 of the Buena Park Municipal Code. The maintenance of the landscaped median, including all electrical, water and drainage facilities in public ROW shall be the City's responsibility, upon completion of the project.

    C. All new utilities to the project site shall be undergrounded.

    D. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and storm water impact fees shall be per the latest City Fee Schedule.

    E. Planting of new trees and ground cover with irrigation system will be required within the parkway landscaping area along the project parcel frontage on Dale

St. and La Palma Ave. The type of tree to be planted will be per the Urban Forest Management Plan which is as follows or other as approved by City Engineer:

Dale Street

- Primary: Mexican Fan Palm;
- Recommendation 1: Canary Island Pine;
- Recommendation 2: Southern Magnolia

La Palma Avenue

- Primary: Mexican Fan Palm;
- Recommendation 1: Mexican Fan Palm;
- Recommendation 2: Tuscarora Crape Myrtle;
- Recommendation 2: Evergreen Pear

Owner shall maintain landscaping area per Chapter 19.1112.070 of the City Code.

F. Developer shall install two SmartCover Systems or approved equal, to prevent sanitary sewer overflows. The SmartCover systems to be installed on manhole #37-104 and #42-95 both on La Palma Avenue, please see Exhibit A. The project level CC&R's shall address allocation of costs associated with the payment of on-going annual monitoring fees and replacement power supply to the SmartCover Manufacture. Upon completion of the project, the City will be responsible for the maintenance of the SmartCovers which includes the installation of the replacement power supply.

G. A double detector check 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.

H. The existing two driveway approaches along Dale St. and the two driveway approaches along La Palma Ave. shall be removed and replaced with curb and gutter, sidewalk, and a landscape parkway per City Std. 206.

I. The proposed driveway approaches on Dale St. and on La Palma Ave. are to be constructed per City Std. 209. Sidewalks, curb and gutter along the project frontage that are lifted, fractured or failing shall be removed and replaced per City standards.

J. Easement shall be granted to the City when public water and sewer systems are installed within private land. Easement for Ingress and Egress and Public Security Vehicle purposes to be granted to the City of Buena Park with Final Map.

K. 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.

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

3. Provide an engineering study for any proposed water connections to the City system. The study shall be prepared by a registered civil engineer for approval by the City Engineer. Any infrastructure upgrades necessary to meet the fire code or the domestic water capacity shall be mitigated by developer. Easements shall be dedicated as needed to accommodate a new public water system. The proposed utility connections shall be made to the City water systems in accordance with the City Code, standards and applicable Federal, State and County regulations.

4. A final 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.

5. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall recommend pavement structural section of proposed streets and parking lots. For the required WQMP, 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.

6. 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

7. Prior to the issuance of grading permit for projects that will result in soil disturbance of one acre or more of land, a copy of the Notice of Intent (NOI) and assigned Waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be submitted to the City. As this project is subject to this requirement, the preparation and implementation of a Storm water Pollution Prevention Plan (SWPPP) shall be submitted. 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.

8. A Tract map shall be prepared in accordance with the State Subdivision Map Act and Division I of Title 18 of the City Code. All improvements required to be completed by applicant shall be in accordance with the City standards and specifications. All maps shall be concurrently reviewed by the City and the Orange County Survey Department. The applicant shall forward all plan check comments received from the Orange County Survey Department to the City for each plan check.

PERMIT ISSUANCE:

1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.

2. 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.

3. A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.

4. Prior to issuance of a grading permit, applicant shall record an approved WQMP that includes the Master Covenant & Agreement and an Operational Maintenance Plan with the Orange County Recorder's office. Two hard copies of the WQMP in 3-ring binders shall be provided to the City.

5. Prior to final release of the project by the Public Works Department, or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for a period of one (1) year, for all public facilities and improvements.

6. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements required by the Public Works Department shall be completed.

CONSTRUCTION:

1. A traffic control plan, prepared by a registered engineer, shall be submitted for approval for all utility connections, street improvements, and any other work performed in the public right-of-way that require a lane closure. A traffic control plan, prepared by a registered engineer, shall also be submitted for work on private property that results in lane closures.

2. When more than one trench cut is made to install utility lines, then the street shall be either slurry sealed or grind and capped with AC to the nearest lane line of a trench cut from property line to property line. The method of replacing the pavement in kind or better shall be decided based on existing pavement condition.

3. An Engineered Grading and Utility Certification shall be certified by the project engineer. Each phase of construction, fill and soil compaction, rough grading including pad elevations, final grading, utilities, and Water Quality Management Plan shall be certified by the project engineer and submitted to the City.

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4. Prior to issuance of occupancy, applicant shall demonstrate all structural BMPs have been constructed in conformance with the approved WQMP.

5. 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.

6. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

PLANNING DIVISION:

1. This approval shall be contingent upon the approval of General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, and Mitigated Negative Declaration No. MND-24-2.

2. This approval shall be for the development of a 93-unit townhome development consisting of one (1) density bonus unit, associated off-street parking, open space, and site improvements on approximately 3.87 acres on a property located at 8030 Dale Street in substantial compliance with Conditional Use Permit No. CU-24-1 Development Plans dated "RECEIVED JUL 3, 2024 PLANNING DIV.," and Vesting Tentative Tract Map No. 19319 Plans dated "RECEIVED JUL 14, 2024 PLANNING DIV.," and as conditioned herein.

3. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, and mitigation measures contained in the Mitigation Monitoring and Reporting Program, 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.

4. The project shall be subject to all the mitigation measures and Project Design Features/Conditions of approval contained within the Mitigation Monitoring and Reporting Program (Appendix L of the Final Draft Initial Study/Mitigated Negative Declaration), dated August 28, 2024 and incorporated herein by reference, as Conditions of Approval.

5. An affordable housing agreement on a City provided form to be approved by the City Attorney shall be required prior to Building Division permit issuance. The proposed project will provide a total of 14 units to be designated as affordable housing as demonstrated in the "Affordable Housing Exhibit" dated July 15, 2024. Of the 14 units of affordable housing proposed, 12 units are designated as moderate-income and 2 units are designated as low-income. The affordable housing units shall be deed restricted for a term of 55 years.

6. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted CU-24-1 conceptual development plans stamped "RECEIVED JUL 3, 2024 PLANNING DIV.," and Vesting Tentative Tract Map No. 19319 Plans dated "RECEIVED JUL 14, 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. Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives. Specifications and samples of the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

a. Paint colors for stucco
b. Stucco exterior finishes
c. Roofing material
d. Window trim
e. Window shutters
f. Gable accents
g. Awnings
h. Iron railing
i. Enhanced light fixtures

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

7. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.

8. The second and third story windows on the east elevation of building “7A” and “8B”, and the second story windows of the south elevations of buildings “9-13 C” and the east elevation of building “4D” shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or faux windows.

9. A total of 186 garage parking spaces, and 27 open parking spaces, including 2 accessible parking spaces shall be provided and maintained.

10. Any new walls and fencing, including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.428 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, as necessary.

11. A 6-inch wide decorative masonry wall, at least 6 ft. high measured from the highest finished grade on either side of the wall, shall be provided and maintained along the south and east property lines; existing block walls on the south and east property lines shall be repaired and finished where needed consistent with the submitted conceptual plans stamped “RECEIVED JUL 3, 2024 PLANNING DIV.,” and Vesting Tentative Tract Map No. 19319 Plans dated “RECEIVED JUL 14, 2024 PLANNING DIV.” in accordance with the structural design approved by the Building Division. 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, if required. Double walls shall be filled and capped to the satisfaction of the City.

12. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED JUL 3, 2024 PLANNING DIV.". 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 final inspection 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 of the Buena Park Municipal Code.

13. The planting of trees and shrubs shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. All landscaping areas along the entire site including along the east and south property lines shall be planted with sufficient quantities that include a mixture of 15-gallon, 24-inch box, including mature specimen trees up to a 36-inch box size, to provide screening and protect privacy of adjacent properties. The proposed type, sizes and locations of all landscaping along the east and south property lines shall comply with Southern California Edison easement land use guidelines to ensure that all landscaping will not impact the existing easements located within the property.

14. The open space areas within the development shall be generally consistent with the plans dated "RECEIVED JUL 3, 2024 PLANNING DIV." Specific features, including exact design and specifications including landscaping, specified areas for active and passive areas shall be reviewed and approved by the Planning Division prior to the issuance of building permits. The open space areas and site amenities shall have appropriate durability and longevity and include elements that are consistent with the following:

    a. Bar-be-que grills
    b. Picnic tables and benches
    c. Trellis shade structure
    d. Bike racks
    e. Trash, recycle, and hot ash receptacles
    f. Play structures and safety surfacing
    g. Decorative boulders
    h. Pet waste stations

15. Decorative lighting to complement the Spanish Colonial architectural design of the development shall be provided throughout the entire development including the parking area and open space areas. Final location and design of light standards and wall fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits. Standard light poles with box fixtures shall not be considered decorative.

16. Plans submitted for plan check shall include complete photometric plan for the parking areas, drive aisles and open space areas to ensure that there are adequate levels of light within all portions of the parking, drive aisles and open space areas, adjacent properties and public rights of way to ensure proper public safety. All luminaries shall

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be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties or rights of way.

17. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.436.070 (Residential Parking Dimensions and Layout) and Section 19.436.080 (Residential Parking Improvements) as shown on the approved plan. 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 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.

18. A six-inch high poured-in-place wheel stop shall be provided for all open parking spaces, located three feet inside of the front boundary of the stalls.

19. A decorative stamped and colored concrete pavement shall be provided at the main driveways along Dale Street and La Palma Avenue. The decorative stamped and colored concrete pavement shall extend the full width of the driveway a minimum of 20 feet from the street property line.

20. All decorative crosswalks located within the property shall match the decorative stamped and colored pavement at the main driveway entries.

21. A decorative metal screen fencing shall be provided to screen the utility closets located along Dale Street from public view. The decorative metal screen shall be subject to the review and approval of the Planning Division.

22. All rain gutters and downspouts shall be strategically located within the buildings to the maximum extent feasible and painted to match the colors of the building. Exact location of rain gutters and downspouts shall be submitted to the Planning Division for review and approval prior to issuance of building permits.

23. All roof-mounted mechanical equipment shall not visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.340.020 (Visual Screening of Mechanical Equipment).

24. The proposed trash enclosures shall be in compliance with the Buena Park Municipal Code Section 19.424.010 (Trash Storage Facilities). Plans submitted for plan check shall include trash receptacles within the common open space areas. The design of the trash receptacles shall compliment the project.

25. Mailboxes shall be supplied, installed and designed to the approval of the Planning Division, with locations subject to the US Postal Service approval.

26. All signs including entry monument sign shall be subject to a separate review and approval by the Planning Division. All signs shall comply with BPMC Section 19.908.010 (Signs in Residential Zones).

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27. Covenants, Conditions & Restrictions (CC&Rs), Articles of Incorporation and By-Laws for the homeowner's association shall be reviewed and approved by City Staff prior to recordation and issuance of Certificate of Occupancy and shall include the following requirements:
    a. CC&R's shall include a restriction which prohibits illegal garage conversions and also require that all garages provide adequate vehicle access be maintained for the parking of two vehicles, unless otherwise permitted by law.

    b. Future room additions and expansion of balconies and patios shall not be permitted.

    c. Interior access to all rooms/areas of the townhome units shall be maintained at all times. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided.

    d. Modification to any wall or fence within the development, including the wall or fence height, shall be reviewed and approved by the Planning Division, prior to building permit issuance.

    e. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance, both interior and exterior, of all buildings, plumbing and electrical facilities.

    f. The CC&R's shall establish provisions for all the parking areas to be maintained and clear of storage in order to maintain parking.

    g. CC&R's shall prohibit parking and any type of obstruction of the required fire access lanes and common area driveways.

    h. The CC&R's shall contain provisions establishing a fair, reasonable, and expeditious procedure for resolving disputes. The HOA shall establish and maintain a reserve fund consistent with the requirements of the Davis-Sterling Act. The CC&R shall include a maintenance schedule for common areas and equipment specifically when maintenance tasks will be performed. (ex. Painting, yard work, etc.)

    i. The CC&R's shall contain a requirement that the HOA file with the City of Buena Park Community Development Department the names, addresses, and telephone numbers of the Association's property management company and responsible property manager and each member of the Association Board, as of January 1st of each year.

    j. Within a required vision clearance area there shall be no fence, tree, shrub, or other obstruction to sight between two feet and seven feet above the established street grade. Vision clearance areas shall be provided at any driveway entrance from or exit to a street: triangular areas on each side of the driveway measuring fifteen feet along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.

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k. All trees throughout the development shall be properly maintained in living condition and any damaged or diseased tree shall be replaced by the property owner.

l. Balconies and porches shall not be used for storage.

m. No vehicular gates or speed bumps within the fire lanes may be installed prior to City review and approval.

28. The Applicant shall provide the Planning Division proof of review and approval of the CC&R's by the DRE prior to recordation. A copy of the recorded CC&R's shall be submitted to the Planning Division prior to the release of utilities.

29. All required utility services and equipment, including transformers, gas meter, "J" boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.

30. All required double detector 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.

31. Prior to the issuance of Building Permits for each phase of the project or any succeeding residential development approval, all development impact fees associated with development including, but not limited to, park fees mandated by BPMC Section 18.64.080 (Park and recreational facilities dedications – Use of land fees) shall be paid in full.

32. 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.

33. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).

34. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.

35. 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.

36. 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.

37. 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 28th day of August 2024 by the following called vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

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

DRAFT

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Tentative Tract Map No. TT-24-1 and Conditional Use Permit No. CU-24-1 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner / Applicant

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RESOLUTION NO.
MITIGATED NEGATIVE DECLARATION NO. MND-24-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE COMPLETION OF MITIGATED NEGATIVE DECLARATION NO. MND-24-2 FOR GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, AND CONDITIONAL USE PERMIT NO. CU-24-1, TO DEVELOP A 93-UNIT TOWNHOME PROJECT WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 8030 DALE STREET (APN: 070-501-01)

A. Recitals.

(i) Christopher Courtney of Brandywine Homes, applicant, 2355 Main Street, Suite 220, Irvine, CA 92614, on behalf of Perge Ventures, Inc., a Delaware Corporation, property owner, 13000 E. Firestone Boulevard, Santa Fe, CA 90670 has filed a request for General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, and Conditional Use Permit No. CU-24-1, to develop a 93-unit townhome community with associated parking and site improvements at 8030 Dale Street, Buena Park, California, 90620 (APN: 070-501-01) in the County of Orange (collectively, the "Project").

(ii) An Initial Environmental Study for the Project was prepared pursuant to Section 15060 (Preliminary Review) of the State Guidelines based on the California Environmental Quality Act (CEQA [California Public Resources Code Section 21000 et. Seq.]). Pursuant to State CEQA Guidelines Article 6 (Negative Declaration Process) Section 15070 (Decision to prepare a negative or mitigated negative declaration), and based on the information contained in the Initial Study, a decision was made to prepare a Mitigated Negative Declaration ("MND") for the project. The City contracted with an independent consultant, Sagecrest Planning and Environmental, for the preparation of the MND.

(iii) A Mitigated Negative Declaration (MND) with associated Mitigation Monitoring and Reporting Program was prepared pursuant to the State CEQA Guidelines (California Administrative Code Section 15000 et. seq.) and local procedures adopted pursuant thereto.

(iv) On July 19, 2024, a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was filed and the MND was forwarded to interested persons, organizations, and agencies;

(v) The public comment period for the draft MND began on July 19, 2024 and was lawfully closed on August 19, 2024; and

(vi) On August 28, 2024, the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation to the City Council to approve General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative

Tract Map No. TT-24-1, Conditional Use Permit No. CU-24-1, and associated Mitigated Negative Declaration No. MND-24-2. Said public hearing was concluded prior to adoption of this Resolution.

(vii) 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 resolve as follows:

1. All of the facts set forth in the Recitals, Part A, of this Resolution, are true and correct and hereby incorporated by this reference.

2. The Planning Commission finds the Initial Study prepared by the City of Buena Park and Mitigated Negative Declaration No. MND-24-2 and associated Mitigation Monitoring and Reporting Program is legally adequate. With the implementation of the associated Mitigation Measures discussed in the MND, the potential significant environmental impacts can be reduced to levels of insignificance based on the standards discussed in the MND.

3. The Planning Commission finds that the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program identified all significant environmental effects of the Project; there are no potentially significant environmental impacts not addressed in the draft MND.

4. Although the Mitigated Negative Declaration identifies certain potential construction-related environmental impacts, the Mitigation Monitoring and Reporting Program has been included to mitigate the potential impacts below any significance thresholds.

5. The Planning Commission recommends the City Council adopt the attached Mitigated Negative Declaration MND-24-2 and associated Mitigation Monitoring and Reporting Program and certifies that the MND for General Plan Amendment No. GP-23-1, Zone Change No. Z-23-1, Tentative Tract Map No. TT-24-1, and Conditional Use Permit No. CU-24-1 has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the MND.

6. The Planning Commission recommends the City Council certifies the completion of Mitigated Negative Declaration No. MND-24-2 and associated Mitigation Monitoring and Reporting Program. The City of Buena Park shall file a Notice of Determination (NOD) with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines Section 15075 adopted pursuant thereof.

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PASSED, APPROVED, AND ADOPTED this 28th day of August 2024 by the following called vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONER:
ABSENT:	COMMISSIONER:
ABSTAINED:	COMMISSIONER:

Mirvette Judeh
Chair

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

DRAFT

PROJECT TEAM

Developer:
Brandywine Homes
Chris Courtney
2355 Main Street, Suite 220
Irvine, CA 92614
949-264-8842

Architect:
KTGY
Bryan Sevy
17911 Von Karman Avenue, Suite 200
Irvine, CA 92614
949-850-2133

Civil:
C & V Engineering
Dane McDougall
9830 Irvine Center Drive
Irvine, CA 92619
949-916-3800

Landscape Architect:
Weiland Design Group, Inc.
Kim Takaki
28924 Old Town Front Street, Suite 202
Temecula, CA 92590

SITE SUMMARY

Legal Description:

LOT 52 OF TRACT NO. 2629, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87, PAGES 18, 19 AND 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 070-501-01

Project Address: 8030 Dale Street

Current Zoning: Community Shopping (CS)

Proposed Zoning: RM-20

SHEET INDEX

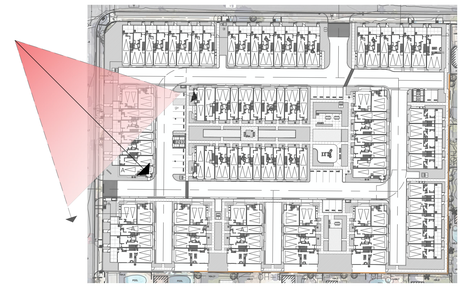
A0.0	COVER SHEET
1	VESTING TENTATIVE TRACT MAP
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
A0.1	STREET SCENE
A0.2	STREET SCENE
A0.10	BUILDING AREA CALCS
A1.0	ARCHITECTURAL SITE PLAN
A1.1	OPEN AREA EXHIBIT
A1.2	COMMON USEABLE OPEN AREA EXHIBIT
A1.3	LADDERING EXHIBIT
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
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A2.6	BUILDING ELEVATIONS
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A2.8	BUILDING ELEVATIONS
A3.0	BUILDING PLANS
A3.1	BUILDING PLANS
A3.2	BUILDING PLANS
A3.3	BUILDING PLANS
A3.4	BUILDING PLANS
A3.5	BUILDING PLANS
A3.6	BUILDING PLANS
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A4.0	SITE SECTIONS
A5.0	UNIT PLANS
A5.1	UNIT PLANS
A5.2	UNIT PLANS
A5.3	UNIT PLANS
A5.4	UNIT PLANS
A6.0	COLOR AND MATERIAL BOARDS
L-01	OVERALL LANDSCAPE CONCEPT PLAN
L-02	OPEN SPACE ENLARGEMENTS
L-03	LANDSCAPE CONCEPT IMAGES
L-04	WALL AND FENCE CONCEPT PLAN



RECEIVED
JUL 3 2024
PLANNING DIV
CU-24-1



DAY RENDER



RENDER VIEW



NIGHT RENDER

ktgy
Architecture + Planning
888.456.5849
ktgy.com

BRANDYWINE HOMES

DALE AND LA PALMA
BUENA PARK, CA #2023-0806

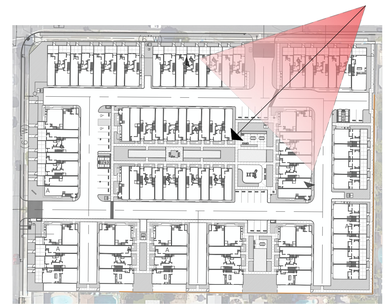
SCHEMATIC DESIGN
JULY 1, 2024

STREET SCENE

A0.1



DAY RENDER



RENDER VIEW



NIGHT RENDER

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BRANDYWINE HOMES

DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

STREET SCENE

A0.2

ALLOWABLE BUILDING AREA

PER CBC TABLE 506.2 FOR OCCUPANCIES R2 (DWELLING UNIT - 7,000 S.F PER STORY) AND U (PRIVATE GARAGE - 16,500 S.F.) AND CBC SECTION 506.2.2 MIXED-OCCUPANCY BUILDINGS.

TABLE 506.2

ALLOWABLE AREA FACTOR (A_t = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET[a, b, c]

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2[d]	NS[f]	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
	S13R												
	S1	UL	UL	96,000	64,000	96,000	64,000	246,000	164,000	102,500	82,000	48,000	28,000
	SM (without height increase)	UL	UL	72,000	48,000	72,000	48,000	184,500	123,000	76,875	61,500	36,000	21,000
	SM (with height increase)	UL	UL	24,000	16,000	24,000	16,000	61,500	41,000	25,625	20,500	12,000	7,000
R-2 Type VA construction[h]	NS[f]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	12,000	NP
	S13R	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	12,000	NP
	S1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	48,000	NP
	SM (without height increase)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	36,000	NP
	SM (with height increase)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	36,000	NP
R-2.1[h]	NS[f]	UL	55,000	19,000	NP	16,500	NP	54,000	NP	NP	NP	10,500	NP
	S13R	UL	55,000	19,000	NP	16,500	NP					10,500	NP
	S1	UL	220,000	76,000	NP	66,000	NP	216,000	NP	NP	NP	42,000	NP
	SM (without height increase)	UL	165,000	57,000	NP	49,500	NP	162,000	NP	NP	NP	31,500	NP
	SM (with height increase)	UL	55,000	19,000	NP	16,500	NP	54,000	NP	NP	NP	10,500	NP
R-2.2[h]	NS[f]	UL	UL	24,000	NP	24,000	NP	61,500	41,000	25,625	20,500	12,000	NP
	S1	UL	UL	96,000	NP	96,000	NP	246,000	164,000	102,500	82,000	48,000	NP
	SM (without height increase)	UL	UL	72,000	NP	72,000	NP	184,500	123,000	76,875	61,500	36,000	NP
	SM (with height increase)	UL	UL	24,000	NP	24,000	NP	61,500	41,000	25,625	20,500	12,000	NP
CRC TOWNS R-3, R-3.1[h]	NS[f]	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL
	S13D												
	S13R												
	S1												
	SM												

ALLOWABLE BUILDING HEIGHT

PER CBC TABLE 504.3 and 504.4 FOR OCCUPANCIES R2 TYPE VB NFPA 13 AND R3 CRC TOWNS

TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE [a, f]

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2[h]	NS[g]	UL	160	65	55	65	55	65	65	65	50	50	40
	S13R	60	60	60	55	60	55	60	60	60	50	50	40
	S (without area increase)	UL	180	85	75	85	75	270	180	85	85	70	60
	S (with area increase)	UL	160	65	55	65	55	250	160	65	65	60[i]	40
R-2.1[h]	NS[g]	UL	160	65	55	65	55	65	NP	NP	NP	50	40
	S13D	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S13R	60	60	60	55	60	55	60	NP	NP	NP	50	40
	S	UL	160	65	55	65	55	270	NP	NP	NP	50	40
R-2.2[h]	NS[g]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	180	85	NP	85	NP	270	180	85	85	70	NP
	S (with area increase)	UL	160	65	NP	65	NP	250	160	65	65	60[i]	NP
CRC TOWNS R-3, R-3.1[h]	NS[g]	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	55	60	55	60	60	60	60	50	60
	S	UL	160	65	55	65	55	270	180	85	65	70	60

TABLE 504.4

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE[a, b, e]

OCCUPANCY CLASSIFICATION	See Footnotes	TYPE OF CONSTRUCTION											
		Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2[h]	NS[g]	UL	11	4	4	4	4	4	4	4	4	3	2
	S13R	4	4	4								3	2
	S (without area increase)	UL	12	5	5	5	5	18	12	8	5	4	3
	S (with area increase)	UL	11	4	4	4	4	17	11	7	4	4[i]	2
R-2.1[h]	NS[g]	UL	6	3	NP	3	NP	4	NP	NP	NP	3	NP
	S13R	UL	4	3	NP	3	NP	4	NP	NP	NP	3	NP
	S	UL	6	3	NP	3	NP	10	NP	NP	NP	3	NP
R-2.2[h]	NS[g]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	S (without area increase)	UL	12	5	NP	5	NP	18	12	8	5	4	NP
	S (with area increase)	UL	11	4	NP	4	NP	17	11	7	4	4[i]	NP
CRC TOWNS R-3, R-3.1[h]	NS[g]	UL	11									3	3
	S13D	4	4	4	4	4	4	4	4	4	4	3	3
	S13R	4	4									4	4
	S	UL	12	5	5	5	5	18	12	5	5	4	4

R2 / U CONDOMINIUM BUILDING AREAS

BLDG 'C' - TYPE VB, NFPA 13 - R2/U

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS
1ST FLR	1284 SF	0 SF	0 SF	2378 SF	**3662 SF**	0.33
2ND FLR	3342 SF	360 SF		0 SF	**3702 SF**	0.53
3RD FLR	2548 SF	0 SF		0 SF	**2548 SF**	0.36
BLDG TOTAL	**7174 SF**	360 SF		2378 SF	**9912 SF**	**1.22**

BLDG 'D' - TYPE VB, NFPA 13 - R2/U

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS
1ST FLR	2062 SF	0 SF	0 SF	3128 SF	**5190 SF**	0.48
2ND FLR	4670 SF	447 SF		0 SF	**5117 SF**	0.73
3RD FLR	3747 SF	0 SF		0 SF	**3747 SF**	0.54
BLDG TOTAL	**10479 SF**	447 SF		3128 SF	**14054 SF**	**1.75**

BLDG 'E' - TYPE VB, NFPA 13 - R2/U

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS	ADJUSTED SUM OF RATIOS*
1ST FLR	2032 SF	0 SF	0 SF	3580 SF	**5612 SF**	0.51	0.38
2ND FLR	5052 SF	596 SF		0 SF	**5648 SF**	0.81	0.54
3RD FLR	4996 SF	0 SF		0 SF	**4996 SF**	0.71	0.48
BLDG TOTAL	**12080 SF**	596 SF		3580 SF	**16256 SF**	**2.03**	**1.39**

**Adjusted Sum of the Ratios based on Frotage Increase per CBC table 506.3.3 (20'<25' at 0.50 Increase Factor).*

BLDG 'F' - TYPE VB, NFPA 13 - R2/U

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS
1ST FLR	1510 SF	0 SF	0 SF	3853 SF	**5363 SF**	0.45
2ND FLR	4922 SF	720 SF		0 SF	**5642 SF**	0.81
3RD FLR	5096 SF	0 SF		0 SF	**5096 SF**	0.73
BLDG TOTAL	**11528 SF**	720 SF		3853 SF	**16101 SF**	**1.98**

BLDG 'G' - TYPE VB, NFPA 13 - R2/U

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS	ADJUSTED SUM OF RATIOS*
1ST FLR	2288 SF	0 SF	0 SF	4603 SF	**6891 SF**	0.61	0.46
2ND FLR	6250 SF	807 SF		0 SF	**7057 SF**	1.01	0.67
3RD FLR	6295 SF	0 SF		0 SF	**6295 SF**	0.90	0.60
BLDG TOTAL	**14833 SF**	807 SF		4603 SF	**20243 SF**	**2.51**	**1.73**

**Adjusted sum of the ratios per Frotage Increase per CBC table 506.3.3 (20'<25' at 0.50 Increase Factor).*

NOTE: BUILDING AREAS WERE BUILDINGS WERE R2/U OCCUPANIES WERE CALCULATED USING VALUES FROM CBC TABLE 506.2 FOR OCCUPANCIES R2 (DWELLING UNIT - 7,000 S.F PER STORY) AND U (PRIVATE GARAGE - 16,500 S.F.) AND CBC SECTION 506.2.2 MIXED-OCCUPANCY BUILDINGS.

NOTE: A fire alarm system is not required for R-2 residential with a nfpa sprinkler (per section 907.2.9 of the building code)

CRC TOWNS AREAS

BLDG 'A' - TYPE VB, NFPA 13D - CRC TOWN

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS
1ST FLR	1148 SF	0 SF	0 SF	1816 SF	**2964 SF**	0.27
2ND FLR	2692 SF	280 SF		0 SF	**2972 SF**	0.42
3RD FLR	2384 SF	0 SF		0 SF	**2384 SF**	0.34
BLDG TOTAL	**6224 SF**	280 SF		1816 SF	**8320 SF**	**1.04**

BLDG 'B' - TYPE VB, NFPA 13D - CRC TOWN

	DWELLING	UNCON-DITIONED (PORCH/DECK)	UTILITY	GARAGE	TOTAL	SUM OF RATIOS
1ST FLR	1435 SF	0 SF	0 SF	2270 SF	**3705 SF**	0.34
2ND FLR	3365 SF	350 SF		0 SF	**3715 SF**	0.53
3RD FLR	2980 SF	0 SF		0 SF	**2980 SF**	0.43
BLDG TOTAL	**7780 SF**	350 SF		2270 SF	**10400 SF**	**1.30**

NOTE: CRC TOWNS ARE PERMITTED UNLIMITED BUILDING AREAS.

UNIT TYPE FLOOR AREAS

UNIT MIX SUMMARY

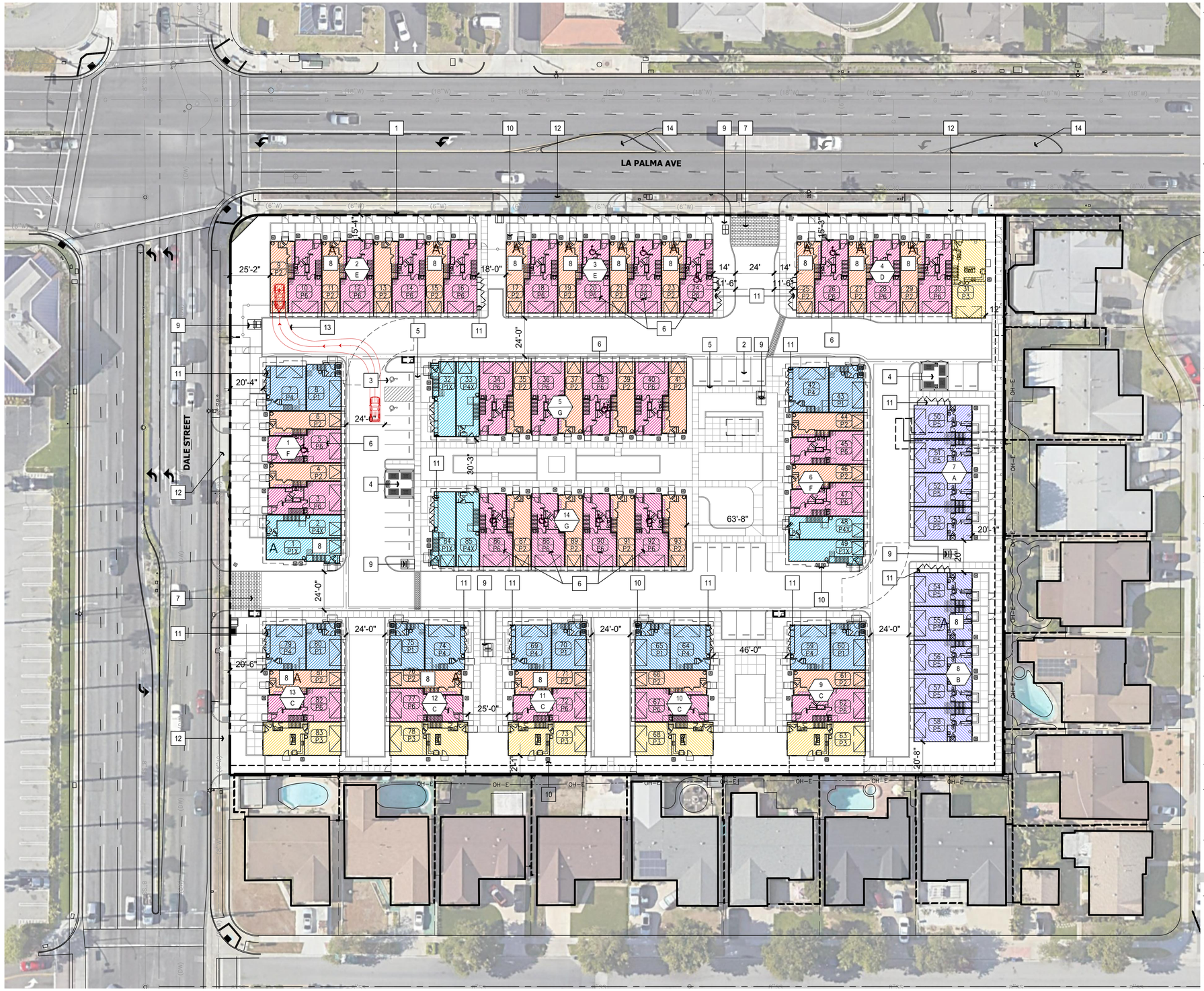
LEGEND	PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET S.F. / UNIT	GARAGE / UNIT	DECK / PORCH
	PLAN 1	2 BD / 2.5 BA / SxS	7 UNITS	8%	**1,233 SF**	507 SF	87 SF
	PLAN 1X	2 BD / 2.5 BA / TANDEM	4 UNITS	4%	**1,222 SF**	541 SF	87 SF
	PLAN 2	2 BD / 2.5 BA / TANDEM	28 UNITS	30%	**1,319 SF**	454 SF	67 SF
	PLAN 3	3 BD / 2.5 BA / SxS	6 UNITS	6%	**1,419 SF**	443 SF	0 SF
	PLAN 4	3 BD / 2.5 BA / SxS	7 UNITS	8%	**1,502 SF**	533 SF	124 SF
	PLAN 4X	3 BD / 2.5 BA / TANDEM	4 UNITS	4%	**1,531 SF**	482 SF	124 SF
	PLAN 5	3 BD / 3.5 BA / SxS	9 UNITS	10%	**1,556 SF**	454 SF	70 SF
	PLAN 6	3 BD / 3.5 BA / SxS	28 UNITS	30%	**1,701 SF**	441 SF	82 SF
		TOTAL	**93 UNITS**	100%			

BUILDING SUMMARY

	P1	P1X	P2	P3	P4	P4X	P5	P6
BLDG 'A'							4	
BLDG 'B'							5	
BLDG 'C'	1		1	1	1			1
BLDG 'D'			3	1				3
BLDG 'E'			4					4
BLDG 'F'	1	1	2		1	1		2
BLDG 'G'		1	4			1		4

BUILDING AREA CALCULATIONS

BUILDING TYPE	PLEX	# OF BUILDINGS ON SITE		1ST FLR PER BLDG.		1ST FLR COVERAGE		FLOOR AREA PER BLDG.		TOTAL BLDG. AREA ON SITE	
COMPOSITE 'A'	4-PLEX	1	BUILDINGS	3,128	SF	3,128	SF	8,320	SF	8,320	SF
COMPOSITE 'B'	5-PLEX	1	BUILDINGS	3,899	SF	3,899	SF	10,400	SF	10,400	SF
COMPOSITE 'C'	5-PLEX	5	BUILDINGS	3,826	SF	19,130	SF	9,912	SF	49,560	SF
COMPOSITE 'D'	7-PLEX	1	BUILDINGS	5,449	SF	5,449	SF	14,054	SF	14,054	SF
COMPOSITE 'E'	8-PLEX	2	BUILDINGS	5,890	SF	11,780	SF	16,256	SF	32,512	SF
COMPOSITE 'F'	8-PLEX	2	BUILDINGS	5,627	SF	11,254	SF	16,101	SF	32,202	SF
COMPOSITE 'G'	10-PLEX	2	BUILDINGS	7,187	SF	14,374	SF	20,243	SF	40,486	SF
GRAND TOTAL		**14**	**BUILDINGS**			**69,014**	SF			**187,534**	**SF**



Site Summary

Site Area:	3.87 Acres; 168,536 sf
Dwelling Units:	93 Units
Net Density:	24 du/ac
Product Type:	2 & 3 Story Townhomes
Occupancy Type:	R2
Construction Type:	Residential: Type VB
Sprinkler Type:	NFPA 13
Building Height:	38'
Lot Coverage:	±69,014 sf (41%)
Total Building Area:	±187,534 sf

Building Setbacks:

	Required	Proposed
Front (Dale Street):	19'	15' Min.
Street Side (La Palma):	19'	15' Min.
Rear (East):	10'	12' at 2 story, 20' at 3 story
Side (South):	10'	15' at 2 story, 20' at 3 story

Unit Summary

Plan	Type	Garage	Stories	Net Area	#
1	2 bd/2.5 ba	Side by Side	3	1,233 sf	7 Du
1x	2 bd/2.5 ba	Tandem	3	1,222 sf	4 Du
2	2 bd/2.5 ba	Tandem	3	1,319 sf	28 Du
3	3 bd/2.5 ba	Side by Side	2	1,419 sf	6 Du
4	3 bd/2.5 ba	Side by Side	3	1,502 sf	7 Du
4x	3 bd/2.5 ba	Tandem	3	1,531 sf	4 Du
5	3 bd/3.5 ba	Side by Side	3	1,556 sf	9 Du
6	3 bd/3.5 ba	Side by Side	3	1,701 sf	28 Du
Total					93 Du

Parking Summary:*

*Per AB 2097, no minimum parking required for projects within a half-mile radius of a major transit stop. For comparison, the parking standard per State Density Bonus Law would be:

2 Bed: 39 Du x 1.5 Sp/Unit:	59 Spaces
3 Bed: 54 Du x 1.5 Sp/Unit:	81 Spaces
Total Spaces:	140 Spaces (1.5/Unit)

Parking Provided:

Private Garages:	186 Spaces
Open Parking:	26 Spaces
Total:	212 Spaces (2.28/Unit)

Legend

1. Property Line
2. Parking Space - 9'x18'
3. Accessible Parking Space
4. Trash Enclosure
5. Accessible Path of Travel
6. Accessible Ground Floor Unit
7. Decorative Paving (Stamped Concrete or equal)
8. Affordable Units
9. Transformers
10. AC Condensers
11. Electrical Cabinet and Fire Riser
12. Existing Driveway to be Removed
13. Turning Path of a Toyota 4Runner
14. Proposed Raised Landscape Median

Density Bonus Calculation:

Site Area=3.87 Acres x 24 du/ac = 92
13% moderate affordable income provided, allows 8% density bonus
8% of 92.928 = 7.43 additional units
92.928+7.43 =100.36 du
≈100 du Allowable

Open Space Summary:

Open Area - See Sheet A1.1

Required Total Open Area:	67,414 sf (40% Min.)
Provided Open Area:	53,688 sf (31.1%)

Common Usable Open Area - See Sheet A1.2

Required:	12,300 sf
Provided:	32,822 sf

Utility Notes:

1. Control exterior electrical and hose bibs with appropriate metal locking covers and padlocks.
2. Individual sub-meters for water provided at each unit.
3. Electric meters and fire riser cabinets at each building- See keynote 11.
4. Gas service is not provided.
5. For additional utility information, refer to Civil Sheet 4 of 4.

1 / A — Building Number / Building Type
1 / P3 — Unit Number / Plan Type

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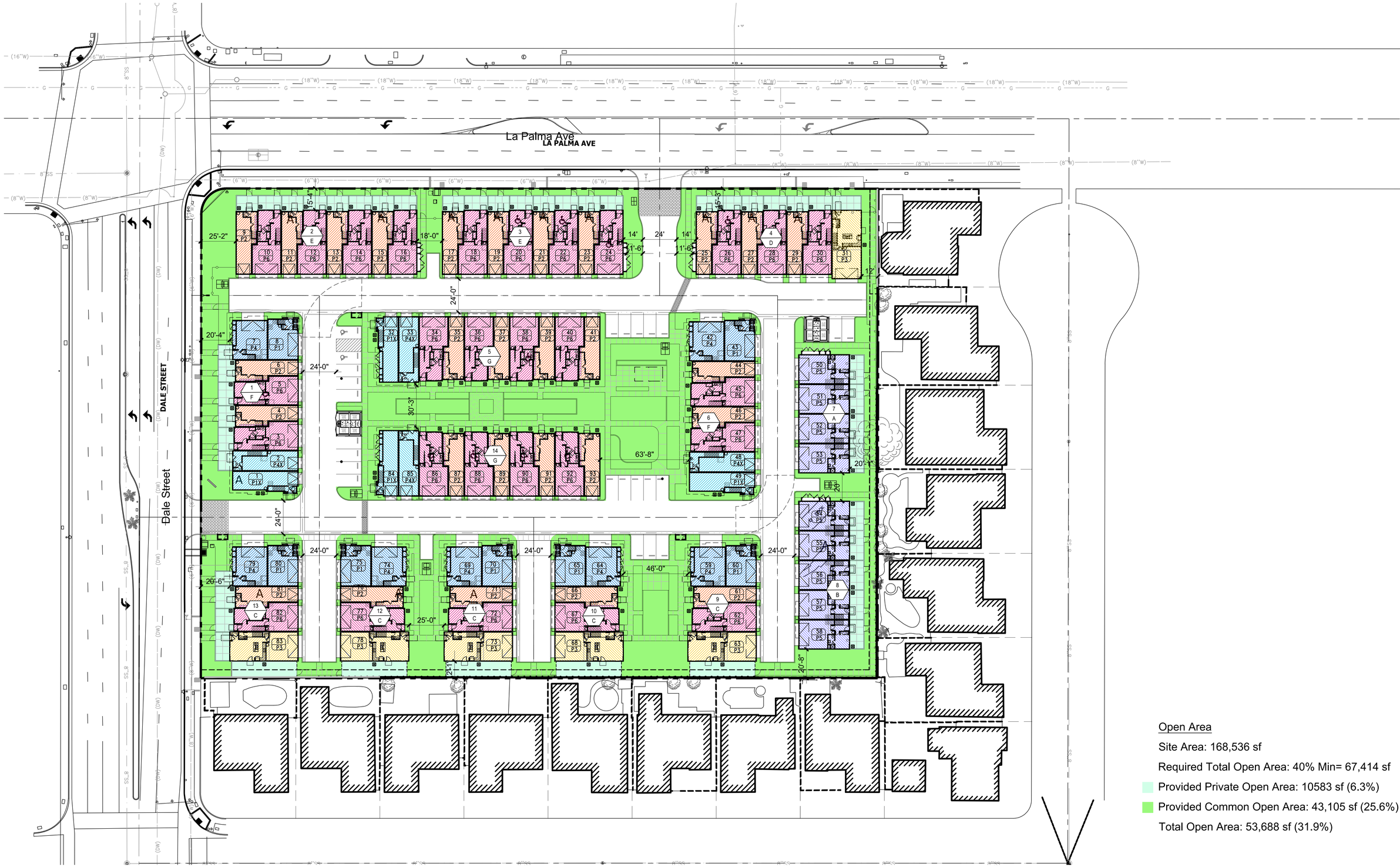
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 9, 2024

0 15 30 60

SITE PLAN

A1.0



Open Area

Site Area: 168,536 sf

Required Total Open Area: 40% Min= 67,414 sf

Provided Private Open Area: 10583 sf (6.3%)

Provided Common Open Area: 43,105 sf (25.6%)

Total Open Area: 53,688 sf (31.9%)

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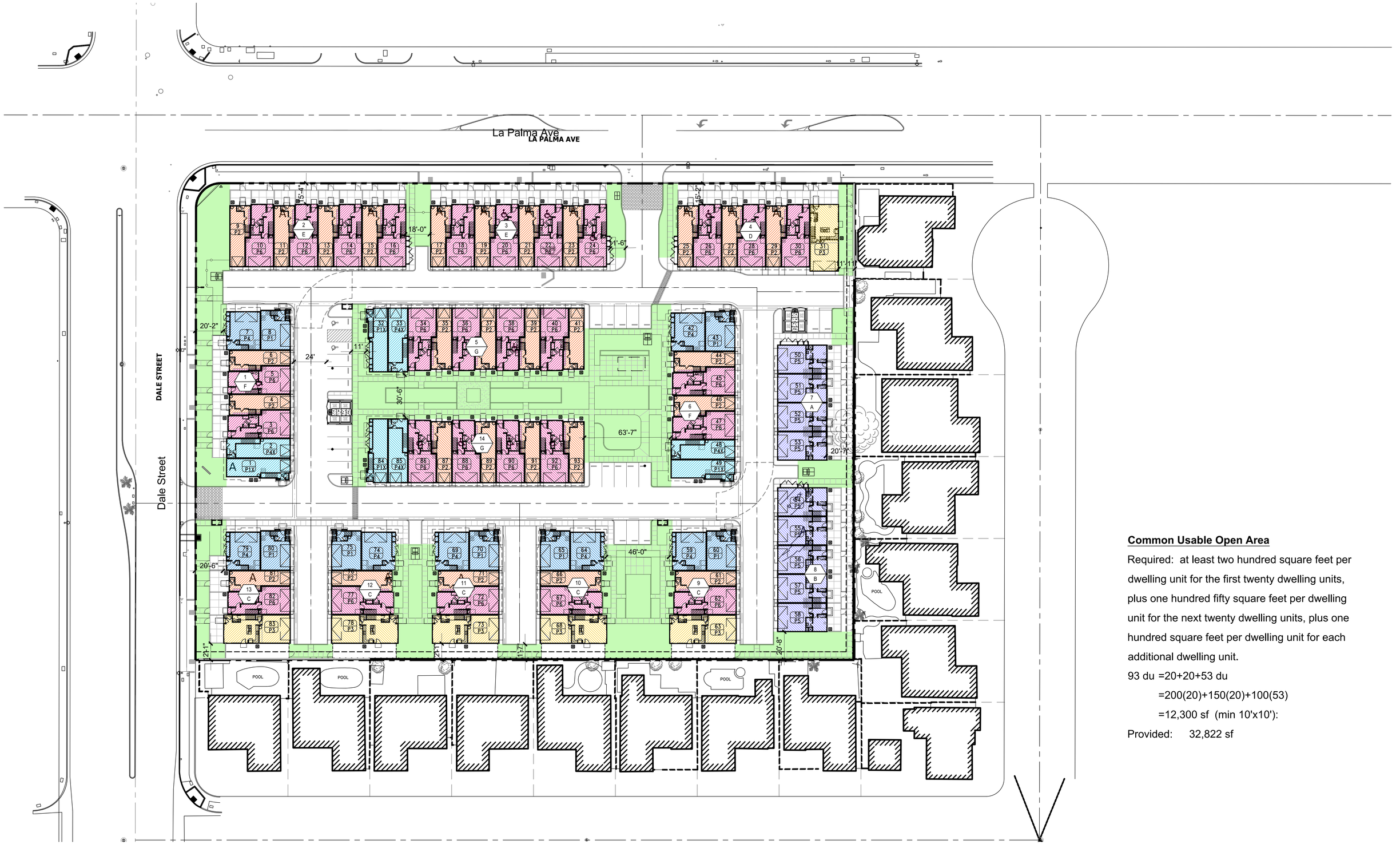
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JULY 1, 2024

0 15 30 60

OPEN AREA EXHIBIT

A1.1



Common Usable Open Area

Required: at least two hundred square feet per dwelling unit for the first twenty dwelling units, plus one hundred fifty square feet per dwelling unit for the next twenty dwelling units, plus one hundred square feet per dwelling unit for each additional dwelling unit.

93 du =20+20+53 du

=200(20)+150(20)+100(53)

=12,300 sf (min 10'x10'):

Provided: 32,822 sf

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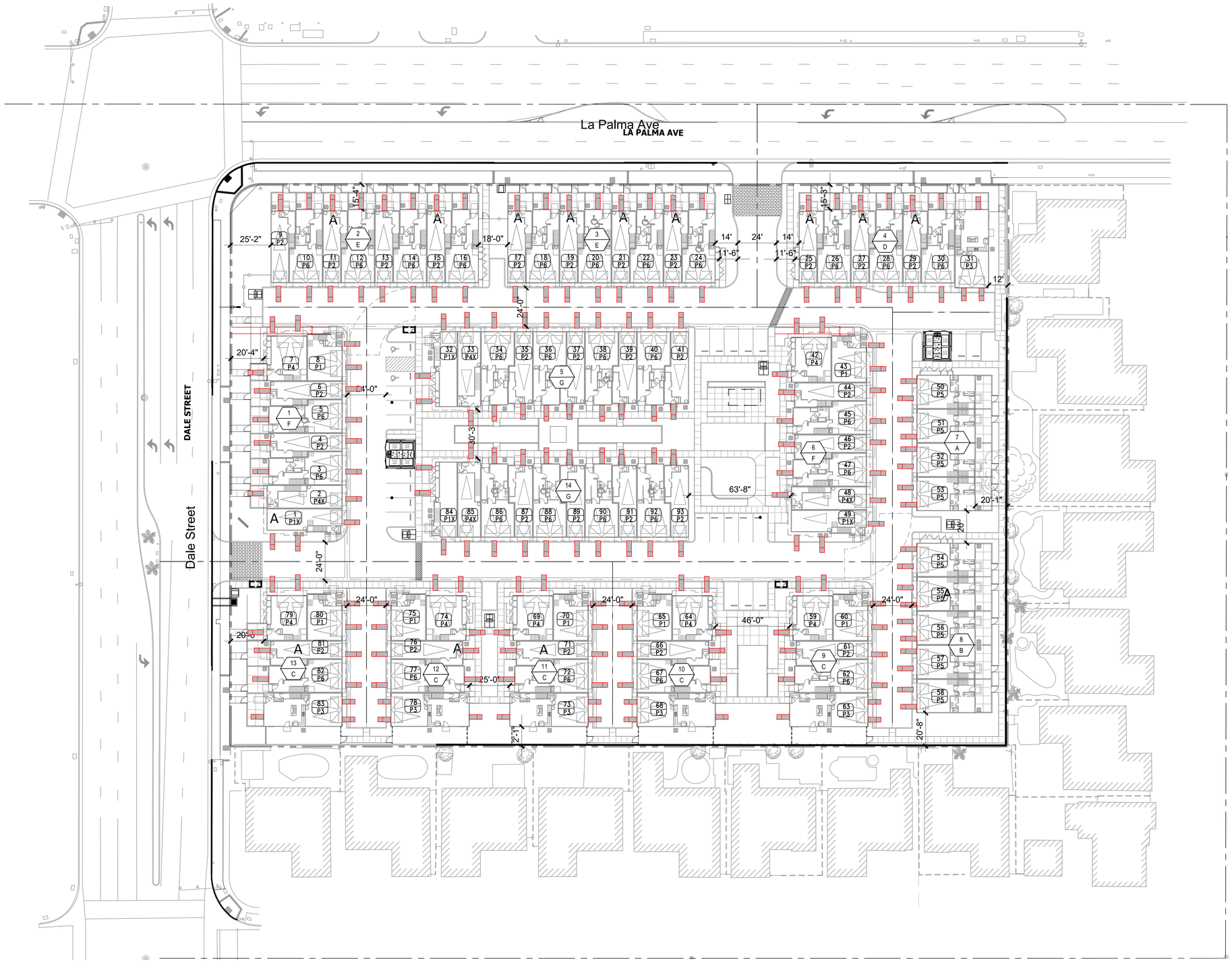
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JULY 1, 2024

0 15 30 60

COMMON USABLE OPEN AREA

A1.2

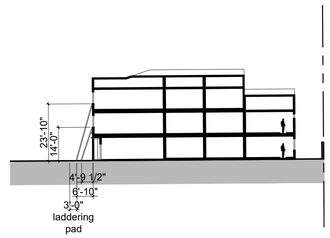


SITE PLAN LEGEND

3'-0"6'-10" / 3'-0" — LADDER PAD SETBACK AT RESCUE OPENINGS. SEE LADDERING PAD DETAILS PER OCFA E-04

1 / A — Building Number / Building Type

1 / P3 — Unit Number / Plan Type



d=(h/5)+2

4.8'=(14/5)+2

6.77'=(23'-10"/5)+2

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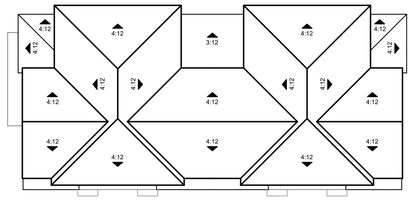
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BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 15 30 60

LADDERING EXHIBIT

A1.3



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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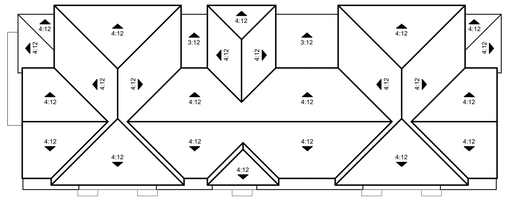
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BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING A

A2.0



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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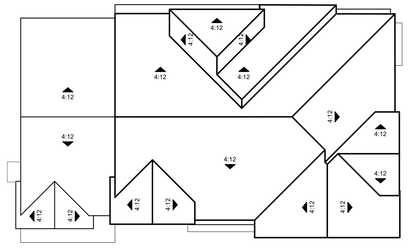
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BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING B

A2.1



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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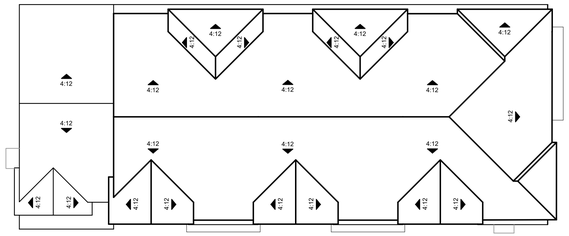
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JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING C

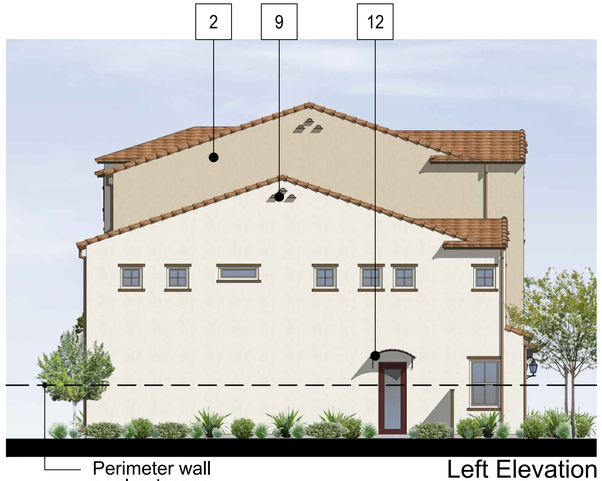
A2.2



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation (enhanced)



Rear Elevation

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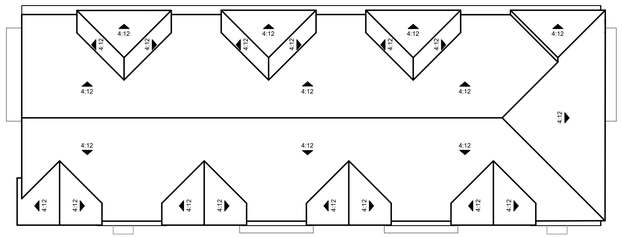
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JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING D

A2.3



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING E

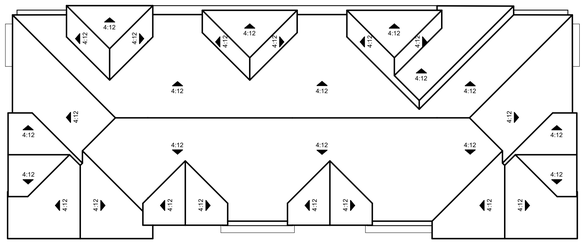
A2.4



Left Enhanced Elevation @ bldg #3
Facing drive aisle entry from La Palma Avenue



Right Enhanced Elevation @ bldg #2 Facing Dale Street



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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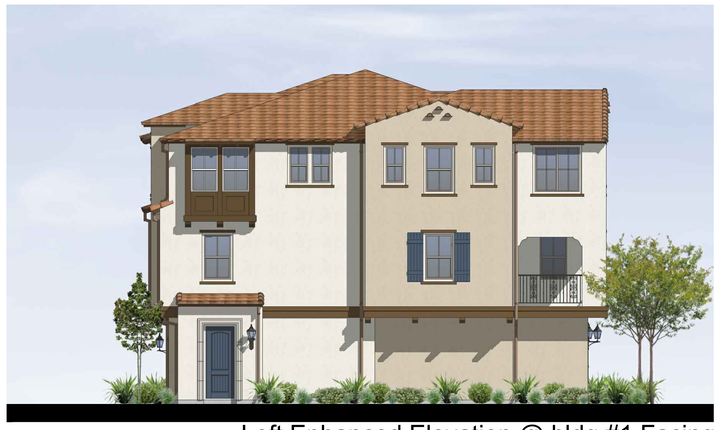
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SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING F

A2.6



Left Enhanced Elevation @ bldg #1 Facing
corner of La Palma Avenue and Dale Street



Right Enhanced Elevation @ bldg #1
Facing drive aisle entry from Dale Street

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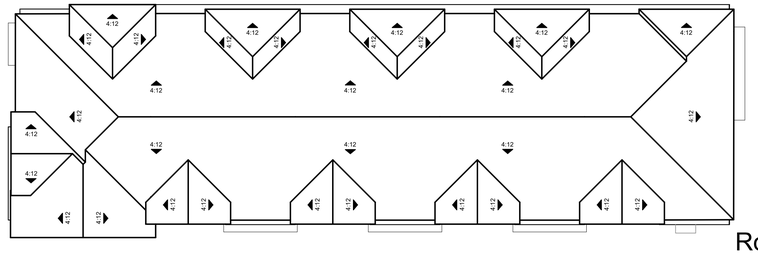
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BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

ELEVATIONS
BUILDING F ENHANCED

A2.7



Roof Plan
Scale: 1/16"=1'-0"

MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Doors
5. Iron Railing
6. Light Fixture
7. Vinyl Windows
8. Shutters
9. Gable Accents
10. Entry Door
11. Stucco Over Foam Corbels
12. Awning



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

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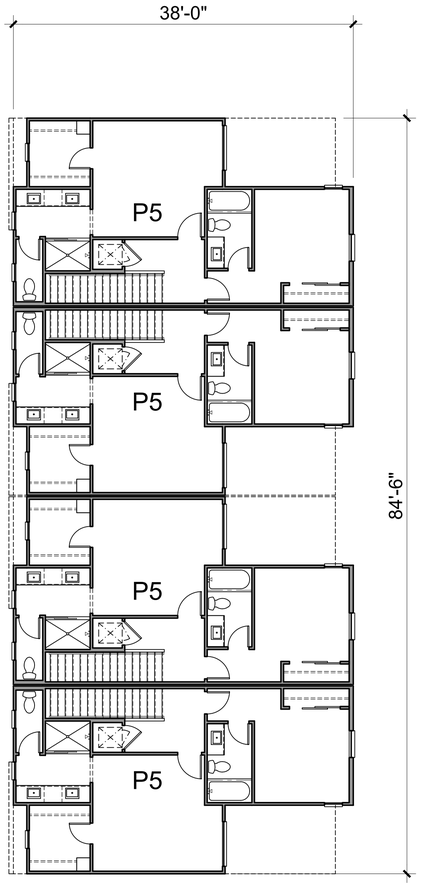
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JULY 1, 2024

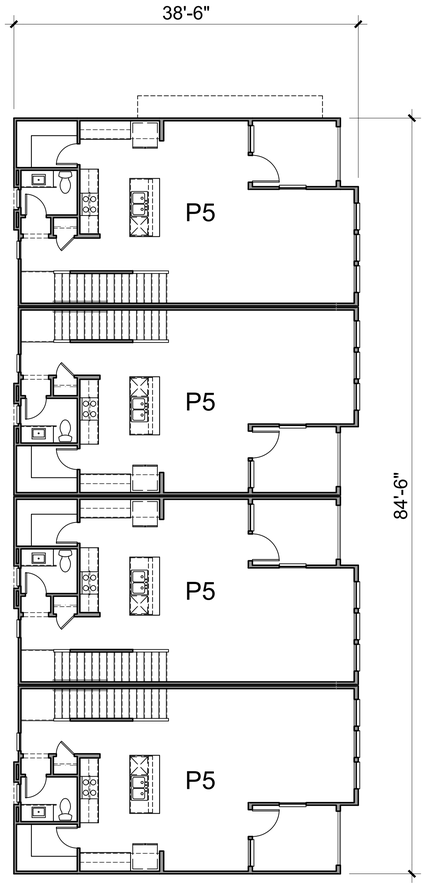
0 4 8 16

ELEVATIONS
BUILDING G

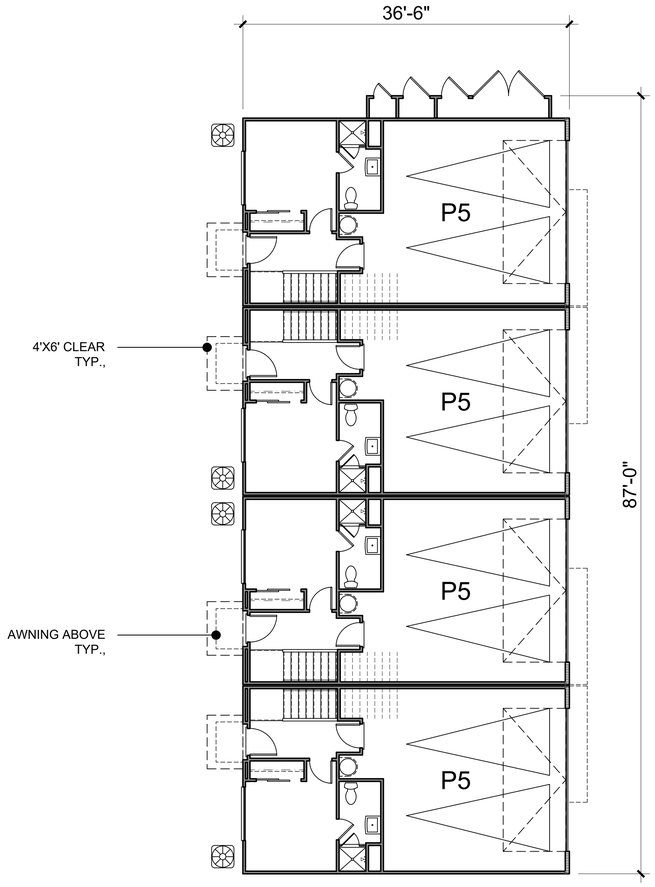
A2.8



Third Floor
Building A



Second Floor
Building A



First Floor
Building A

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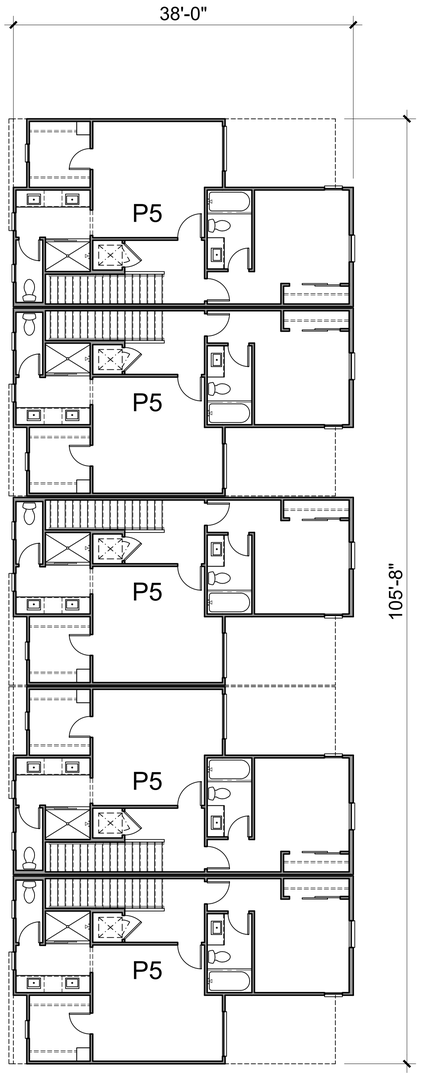
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

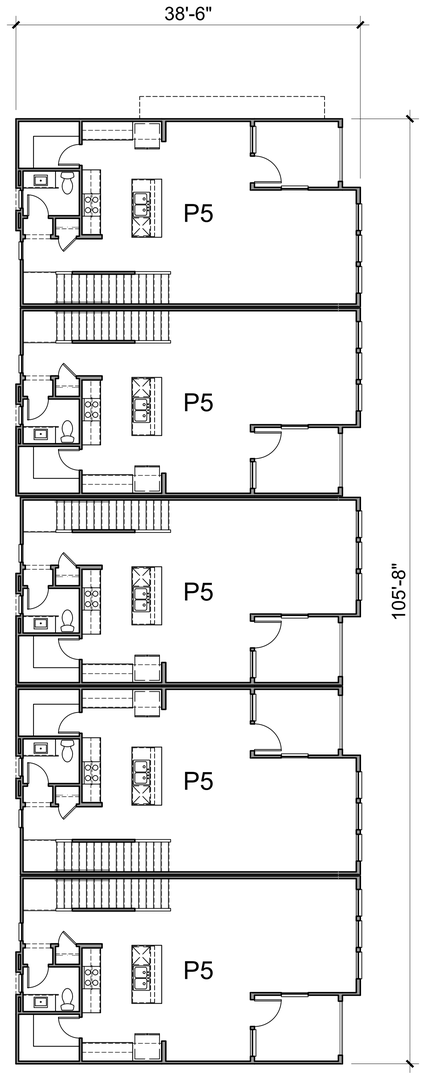
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BUILDING PLANS
BUILDING A

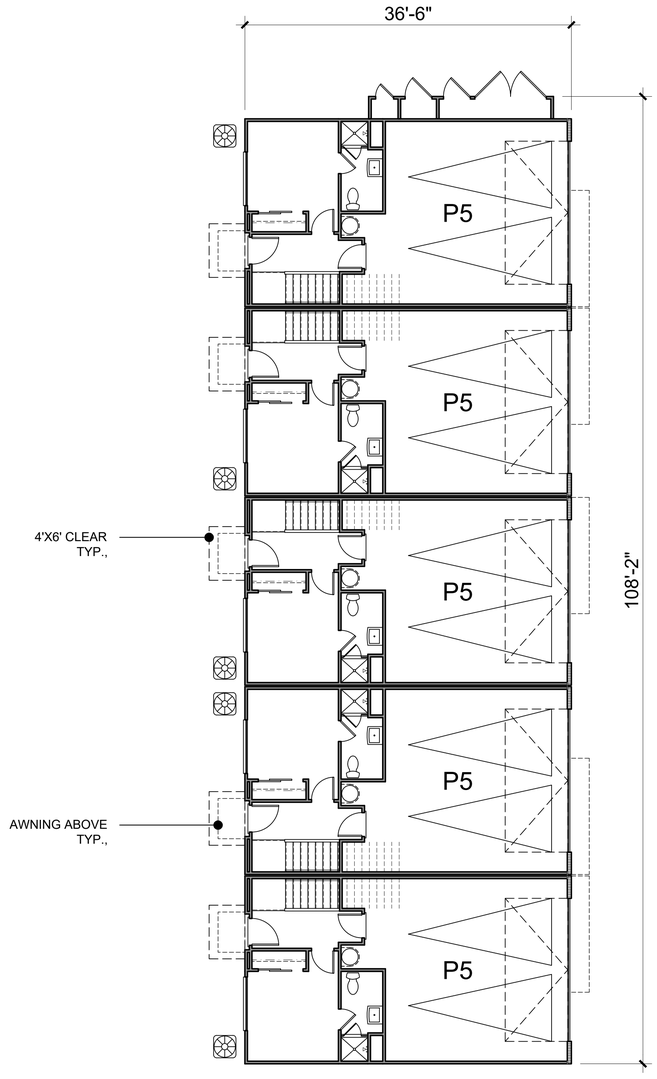
A3.0



Third Floor
Building B



Second Floor
Building B



First Floor
Building B

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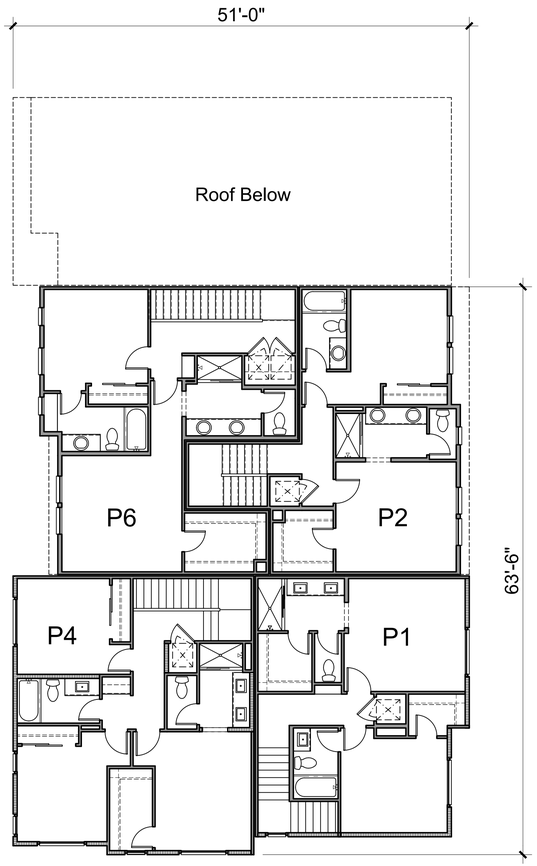
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

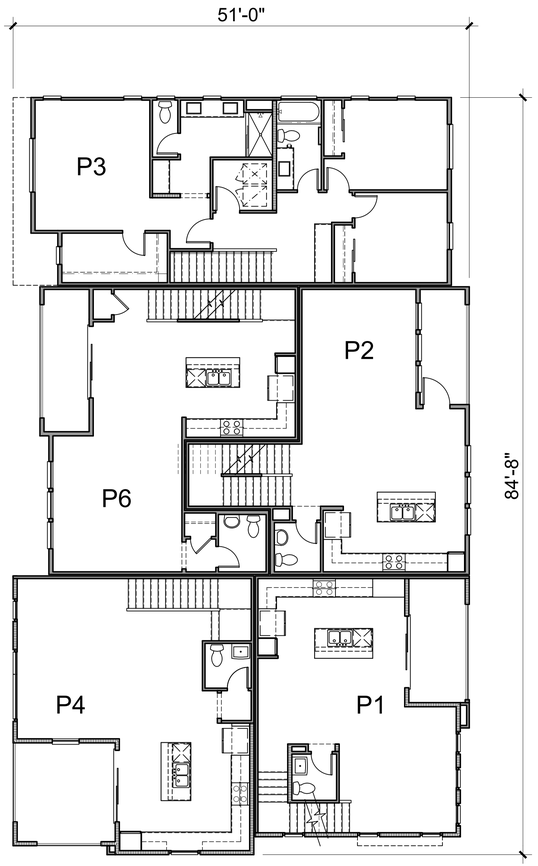
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BUILDING PLANS
BUILDING B

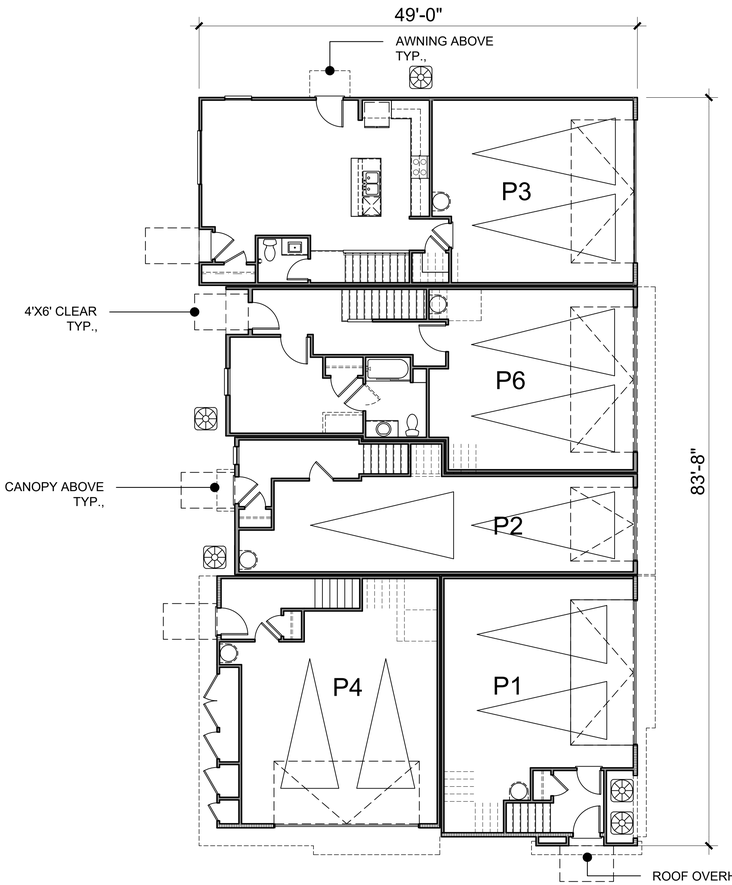
A3.1



Third Floor
Building C



Second Floor
Building C



First Floor
Building C

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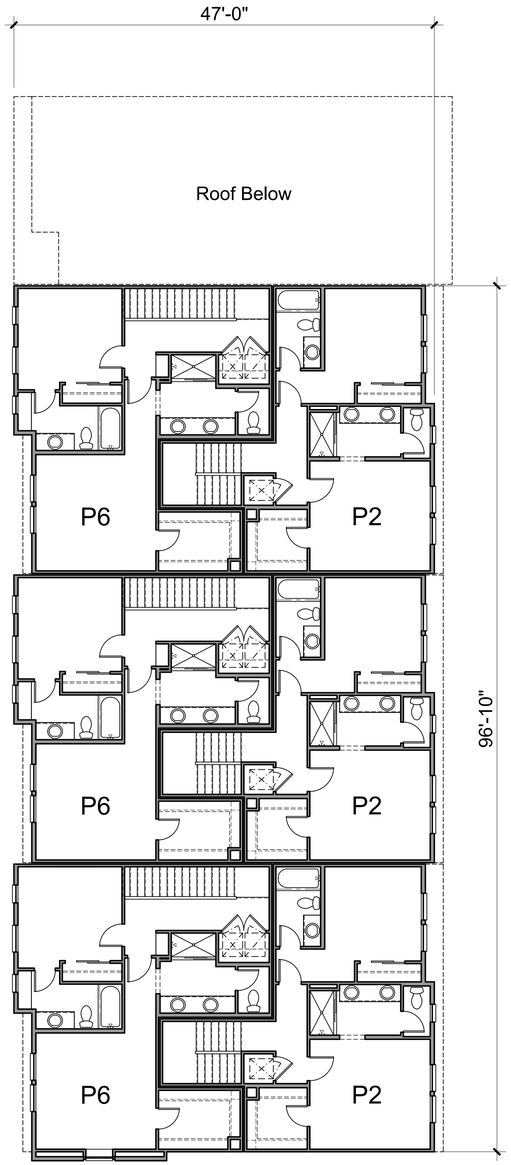
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

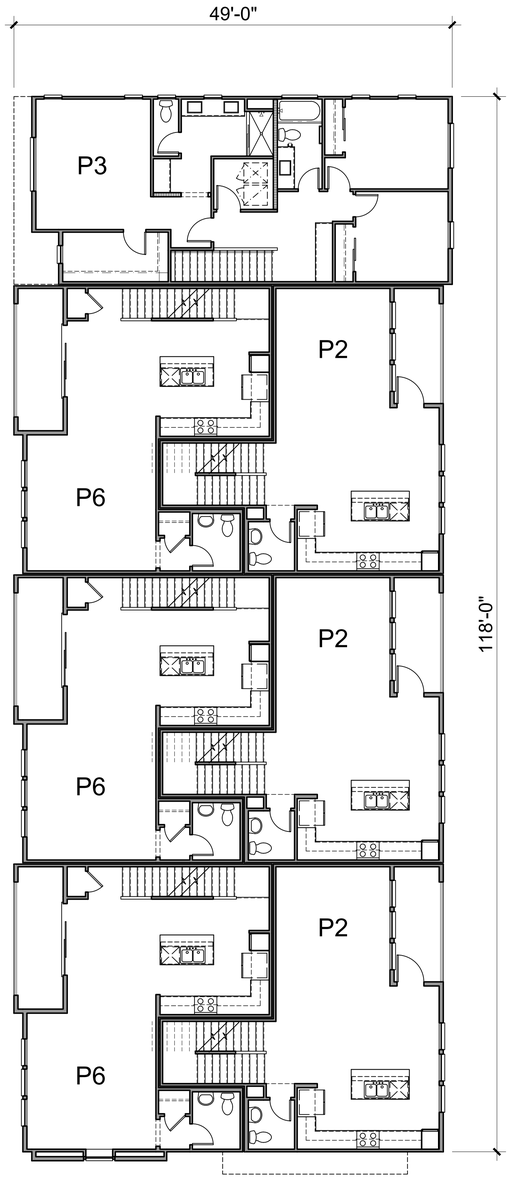
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BUILDING PLANS
BUILDING C

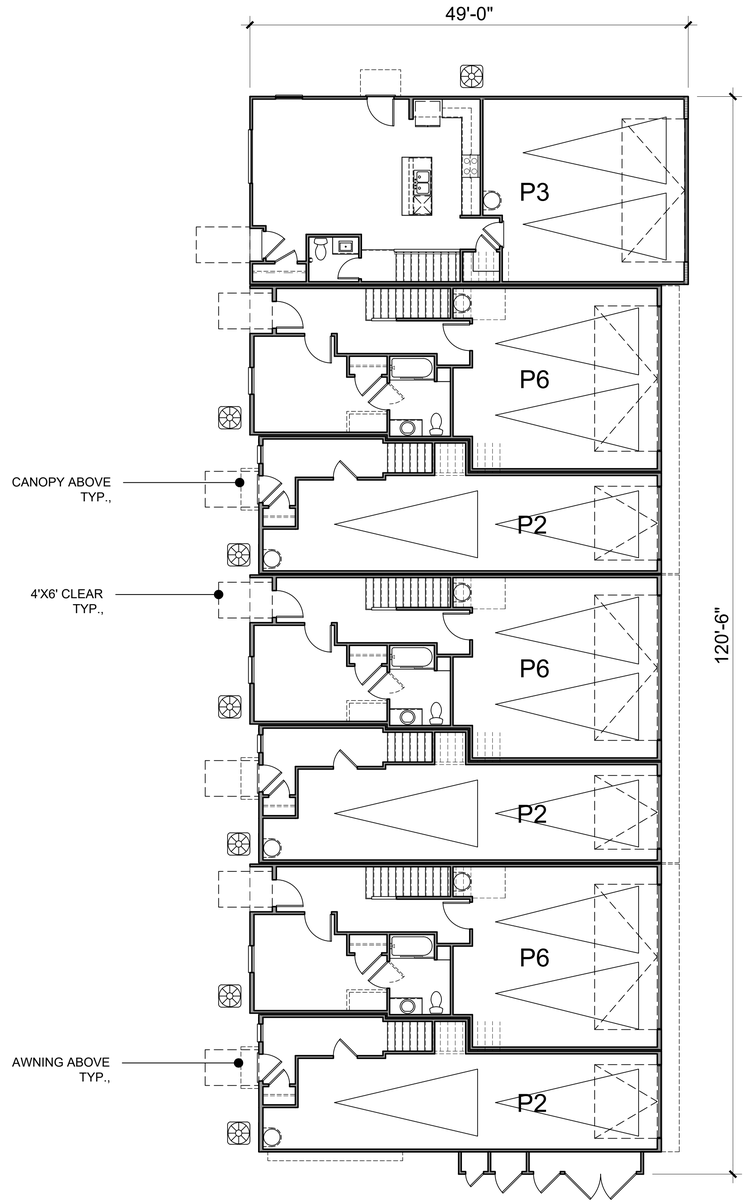
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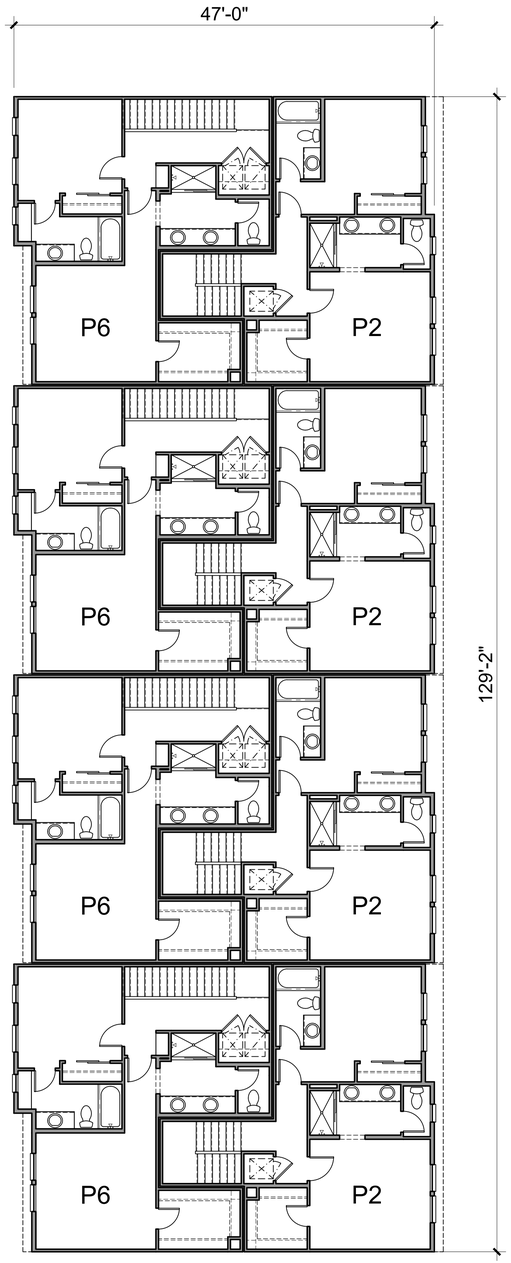
Third Floor
Building D



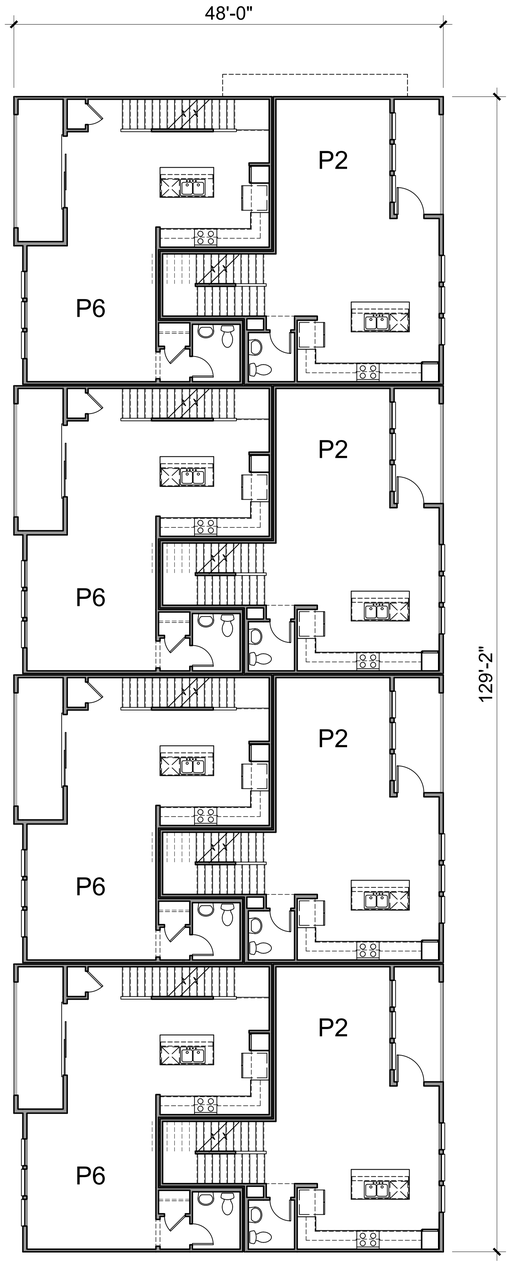
Second Floor
Building D



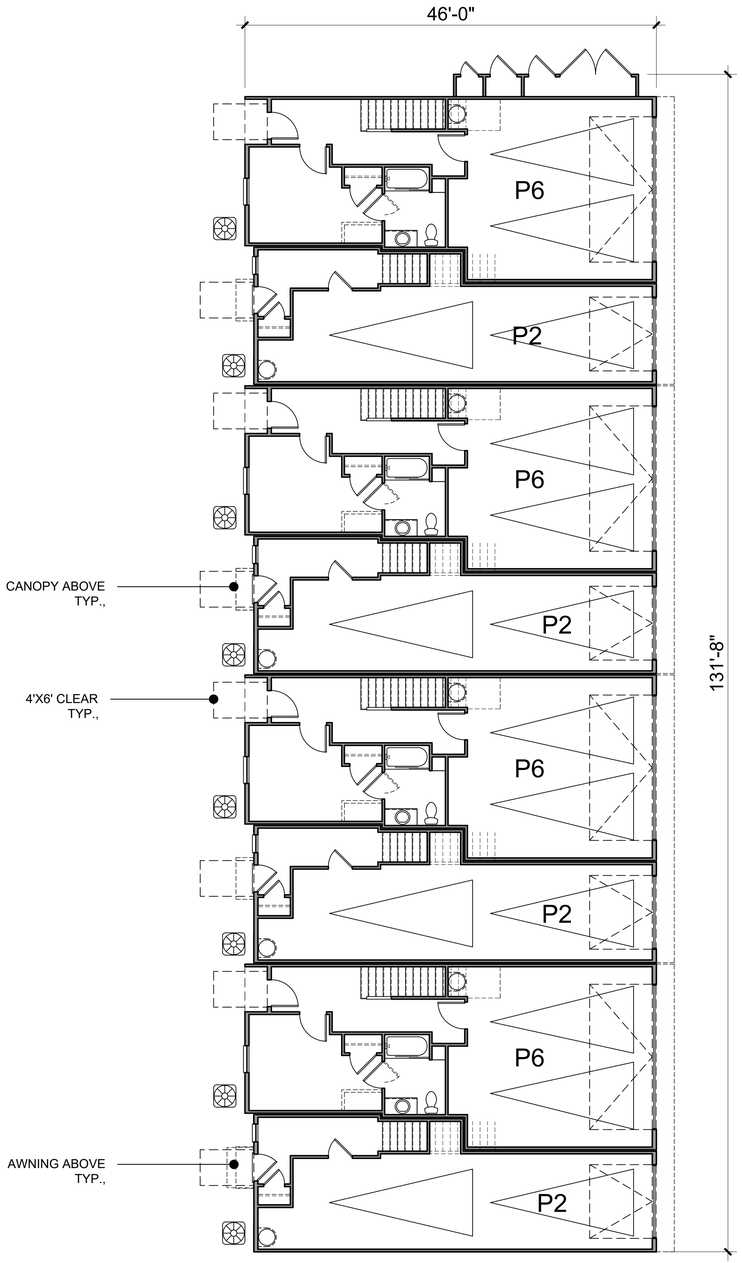
First Floor
Building D



Third Floor
Building E



Second Floor
Building E



First Floor
Building E

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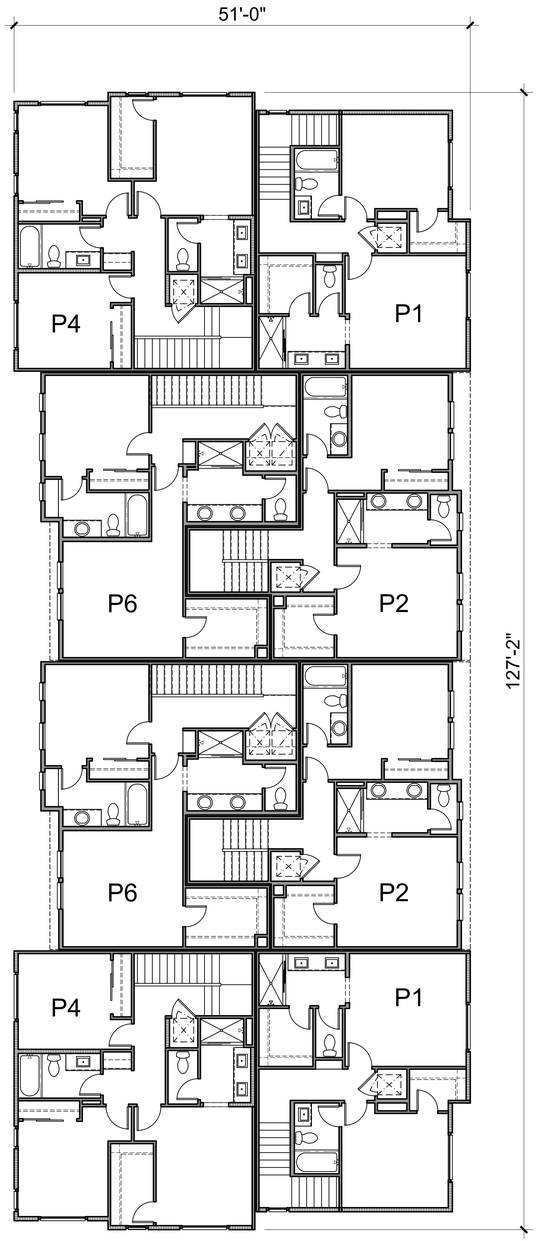
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

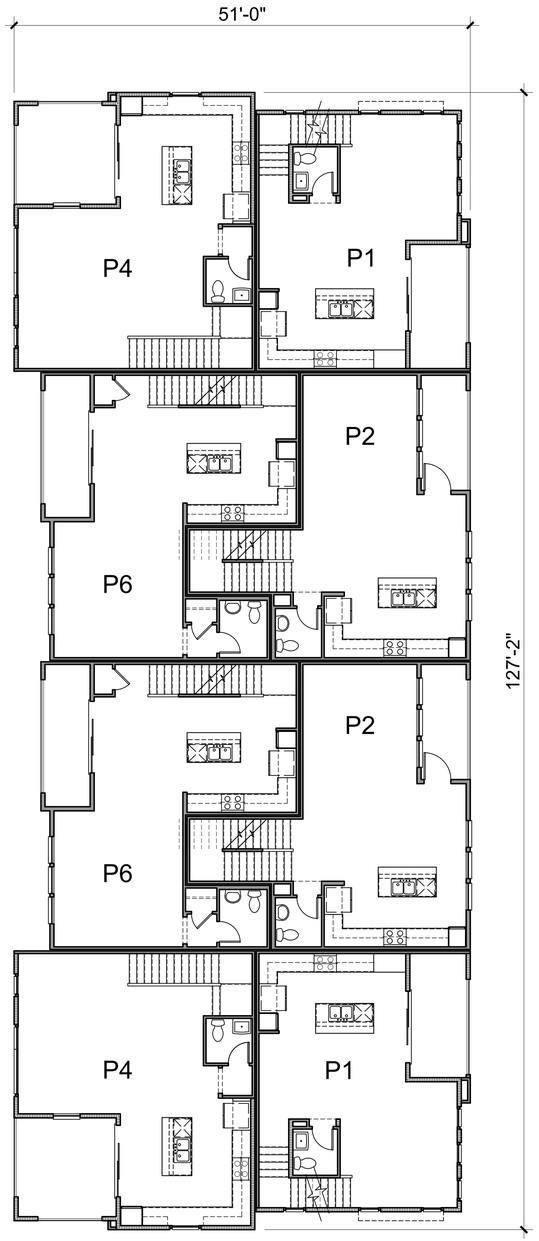
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BUILDING PLANS
BUILDING E

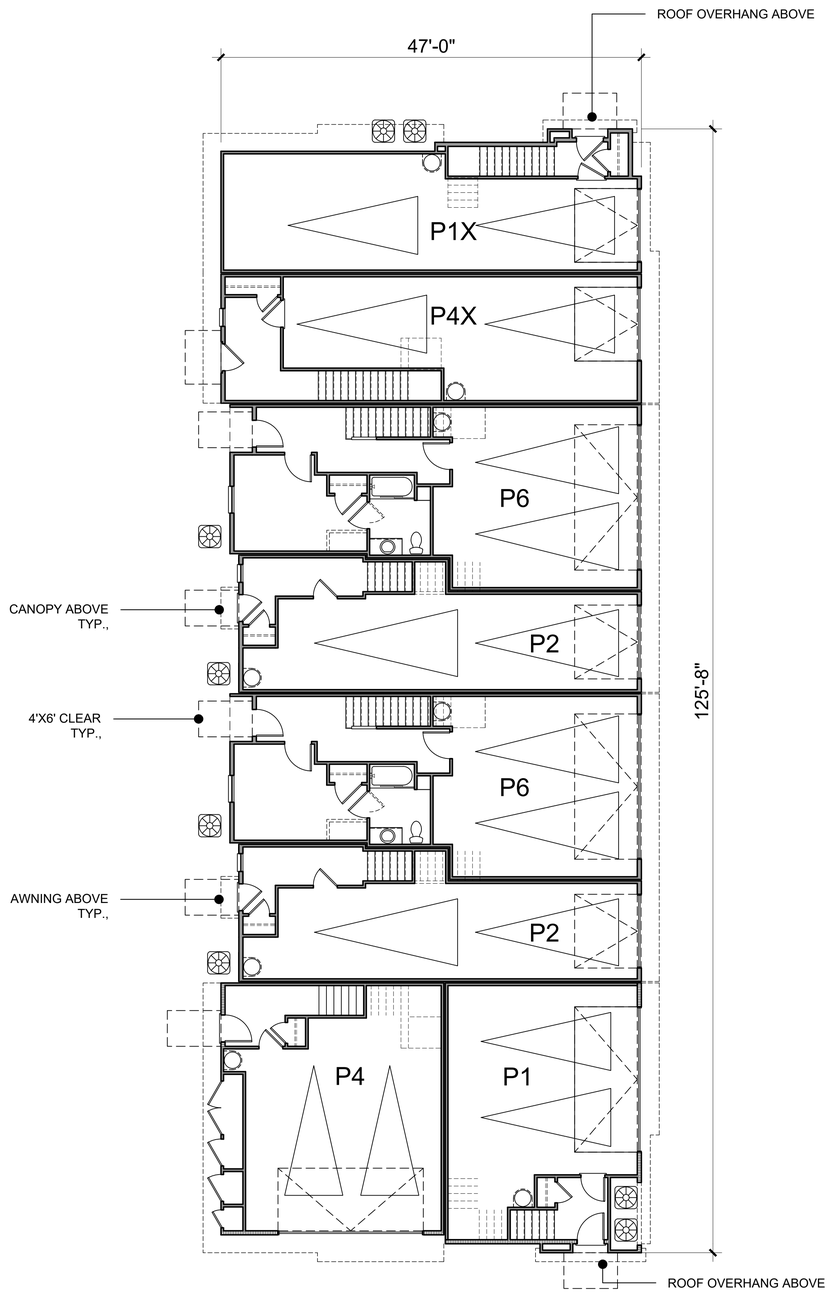
A3.4



Third Floor
Building F



Second Floor
Building F



First Floor
Building F

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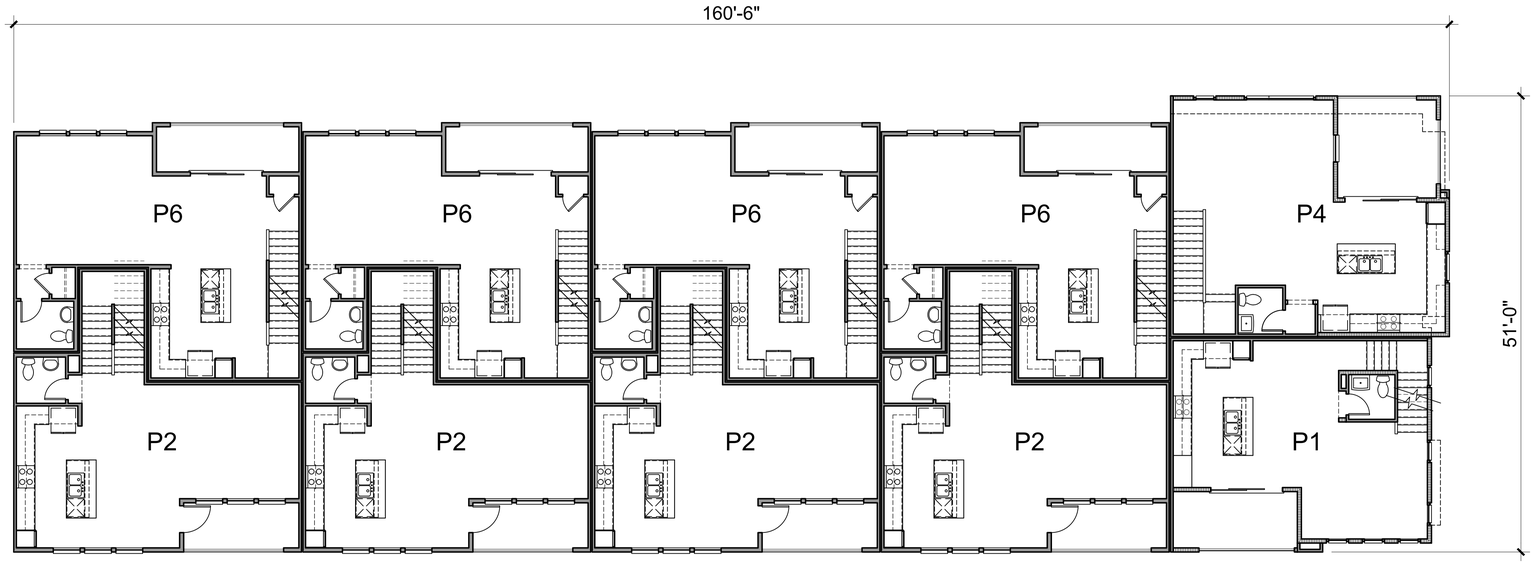
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

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JULY 1, 2024

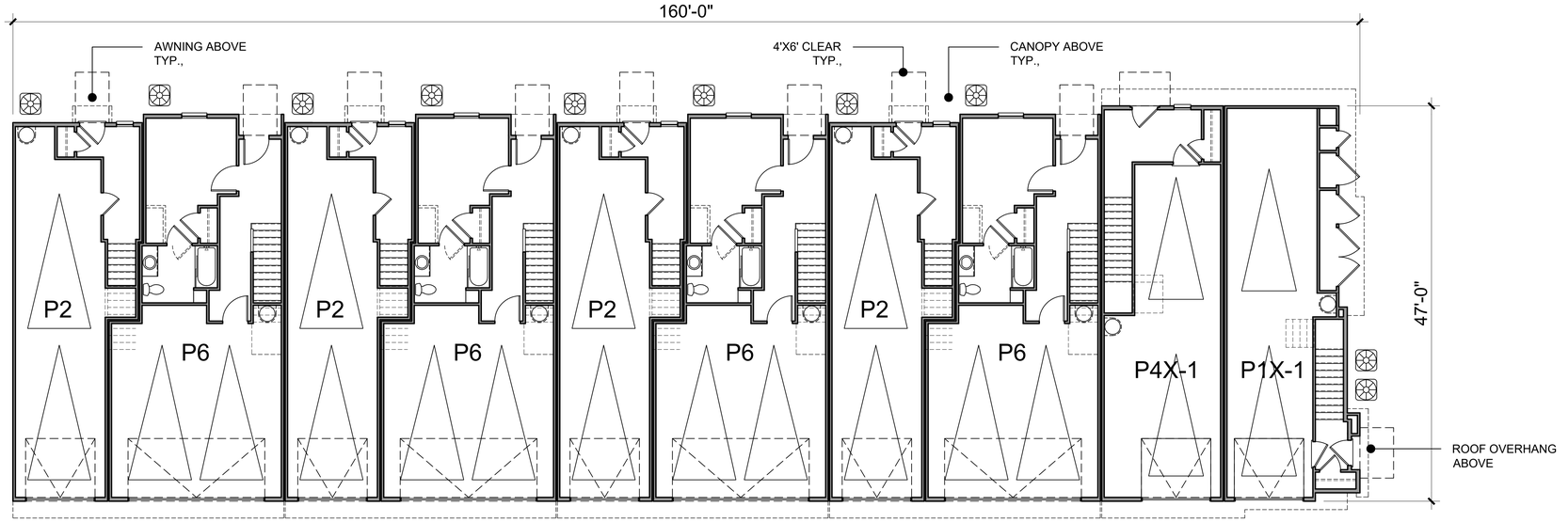
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BUILDING PLANS
BUILDING F

A3.5



Second Floor
Building G



First Floor
Building G

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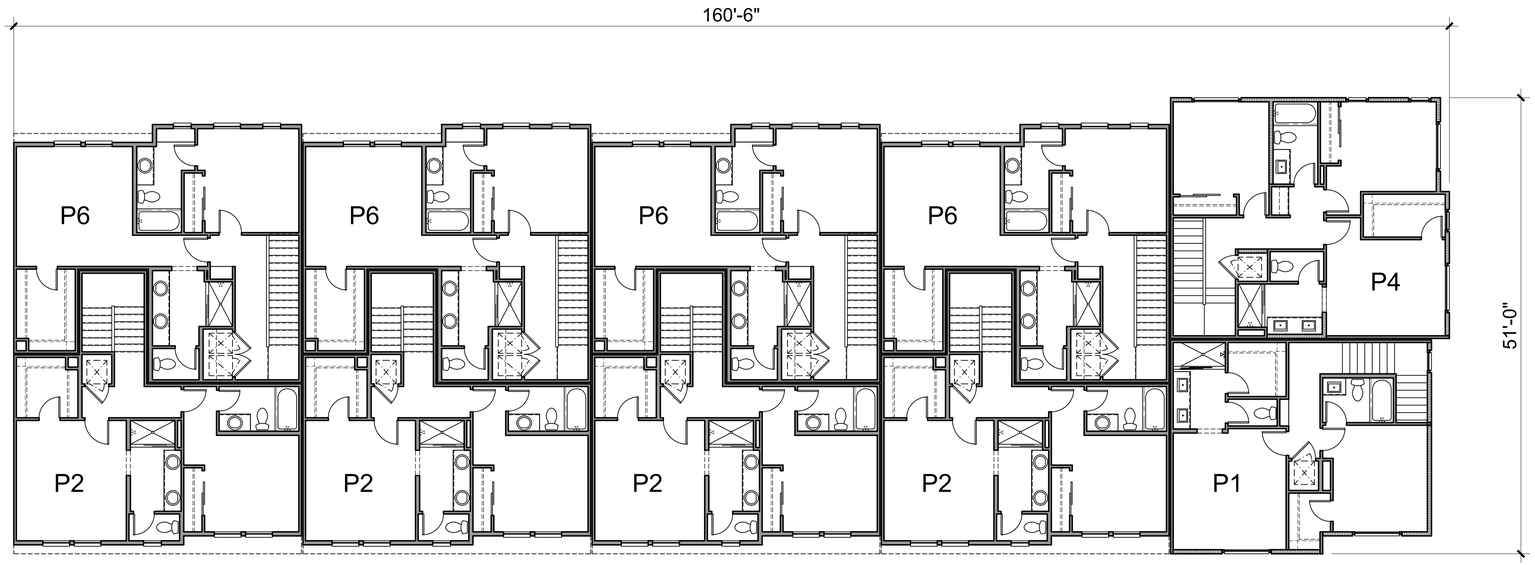
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SCHEMATIC DESIGN
JULY 1, 2024

0 4 8 16

BUILDING PLANS
BUILDING G

A3.6



Third Floor
Building G

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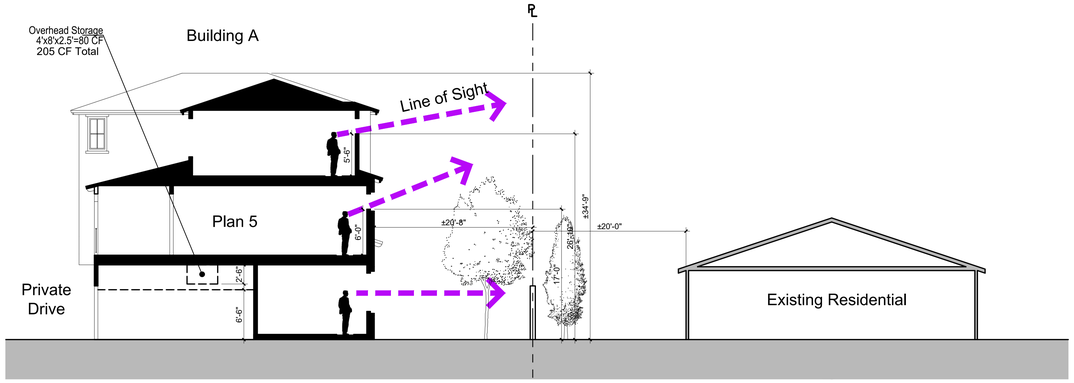
DALE AND LA PALMA
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SCHEMATIC DESIGN
JULY 1, 2024

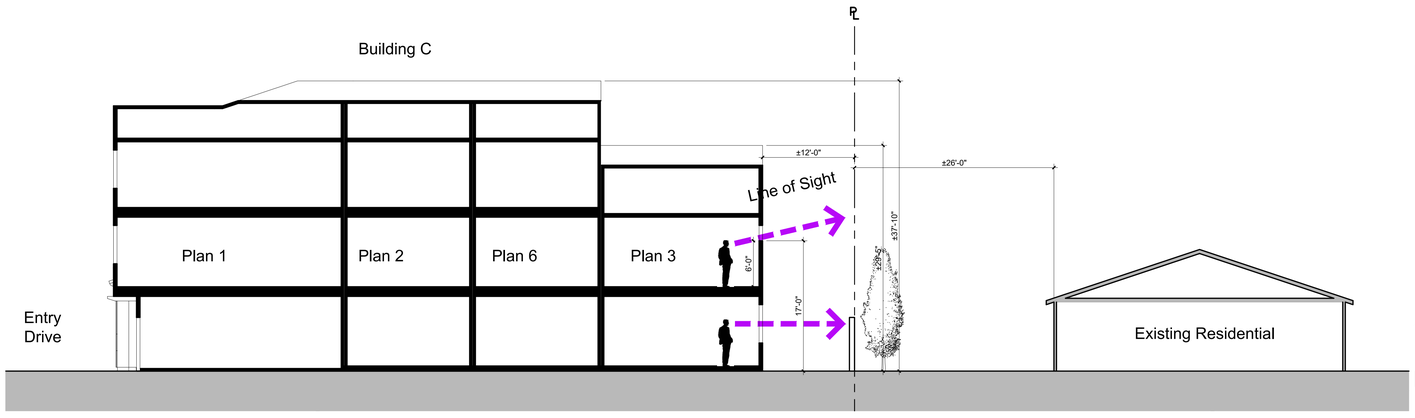
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BUILDING PLANS
BUILDING G

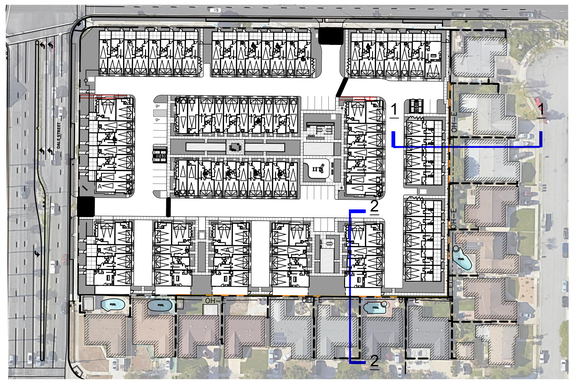
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Section 1



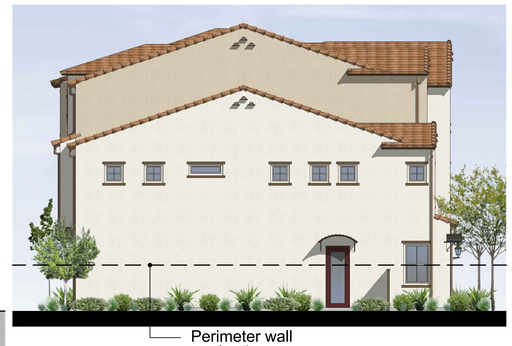
Section 2



Key Map
1"=80'



Front Elevation
Building A



Left Elevation
Building C

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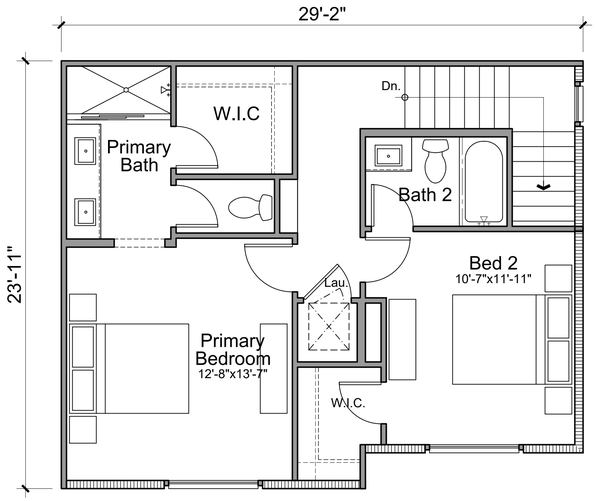
DALE AND LA PALMA
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SCHEMATIC DESIGN
JULY 1, 2024

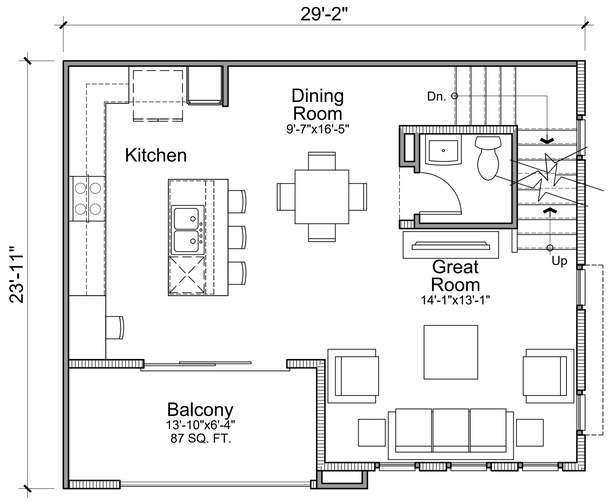
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BUILDING SECTIONS

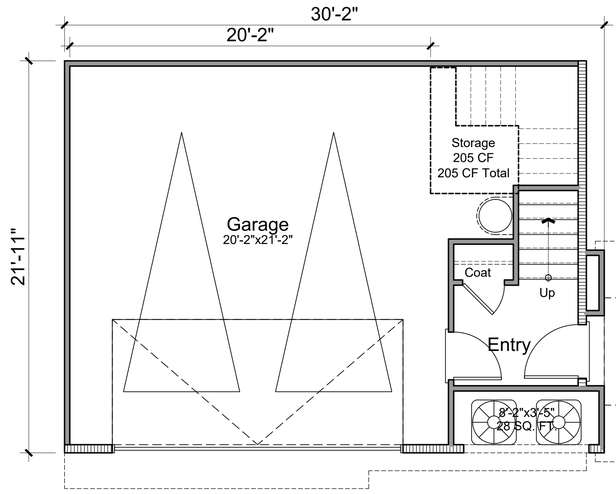
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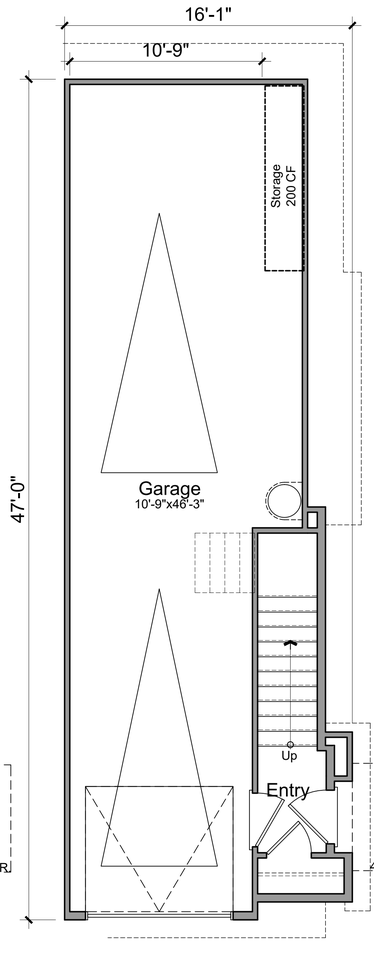
Third Floor
applies to Plan 1 and 1x



Second Floor
applies to Plan 1 and 1x



First Floor- Plan 1



First Floor-Plan 1x

PLAN 1 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	104 SQ. FT.
2ND FLOOR	547 SQ. FT.
3RD FLOOR	582 SQ. FT.
TOTAL LIVING	1233 SQ. FT.
GARAGE	507 SQ. FT.

PLAN 1x NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	93 SQ. FT.
2ND FLOOR	547 SQ. FT.
3RD FLOOR	582 SQ. FT.
TOTAL LIVING	1222 SQ. FT.
GARAGE	541 SQ. FT.

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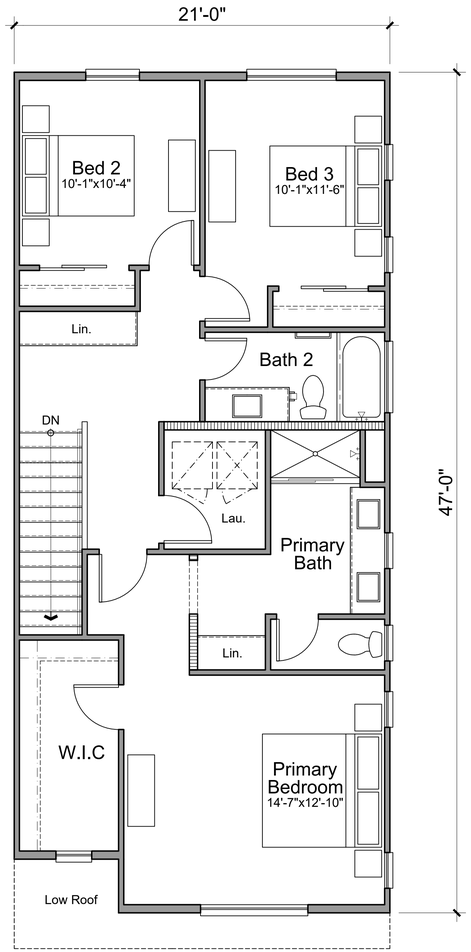
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

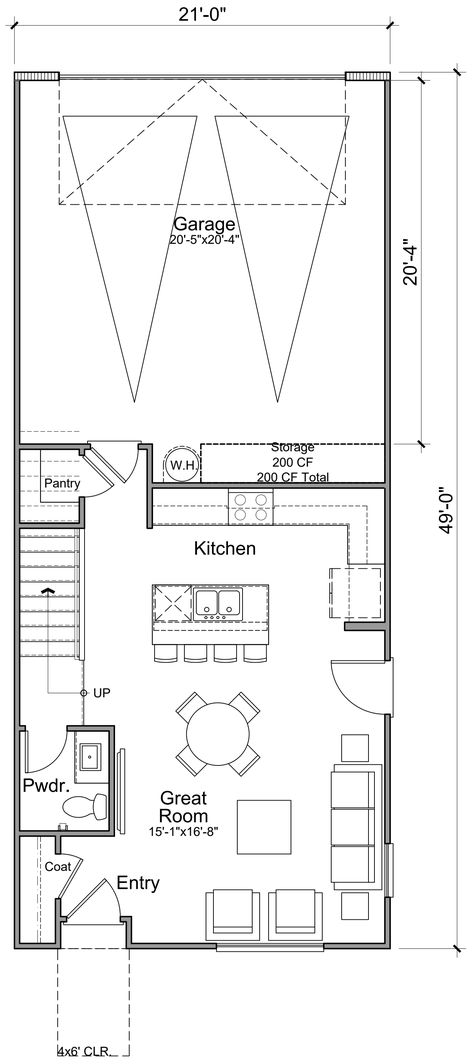
0 2 4 8

PLAN 1 & 1X FLOOR PLANS

A5.0



Second Floor



First Floor

PLAN 3 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	538 SQ. FT.
2ND FLOOR	881 SQ. FT.
TOTAL LIVING	1419 SQ. FT.
GARAGE	443 SQ. FT.

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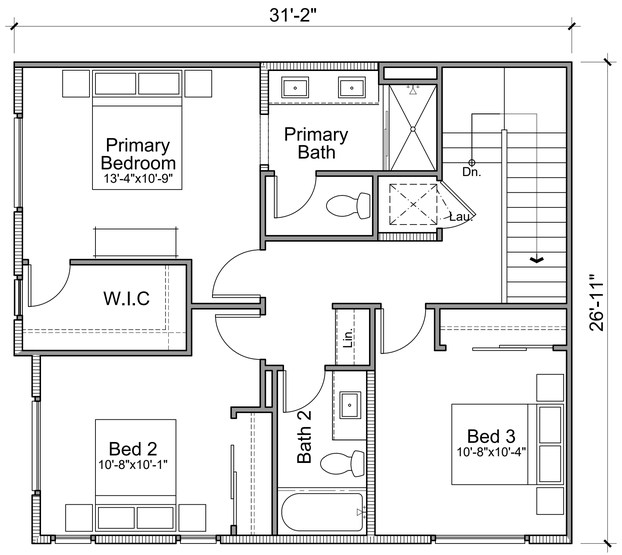
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

0 2 4 8

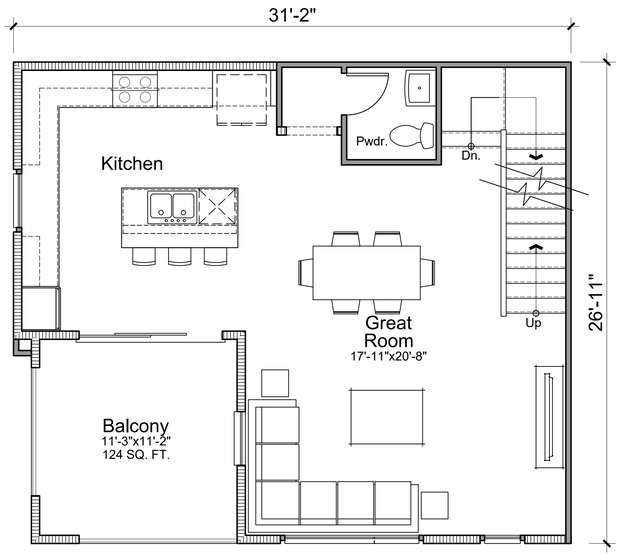
PLAN 3 FLOOR PLANS

A5.1



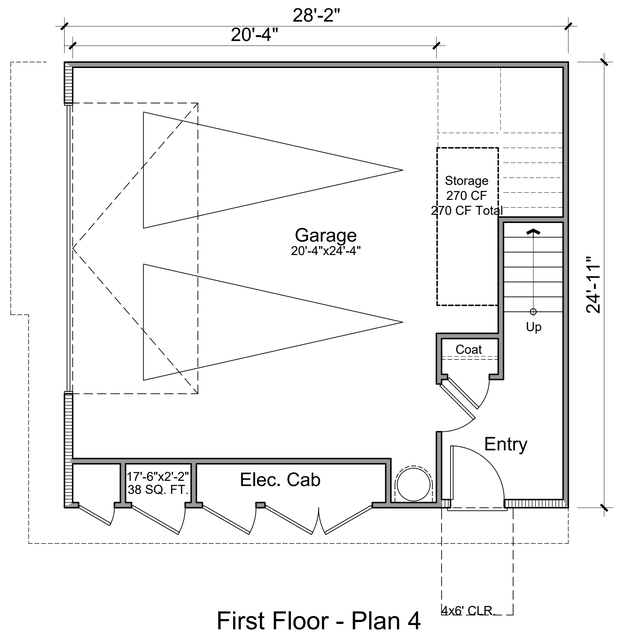
Third Floor

applies to Plan 4 and 4x

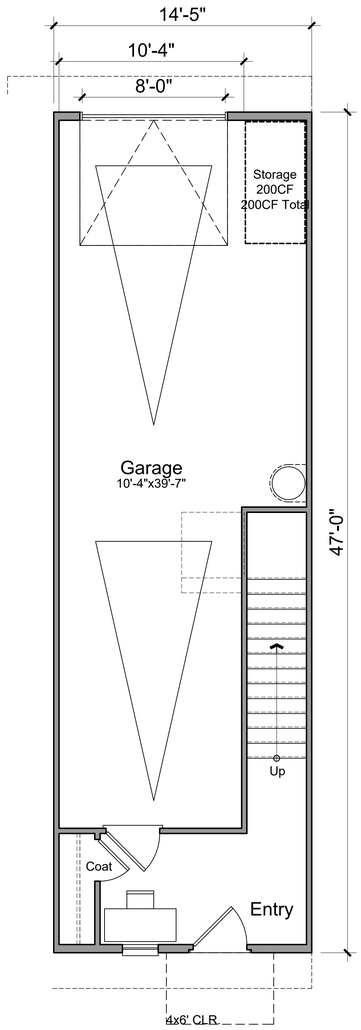


Second Floor

applies to Plan 4 and 4x



First Floor - Plan 4



First Floor - Plan 4x

PLAN 4 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	134 SQ. FT.
2ND FLOOR	651 SQ. FT.
3RD FLOOR	717 SQ. FT.
TOTAL LIVING	1502 SQ. FT.
GARAGE	533 SQ. FT.

PLAN 4x NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	163 SQ. FT.
2ND FLOOR	651 SQ. FT.
3RD FLOOR	717 SQ. FT.
TOTAL LIVING	1531 SQ. FT.
GARAGE	482 SQ. FT.

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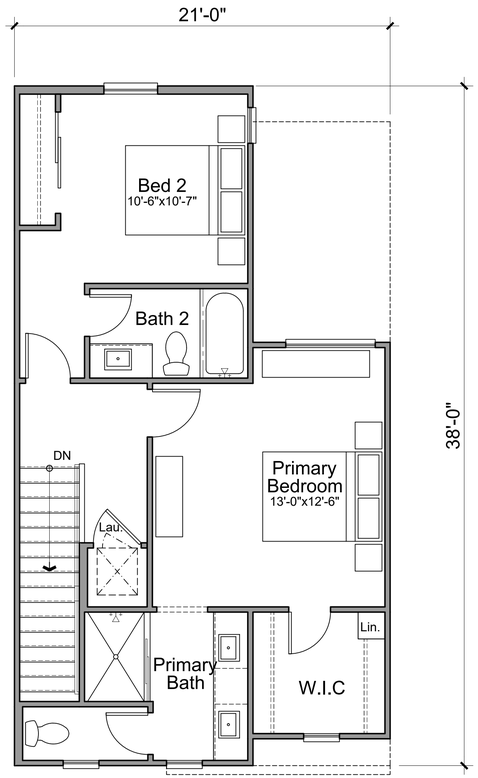
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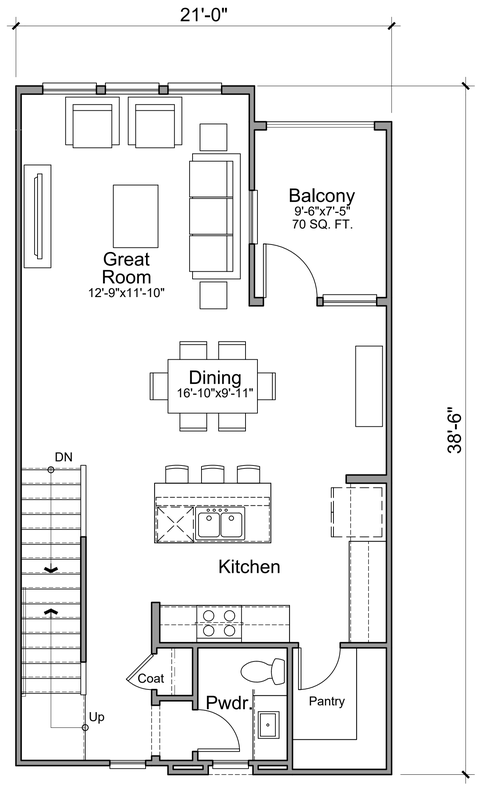
SCHEMATIC DESIGN
JULY 1, 2024

PLAN 4 & 4X FLOOR PLANS

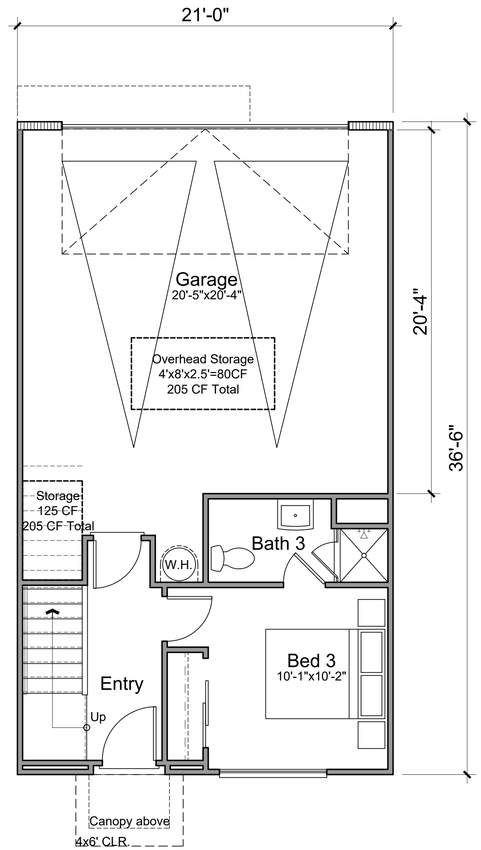
A5.2



Third Floor



Second Floor



First Floor

PLAN 5 NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	287 SQ. FT.
2ND FLOOR	673 SQ. FT.
3RD FLOOR	596 SQ. FT.
TOTAL LIVING	1556 SQ. FT.
GARAGE	454 SQ. FT.

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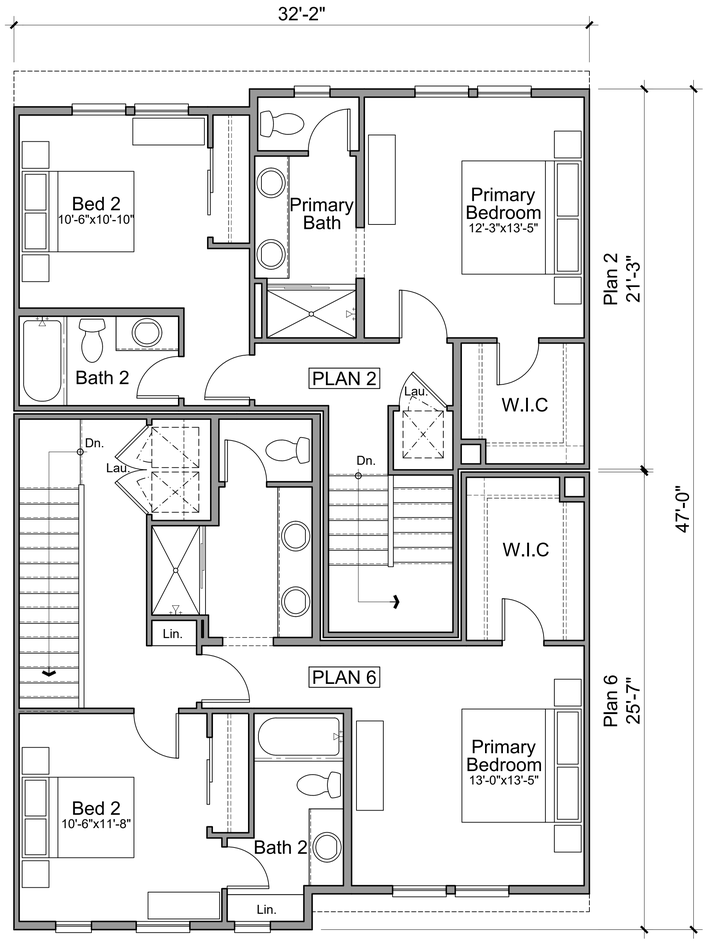
DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 1, 2024

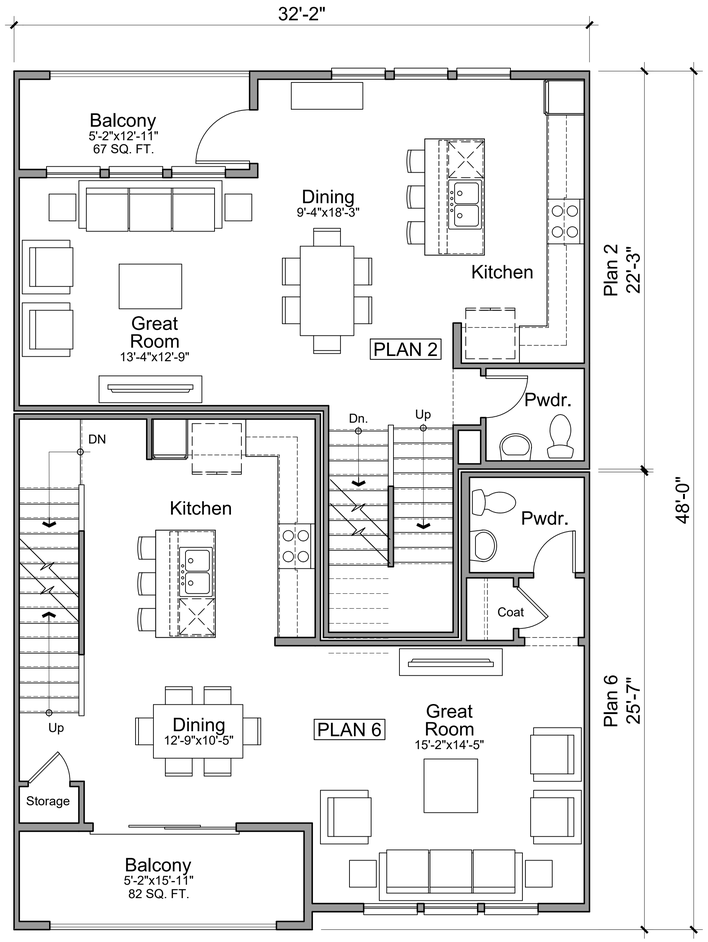
0 2 4 8

PLAN 5 FLOOR PLANS

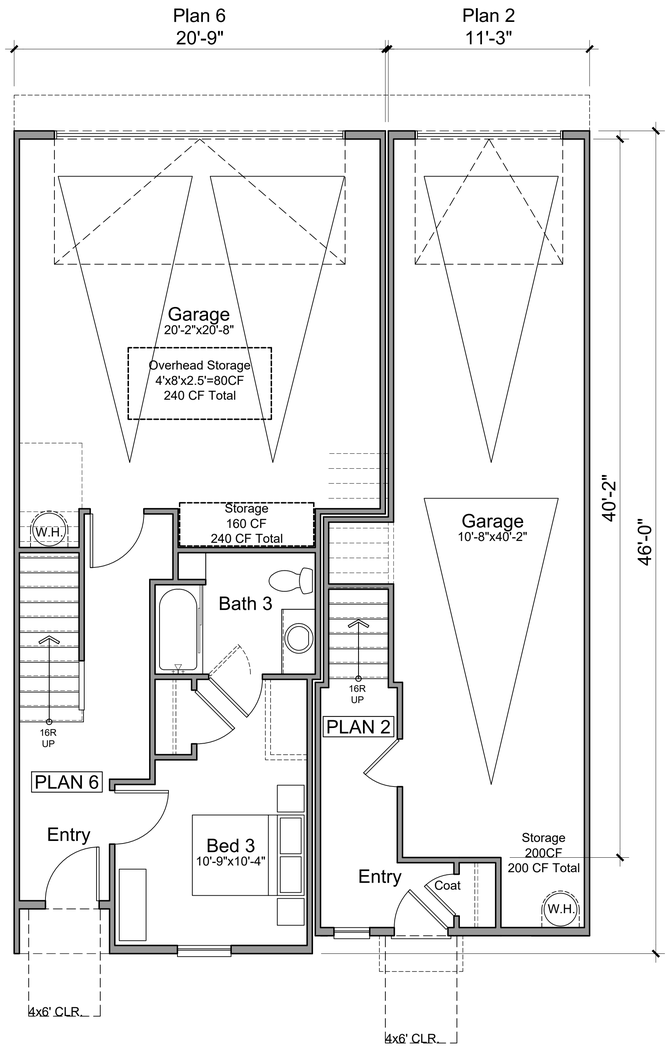
A5.3



Third Floor



Second Floor



First Floor

PLAN 6 NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	380 SQ. FT.
2ND FLOOR	652 SQ. FT.
3RD FLOOR	669 SQ. FT.
TOTAL LIVING	1701 SQ. FT.
GARAGE	441 SQ. FT.

PLAN 2 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	128 SQ. FT.
2ND FLOOR	611 SQ. FT.
3RD FLOOR	580 SQ. FT.
TOTAL LIVING	1319 SQ. FT.
GARAGE	454 SQ. FT.

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0 2 4 8

PLAN 2 & 6 FLOOR PLANS

A5.4

STUCCO 1
OMEGA A6503

STUCCO 2
SW 7506



ROOF
EAGLE ROOFING - CAPISTRANO 3522

TRIM 1
SW 6083

WROUGHT IRON
SW 9600

TRIM 2
SW 7541

WINDOW FRAME
TAN

ACCENT 1
SW 7584

ACCENT 2
SW 9150

GARAGE 1
SW 6102

GARAGE 2
SW 9090

DOWNSPOUTS
CUSTOM-BILT METALS
BEAVER BROWN OR SIMILAR

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SCHEMATIC DESIGN
JULY 1, 2024

COLOR AND MATERIAL BOARD

A6.0



TOTAL LANDSCAPE SQUARE FOOTAGE: 27,963 S.F.

SCALE - 1" = 30'-0"

0 15' 30' 60' 90'

NORTH

SITE FEATURES KEY

1. PLANTED PARKWAY – TYPICAL (TYP.)
2. PUBLIC SIDEWALK – TYP.
3. DECORATIVE STAMPED CONCRETE PAVING AT DRIVE ENTRY – TYP. SYMBOL (SYM.)
4. MONUMENT PILASTER SIGN – TYP. SYM.
5. DRIVE LANE PER CIVIL SITE PLAN – TYP.
6. PARKING STALLS PER CIVIL SITE PLAN – TYP.
7. RESIDENTIAL BUILDING PER ARCHITECTURE PLANS – TYP.
8. DRIVEWAY PER CIVIL SITE PLANS – TYP.
9. PRIVATE COURT YARD WITH LOW STUCCO WALL (APPROX. 42" HT.) AND PATIO GATE- TYP. SYM.
10. PRIVATE SIDE YARD, HOMEOWNER MAINTAINED – TYP.
11. 42" HT. RAISED PLANTER – TYP. SYM.
12. 6' HT. MIN. NEW PRECISION BLOCK WALL (TO BE STUCCOED AND PAINTED TO MATCH BUILDING FINISH) – TYP. SYM.
13. 5'-6" HT. TAN VINYL FENCE – TYP. SYM.
14. 6' HT. TUBULAR STEEL FENCE – TYP. SYM.
15. EXISTING WALL TO BE RAISED TO 6' HT. MINIMUM TO 7' HT. MAXIMUM AND PAINTED – TYP. SYM.
16. TRASH ENCLOSURE WITH CONC. PAD – TYP. SYM.
17. DRY UTILITIES PER SCE PLANS – TYP.
18. PLANTING AREA – TYP. SYM.
19. CONCRETE WALKWAY – TYP. SYM.
20. OPEN SPACE WITH RAISED PLANTER, SEATING, BBQ'S, TRELLIS, PLAY STRUCTURE, AND BIKE RACKS (SEE ENLARGEMENT "A" ON SHEET L-02)
21. OPEN SPACE WITH BBQ AND PICNIC TABLE (SEE ENLARGEMENT "B" ON SHEET L-02)
22. STREET PARKWAY TREE – TYP. SYM.
23. THEME TREE – TYP. SYM.
24. VERTICAL TREE – TYP. SYM.
25. ACCENT TREE – TYP. SYM.
26. SPECIMEN TREE – TYP. SYM.
27. RAISED PLANTER TREE – TYP. SYM.
28. EXISTING TREE
29. PROJECT BOUNDARY PER CIVIL SITE PLAN – TYP. SYM.
30. UTILITIES PER CIVIL UTILITY PLANS – TYP. SYMBOLS
31. EXISTING WALL WITH METAL SCREENS/TOPPERS TO BE REMOVED AND WALL RAISED TO 6' HT. MIN. TO 7' HT. MAX. – WALL TO BE PAINTED – TYP. SYM.
32. DECORATIVE METAL SCREEN – TYP. SYM.
33. VINE PLANTER POCKET – TYP. SYM.
34. LINE OF SIGHT PER CIVIL SITE PLANS – TYP. SYM.
35. ACCESSIBLE UNIT – TYP. SYM.
36. DECORATIVE CROSS WALK – TYP. SYM.

PROPOSED PLANT PALETTE

SYMBOL / BOTANICAL NAME / COMMON NAME

THEME TREES (24" BOX) – QUANTITY (QTY.) 6
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE
LYONOTHAMNUS F. SSP. A. / FERN LEAF CATALINA IRONWOOD
(SPACING AS SHOWN ON PLANS)

VERTICAL TREES (24" BOX) – QTY. 48
LAURUS 'SARATOGA' / SARATOGA LAUREL
LOPHOSTEMON CONFERTUS / BRISBANE BOX
PALM SPP. / PALM SPECIES
PRUNUS ILICIFOLIA SSP. LYONII / CATALINA CHERRY
(SPACING AS SHOWN ON PLANS)

ACCENT TREES (24" BOX) – QTY. 16
BAUHINIA SP. / ORCHID TREE
GINKGO BILOBA / MAIDENHAIR TREE
PRUNUS CAROLINIANA / CAROLINA CHERRY LAUREL
(SPACING AS SHOWN ON PLANS)

SPECIMEN TREES (24" - 36" BOX) – QTY. 3
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA VAR.
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
ULMUS PARVIFOLIA / CHINESE ELM
(SPACING AS SHOWN ON PLANS)

RAISED PLANTER TREES (15 GAL. MIN.) – QTY. 3
CERCIS OCCIDENTALIS / WESTERN REDBUD
HETEROMELES ARBUTIFOLIA / TOYON
(SPACING AS SHOWN ON PLANS)

STREET PARKWAY TREES (24" BOX MIN. STD) – QTY. 21
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (LA PALMA AVE)
TRISTANIOPSIS LAURINA / WATER GUM (DALE STREET)
(STREET PARKWAY TREES SPECIES SELECTED PER THE URBAN FOREST MANAGEMENT PLAN, SPACING AS SHOWN ON PLANS)

COMMON SHRUB AREAS
ALL PLANT MATERIAL WILL BE IN COMPLIANCE WITH THE BUENA PARK, CA MUNICIPAL CODE AND DESIGN GUIDELINES, INCLUDING BPMC CHAPTER 19.432 (DEVELOPMENT STANDARDS – LANDSCAPING)
ALL PLANT MATERIAL WITHIN THE SCE EASEMENT AREA SHALL HAVE A MAX. HEIGHT OF 15' AND MAINTAINED IN COMPLIANCE WITH THE SCE EASEMENT / ROW GUIDELINES

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Reference Evapotranspiration (Eto) 49.7

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1	0.3	Drip	0.81	0.37	26,396.00	9776.30	301,246.79
2	0.5	Tree Bubbler	0.81	0.62	1,552.00	958.02	29,520.57
3	0.5	Vine Bubbler	0.81	0.62	15.00	9.28	285.31
				Totals	**27,963.00**	**10,743.58**	**331,052.68**
Special Landscape Areas							
				Totals	-	-	-
						ETWU Total	**331,052.68**
						MAWA	**473,908.54**

Notes:
1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip
2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area)
3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+((1-ETAF)*SLA)]

ETAF Calculations

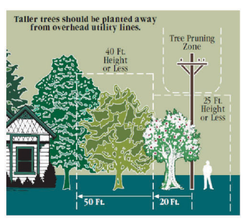
Regular Landscape Areas

Total ETAF x Area	10,743.58
Total Area	27,963.00
Average ETAF	0.38

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	10,743.58
Total Area	27,963.00
Average ETAF	0.38



ALL TREES PROPOSED ADJACENT TO THE SCE EASEMENT SHALL BE MAINTAINED TO THESE MINIMUM SCE GUIDELINES.

SCE EASEMENT AND ROW LANDSCAPE NOTES

1. ALL LANDSCAPE PROPOSED ALONG THE EAST AND SOUTH PROPERTY LINES SHALL COMPLY WITH SCE EASEMENT LAND USE GUIDLINES AND SHALL TAKE INTO CONSIDERATION TO NOT IMPACT THE EXISTING SCE EASEMENTS AND ROW WITHIN THE PROPERTY.
2. TREES AND PLANTS WITHIN THE ROW SHALL BE MAINTAINED BY THE DEVELOPER/OWNER AND MUST NOT EXCEED 15-FEET IN HEIGHT AT MATURITY UNLESS OTHERWISE SPECIFIED IN THE EASEMENT. A LIST OF ALL PROPOSED TREES, SHRUBS AND ALL ITEMS TO BE PLANTED WITHIN THE SCE ROW, INCLUDING MAX HEIGHT AND GROWTH RATE, MUST BE INCLUDED ON PLANS. IN THE OPINION OF SCE, IF SAID TREES OR PLANTS BECOMES AN INTERFERENCE, THEY WILL HAVE THE RIGHT TO TRIM AND OR REMOVE AT THE SOLE COST OF THE DEVELOPER/OWNER.
3. TREES PROPOSED WITHIN THE ROW OR UP TO 10' OUTSIDE OF THE ROW SHALL BE PLANTED WITH ROOT BARRIERS AND NO PORTION OF ANY MATURE TREE WILL BE PERMITTED UNDER OR WITHIN 10-FEET OF CONDUCTOR DRIP LINES AND SUBSTRUCTURES. NOTE: PLANTS WITH MATURE ROOT SYSTEMS THAT DO NOT EXCEED 24 INCHES IN DEPTH ARE EXEMPT FROM THIS REQUIREMENT.
4. NO ENVIRONMENTALLY PROTECTED PLANT SPECIES OR SPECIES WHICH ATTRACT AND SUPPORT ENVIRONMENTALLY PROTECTED BIOLOGICAL SPECIES WILL BE ALLOWED WITHIN THE ROW.
5. TREES PROPOSED AS A PART OF THIS PLAN ARE LOCATED OUTSIDE OF THE SCE EASEMENT / ROW.

NOTES

1. ALL TREES LOCATED WITHIN 5' FROM ANY HARDSCAPE, WALLS, BUILDING AND/OR UTILITIES SHALL RECEIVE ROOT BARRIERS – TYP.
2. ALL ABOVEGROUND UTILITIES ARE TO BE SCREENED WITH APPROPRIATE PLANT MATERIAL. TREE LOCATIONS WILL BE COORDINATED WITH UTILITIES DURING CONSTRUCTION DOCUMENT DEVELOPMENT.
3. THE PLANT PALETTE LISTED PROVIDES A LIST OF PLANT MATERIAL TO SELECT FROM WHEN PREPARING FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. HOWEVER, SUBSTITUTIONS MAY BE REQUIRED DUE TO AVAILABILITY, SOILS TESTS, OR OTHER CONDITIONS.
4. ALONG DALE STREET AND LA PALMA AVE, BUSHES, SHRUBS, AND TREES WILL BE SELECTED AND MAINTAINED TO ADHERE TO THE 2'/6' RULE. BUSHES AND SHRUBBERY ALONG THESE STREETS SHALL BE MAINTAINED AT 2 FEET OR LESS AND TREES/TREE CANOPIES SHALL BE TRIMMED TO BE 6 FEET AND ABOVE.
5. THE LANDSCAPE PLAN WILL COMPLY WITH BPMC CHAPTER 19.432 (DEVELOPMENT STANDARDS – LANDSCAPING).
6. THE OWNER SHALL MAINTAIN LANDSCAPING AREA PER BPMC CHAPTER 19.1112.070 (MULTIFAMILY STANDARDS – LANDSCAPE MAINTENANCE)

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CORPORATE OFFICE:
291 SIERRA WAVE SWALL MEADOWS, CA 93514

BRANDYWINE HOMES

CITY OF BUENA PARK, CA
DALE AND LA PALMA
ENTITLEMENT PLANS

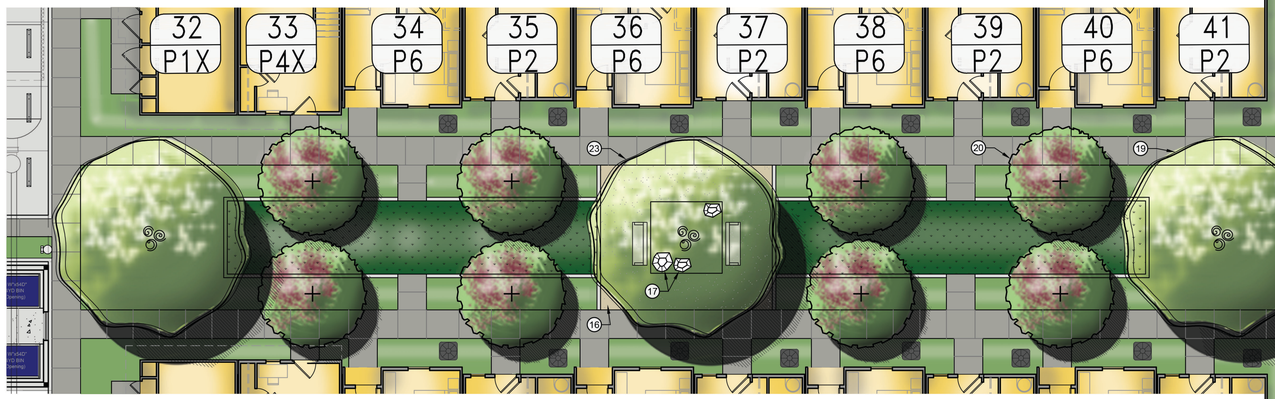
OVERALL LANDSCAPE CONCEPT PLAN

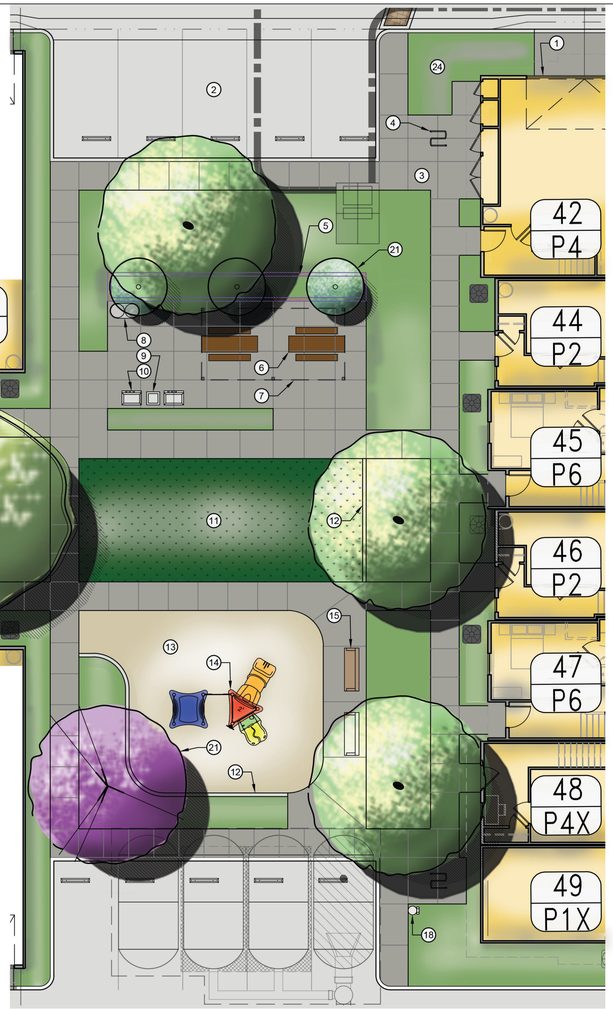
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REVISIONS	

LICENSED LANDSCAPE ARCHITECT
KIM TAKAK
LA 6508
SIGNATURE
09/30/24
EXP. DATE
07/03/24
DATE
STATE OF CALIFORNIA

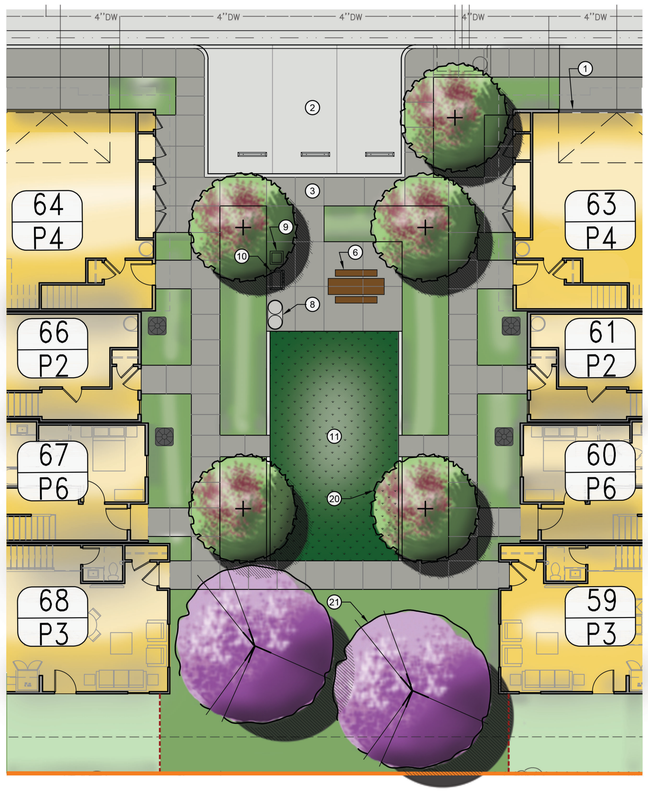
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SCALE: SEE SHEET
JOB # 23-040a
DRAWN: KT, BB, YH
SHEET: L-01
1 OF 4

01/10/2024, 02/07/2024, 04/18/24, 04/24/24, 05/03/24, 07/02/24, 07/03/24





ENLARGEMENT A



ENLARGEMENT B

SITE FEATURES KEY

1. RESIDENTIAL BUILDING PER SEPARATE ARCHITECTURE PLANS – TYPICAL (TYP.)
2. PARKING STALLS PER CIVIL SITE PLANS – TYP.
3. CONCRETE WALKWAY – TYP.
4. BIKE RACK – TYP. SYMBOL (SYM.)
5. RAISED PLANTER
6. PICNIC TABLE – TYP. SYM.
7. OVERHEAD TRELLIS / SHADE STRUCTURE – TYP. SYM.
8. TRASH AND RECYCLE RECEPTACLE – TYP. SYM.
9. HOT ASH RECEPTACLE – TYP. SYM.
10. BBQ – TYP. SYM.
11. LAWN – TYP. SYM.
12. MOW CURB – TYP. SYM.
13. SAFETY SURFACING
14. AGES 2 TO 5 PLAY STRUCTURE
15. BENCH – TYP. SYM.
16. STABILIZED DECOMPOSED GRANITE – TYP. SYM.
17. DECORATIVE BOULDER – TYP. SYM.
18. PET WASTE STATION – TYP. SYM.
19. THEME TREE – TYP. SYM.
20. VERTICAL TREE – TYP. SYM.
21. ACCENT TREE – TYP. SYM.
22. RAISED PLANTER TREE – TYP. SYM.
23. SPECIMEN TREE – TYP. SYM.
24. PLANTING AREA – TYP. SYM.

NOTE:
SEE CONCEPT IMAGES ON SHEET L-03 FOR REFERENCE.

NORTH

SCALE - 1" = 10'-0"

0 5' 10' 20' 30'

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CITY OF BUENA PARK, CA
DALE AND LA PALMA
ENTITLEMENT PLANS

OPEN SPACE ENLARGEMENTS

REVISIONS	DATE

LICENSED LANDSCAPE ARCHITECT
KIM TAKAE
LA#5608
SIGNATURE
09/30/24
EXP. DATE
07/03/24
DATE
STATE OF CALIFORNIA

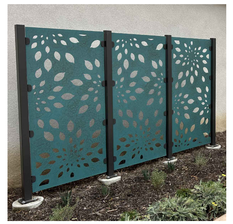
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SHEET: L-02
2 OF 4

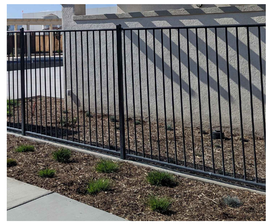
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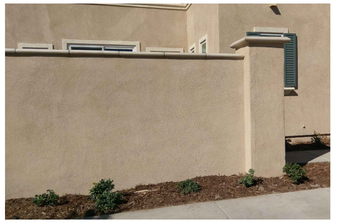
ALUMAWOOD TRELLIS & TRASH ENCLOSURE

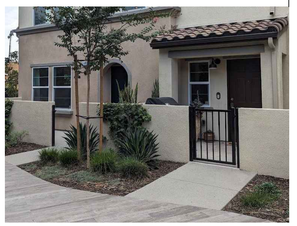












WALL AND FENCING





SEATING AND BBQ



BIKE RACK



PLAY EQUIPMENT



Arbutus 'Marina' /
Marina Strawberry Tree



Lyonothamnus f. ssp. a. /
Fern-Leaf Catalina Ironwood



Laurus 'Saratoga' /
Saratoga Laurel



Lophostemon confertus
/ Brisbane Box



Prunus i. ssp. lyonii
/ Catalina Cherry



Syagrus r. /
Queen Palm



Washingtonia filifera /
California Fan Palm



Bauhinia sp. /
Orchid Tree



Ginkgo biloba /
Maidenhair Tree



Prunus caroliniana /
Carolina Cherry Laurel



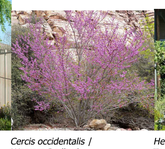
Magnolia grandiflora /
Southern Magnolia



Platanus racemosa /
California Sycamore



Ulmus parvifolia /
Chinese Elm



Cercis occidentalis /
Western Redbud



Heteromeles arbutifolia /
Toyon



Lagerstroemia indica /
Crape Myrtle



Tristaniopsis laurina /
Water Gum

TREE OPTIONS

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NOTE: IMAGES PROVIDED HEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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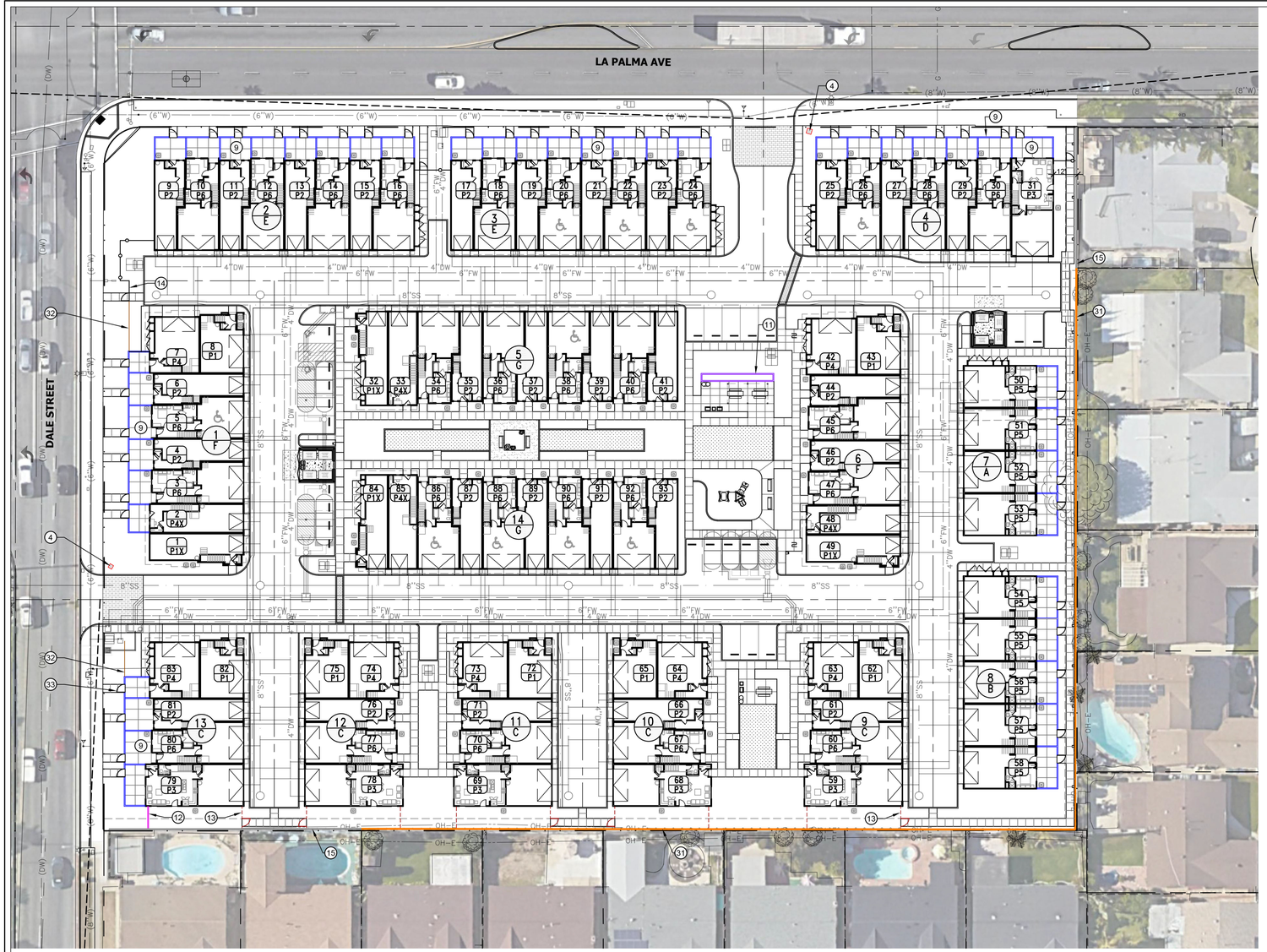
LANDSCAPE CONCEPT IMAGES

REVISIONS	DATE

LICENSED LANDSCAPE ARCHITECT
KEITH TAKAKI
LA 5609
SIGNATURE
09/30/24
EXP. DATE
07/03/24
DATE
STATE OF CALIFORNIA

DATE: 07/03/2024
SCALE: SEE SHEET
JOB # 23-040a
DRAWN: KT, BB, YH
SHEET: L-03
3 OF 4

01/10/2024, 02/07/2024, 04/18/24, 04/24/24, 05/03/24, 07/02/24, 07/03/24



SITE FEATURES KEY

(4) MONUMENT SIGN – TYPICAL (TYP.) SYMBOL (SYM.)
(9) PRIVATE COURTYARD WITH LOW STUCCO WALL (APPROX. 42" HT.) AND METAL PATIO GATE – TYP. SYM.
(11) 42" HT. RAISED PLANTER – TYP. SYM.
(12) 6' HT. MINIMUM NEW PRECISION BLOCK WALL (TO BE STUCCOED AND PAINTED TO MATCH BUILDING FINISH) – TYP. SYM.
(13) 5'-6" HT. TAN VINYL FENCE – TYP. SYM.
(14) 6' HT. TUBULAR STEEL FENCE – TYP. SYM.
(15) EXISTING WALL TO BE RAISED TO 6' HT. MINIMUM TO 7' HT. MAXIMUM AND PAINTED – TYP. SYM.
(16) TRASH ENCLOSURE WITH CONC. PAD – TYP. SYM.
(31) EXISTING WALL WITH METAL SCREENS/TOPPERS TO BE REMOVED AND WALL RAISED TO 6' HT. MIN. TO 7' HT. MAX. – WALL TO BE PAINTED – TYP. SYM.
(32) DECORATIVE METAL SCREEN – TYP. SYM.
(33) GATE LOCATION – TYP. SYM.

*SEE SHEET L-03 FOR INSPIRATION IMAGES

NOTES

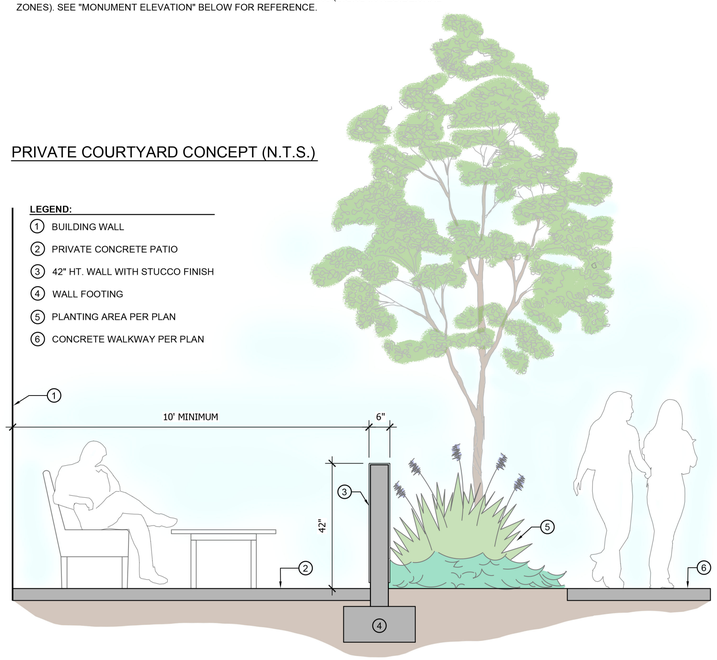
1. ALL WALLS AND FENCING WILL COMPLY WITH BPMC CHAPTER 19.428 (DEVELOPMENT STANDARDS – FENCES, WALLS, HEDGES, AND BERMS).

2. MONUMENT SIGNS WILL COMPLY WITH BPMC SECTION 19.908.010 (SIGNS IN RESIDENTIAL ZONES). SEE "MONUMENT ELEVATION" BELOW FOR REFERENCE.

PRIVATE COURTYARD CONCEPT (N.T.S.)

LEGEND:

(1) BUILDING WALL
(2) PRIVATE CONCRETE PATIO
(3) 42" HT. WALL WITH STUCCO FINISH
(4) WALL FOOTING
(5) PLANTING AREA PER PLAN
(6) CONCRETE WALKWAY PER PLAN

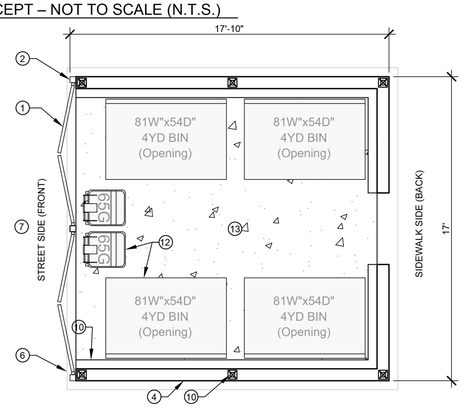


ENTRY MONUMENT CONCEPT (N.T.S.)

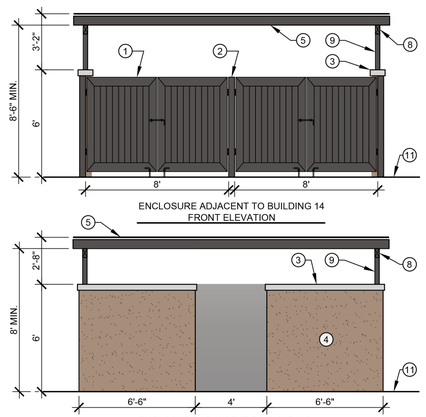
TRASH ENCLOSURE CONCEPT – NOT TO SCALE (N.T.S.)

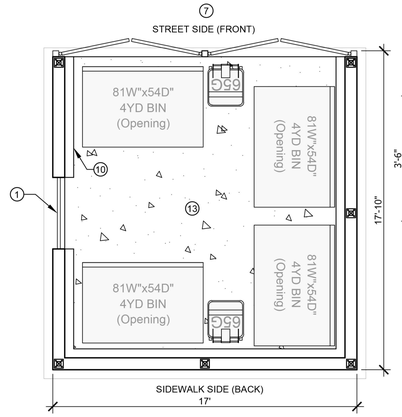
LEGEND

(1) METAL ACCESS GATE – PAINT TO MATCH BUILDING ARCHITECTURE.
(2) 4" METAL GATE POST – PAINT TO MATCH BUILDING ARCHITECTURE
(3) 4" CAP – COLOR TO BE DETERMINED (T.B.D.).
(4) 8x8x16 CMU BLOCK WALL WITH STUCCO FINISH TO MATCH ARCHITECTURE
(5) STANDING SEAM METAL ROOF – COLOR TO MATCH BUILDING ARCHITECTURE
(6) ROOF OVERHANG OUTLINE – TYP.
(7) REINFORCED CONCRETE (MIN. 10'x10' DIMENSION) AT FRONT OF ENCLOSURE CAPABLE OF 20 TON STATIONARY LOAD & BIN SET DOWN
(8) HSS POWDER COATED METAL BEAM – COLOR TO MATCH BUILDING ARCHITECTURE
(9) HSS METAL POST – COLOR TO MATCH BUILDING ARCHITECTURE
(10) 6" HIGH/ WIDE CONCRETE CURB; PER CIVIL ENGINEER'S PLANS
(11) FINISH SURFACE
(12) WASTE CONTAINER BY OTHERS – SIZE AND QUANTITY OF BINS TO BE DETERMINED IN PLAN CHECK
(13) PORTLAND CEMENT CONCRETE PAVING – FINISH SURFACE ELEVATION TO BE LEVEL WITH THE ADJACENT STREET/DRIVE LANE

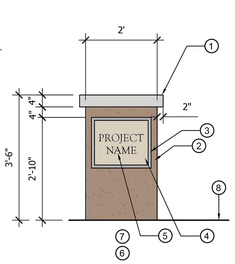


ENCLOSURE ADJACENT TO BUILDING 14
PLAN VIEW





ENCLOSURE ADJACENT TO BUILDING 7
PLAN VIEW



LEGEND:

(1) 28" SQ. DECORATIVE PRECAST CONCRETE CAP - COLOR TO BE DETERMINED (T.B.D.)
(2) CMU BLOCK PILASTER, WITH STUCCO FINISH – COLOR TO MATCH ARCHITECTURE ACCENT COLOR
(3) DECORATIVE PRECAST SURROUND - AVAILABLE FROM PACIFIC STONE DESIGN - MODEL MD 23S - COLOR T.B.D.
(4) SOLID COLOR BACKGROUND PER SIGNAGE COMPANY
(5) LETTERING PER SIGNAGE COMPANY (APPROX. 10" HT.)
(6) 90% MIN. COMPACTED SUBGRADE OR PER SOILS REPORT RECOMMENDATIONS
(7) CONCRETE FOOTING, FINAL DIMENSIONS PER STRUCTURAL DETAIL
(8) FINISH GRADE - TYP.

NORTH

SCALE - 1" = 30'-0"
0 15' 30' 60' 90'

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-422-4133

WELLAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
P (844) WELLAND, XT 701 F (619) 675-3426
EMAIL: KIM@WELLANDDESIGN.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514

BRANDYWINE HOMES

CITY OF BUENA PARK, CA
DALE AND LA PALMA
ENTITLEMENT PLANS

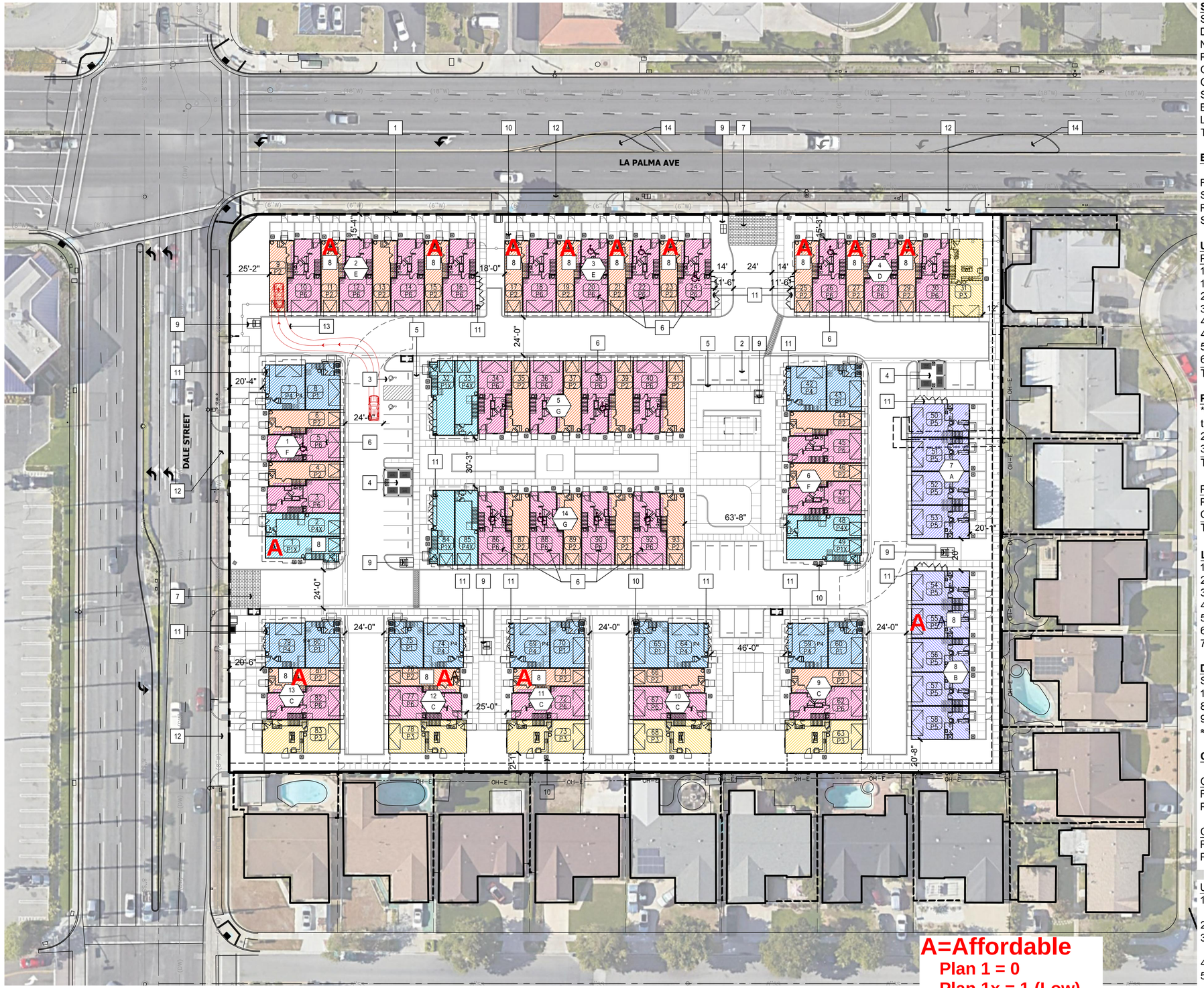
WALL AND FENCE CONCEPT PLAN

REVISIONS	DATE

LICENSED LANDSCAPE ARCHITECT
KIM TAKAK
LA 6508
SIGNATURE
09/30/24
EXP. DATE
07/03/24
DATE
STATE OF CALIFORNIA

DATE: 07/03/2024
SCALE: SEE SHEET
JOB # 23-040a
DRAWN: KT, BB, YH
SHEET: L-04
4 OF 4

01/10/2024, 02/07/2024, 04/18/24, 04/24/24, 05/03/24, 07/02/24, 07/03/24



Site Summary

Site Area:	3.87 Acres; 168,536 sf
Dwelling Units:	93 Units
Net Density:	24 du/ac
Product Type:	2 & 3 Story Townhomes
Occupancy Type:	R2
Construction Type:	Residential: Type VB
Sprinkler Type:	NFPA 13
Building Height:	38'
Lot Coverage:	±69,014 sf (41%)
Total Building Area:	±187,534 sf

Building Setbacks:

	Required	Proposed
Front (Dale Street):	19'	15' Min.
Street Side (La Palma):	19'	15' Min.
Rear (East):	10'	12' at 2 story, 20' at 3 story
Side (South):	10'	15' at 2 story, 20' at 3 story

Unit Summary

Plan	Type	Garage	Stories	Net Area	#
1	2 bd/2.5 ba	Side by Side	3	1,233 sf	7 Du
1x	2 bd/2.5 ba	Tandem	3	1,222 sf	4 Du
2	2 bd/2.5 ba	Tandem	3	1,319 sf	28 Du
3	3 bd/2.5 ba	Side by Side	2	1,419 sf	6 Du
4	3 bd/2.5 ba	Side by Side	3	1,502 sf	7 Du
4x	3 bd/2.5 ba	Tandem	3	1,531 sf	4 Du
5	3 bd/3.5 ba	Side by Side	3	1,556 sf	9 Du
6	3 bd/3.5 ba	Side by Side	3	1,701 sf	28 Du
Total					93 Du

Parking Summary:*

*Per AB 2097, no minimum parking required for projects within a half-mile radius of a major transit stop. For comparison, the parking standard per State Density Bonus Law would be:

2 Bed: 39 Du x 1.5 Sp/Unit:	59 Spaces
3 Bed: 54 Du x 1.5 Sp/Unit:	81 Spaces
Total Spaces:	140 Spaces (1.5/Unit)

Parking Provided:

Private Garages:	186 Spaces
Open Parking:	26 Spaces
Total:	212 Spaces (2.28/Unit)

Legend

1. Property Line
2. Parking Space - 9'x18'
3. Accessible Parking Space
4. Trash Enclosure
5. Accessible Path of Travel
6. Accessible Ground Floor Unit
7. Decorative Paving (Stamped Concrete or equal)
8. Affordable Units
9. Transformers
10. AC Condensers
11. Electrical Cabinet and Fire Riser
12. Existing Driveway to be Removed
13. Turning Path of a Toyota 4Runner
14. Proposed Raised Landscape Median

Density Bonus Calculation:

Site Area=3.87 Acres x 24 du/ac = 92
13% moderate affordable income provided, allows 8% density bonus
8% of 92.928 = 7.43 additional units
92.928+7.43 =100.36 du
≈100 du Allowable

Open Space Summary:

Open Area - See Sheet A1.1

Required Total Open Area:	67,414 sf (40% Min.)
Provided Open Area:	53,688 sf (31.1%)

Common Usable Open Area - See Sheet A1.2

Required:	12,300 sf
Provided:	32,822 sf

Utility Notes:

1. Control exterior electrical and hose bibs with appropriate metal locking covers and padlocks.
2. Individual sub-meters for water provided at each unit.
3. Electric meters and fire riser cabinets at each building- See keynote 11.
4. Gas service is not provided.
5. For additional utility information, refer to Civil Sheet 4 of 4.

1 / A — Building Number / Building Type
1 / P3 — Unit Number / Plan Type

A=Affordable
Plan 1 = 0
Plan 1x = 1 (Low)
Plan 2 = 12 (1 Low, 11 Mod)
Plan 3 = 0
Plan 4 = 0
Plan 4x = 0
Plan 5 = 1 (Mod)
Plan 6 = 0

0 15 30 60

ktgy
Architecture + Planning
888.456.5849
ktgy.com

BRANDYWINE HOMES

DALE AND LA PALMA
BUENA PARK, CA #2023-0806

SCHEMATIC DESIGN
JULY 9, 2024

SITE PLAN
AFFORDABLE EXHIBIT
7/15/2024

A1.0

TITLE SHEET

SHEET INDEX

TITLE SHEET	1
EDCO TRASH TRUCK TURNING EXHIBIT	2
TRASH ENCLOSURE CONCEPT	L-04

DEVELOPER :

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

BRANDYWINE HOMES

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

TITLE SHEET

8030 DALE STREET
BUENA PARK, CA

SHEET 1

SCALE: PER PLAN | DRAWN BY: ES | CHECKED BY: MM

CITY OF BUENA PARK

PLAN SET: ---
DATE: 05/02/2024

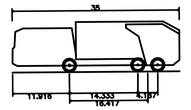
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Plotted: 9/02/24 11:29 AM By: LYAN SALDO

LA PALMA AVENUE

DALE STREET

PROP. TRASH ENCLOSURE

PROP. TRASH ENCLOSURE



Autocar	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	32.850ft

SCALE: 1" = 20'

0 10 20 40

DEVELOPER :

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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WWW.CVC-INC.NET

EDCO TRASH TRUCK TURNING MOVEMENT EXHIBIT

8030 DALE STREET
BUENA PARK, CA

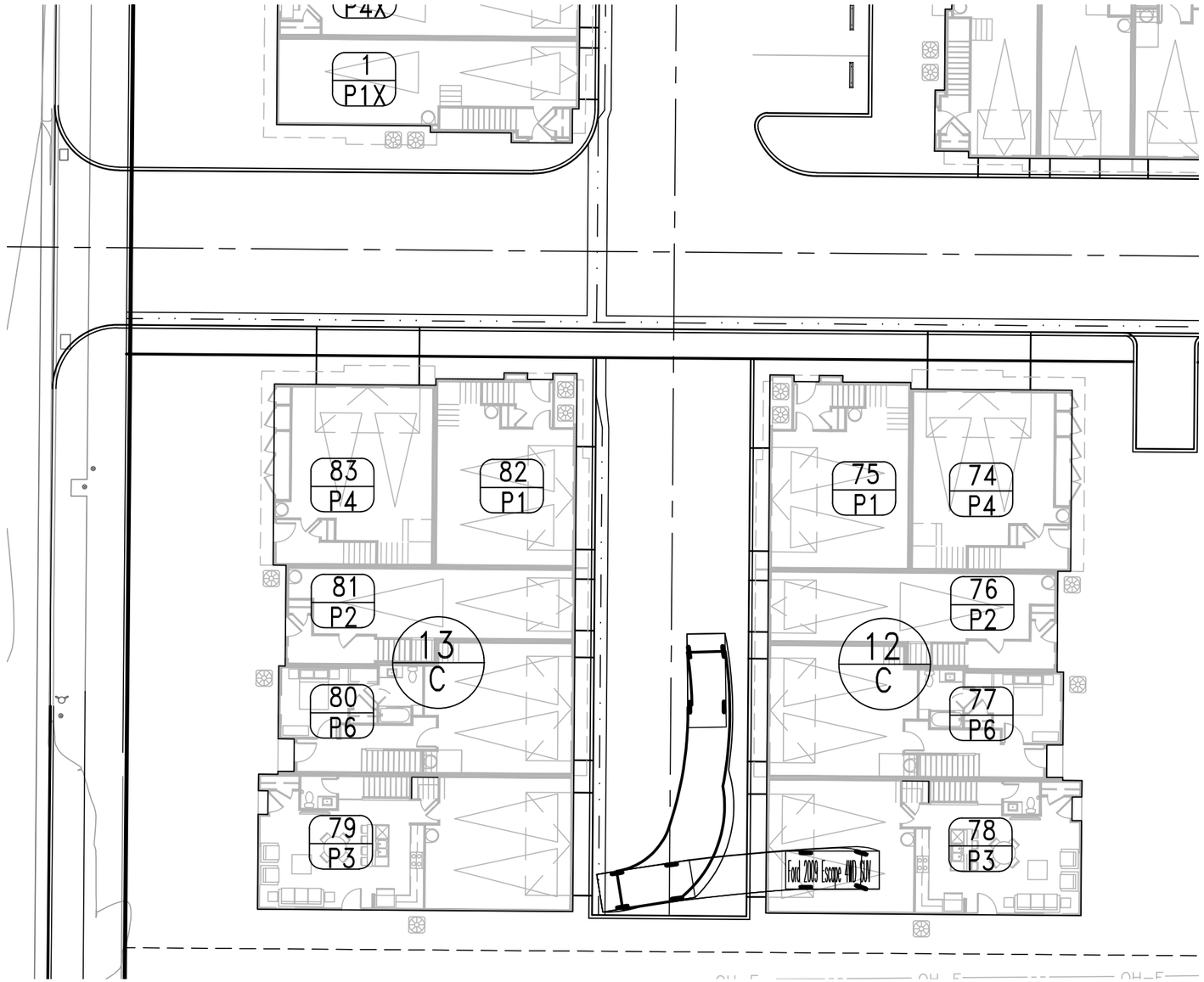
SHEET 2

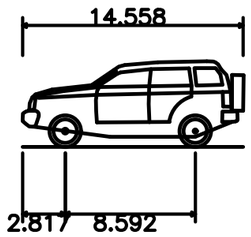
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CITY OF BUENA PARK

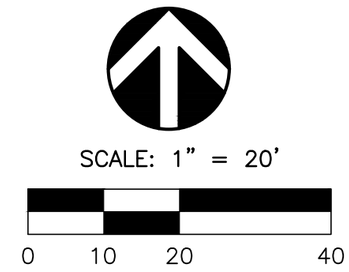
PLAN SET: ---
DATE: 05/02/2024

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BY: EVAN JACOBS 5/3/24 11:29 AM





Ford 2009 Escape 4WD SUV	
Overall Length	14.558ft
Overall Width	5.925ft
Overall Body Height	5.649ft
Min Body Ground Clearance	0.675ft
Track Width	5.925ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.350ft



DEVELOPER :

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

BRANDYWINE HOMES

PREPARED BY :

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WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

VEHICLE TURNING MOVEMENT EXHIBIT

BUENA PARK, CA

UNIT 78
FORD ESCAPE SUV

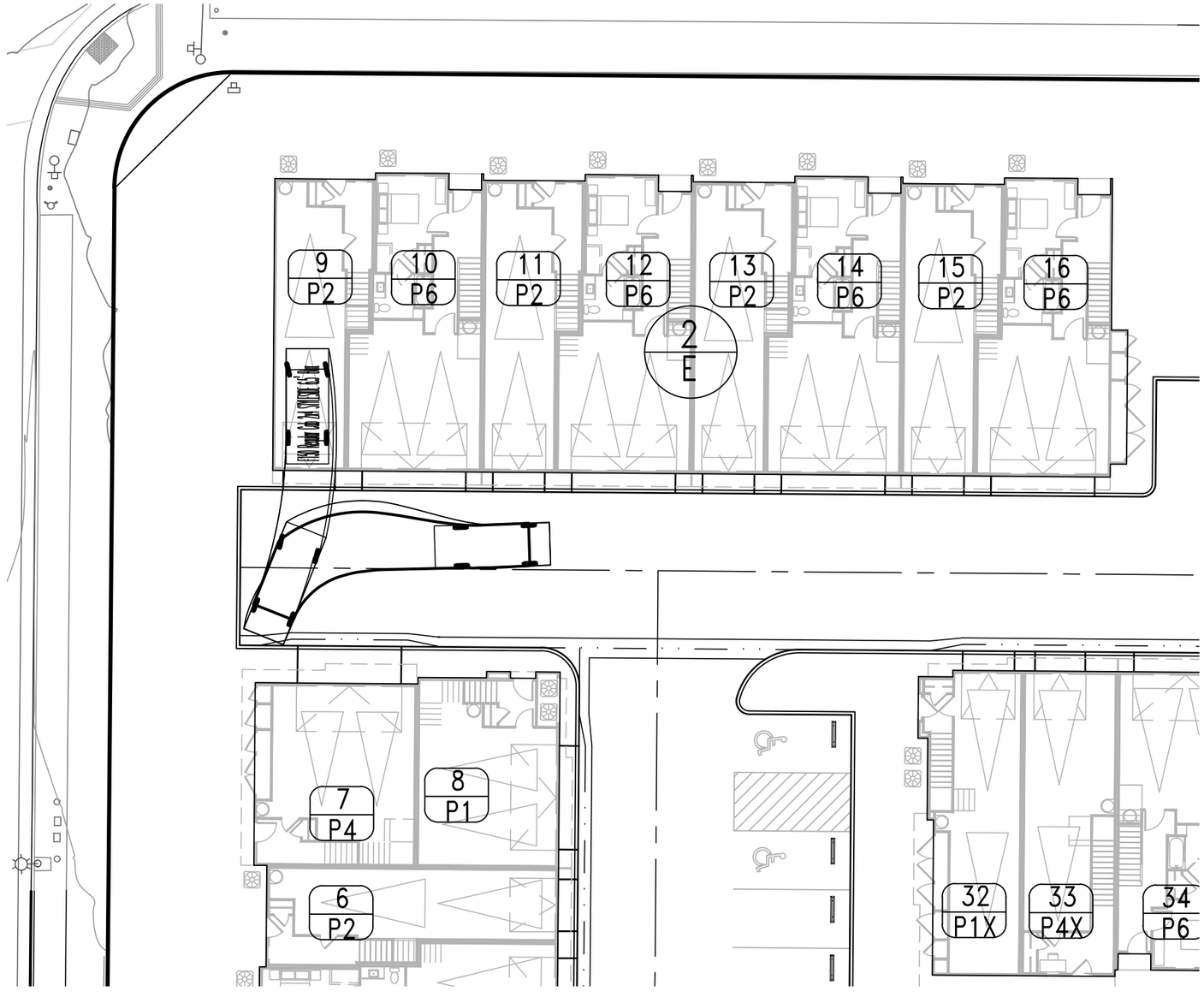
SHEET 2 OF 4

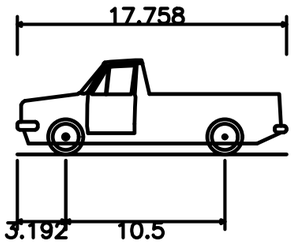
SCALE: 20 | DRAWN BY: JP | CHECKED BY: MM

CITY OF BUENA PARK

PLAN SET:
DATE: 04/17/2024

P:\B\BWHX-045\DWG\SHEETS_EH\VEHICLE TRACKING TURNING RADIUS\EH-VEHICLE-TRACKING.DWG
BY: JORGE PACHECO





F150 Regular Cab 2x4 STYLESIDE 6.5' Box

Overall Length	17.758ft
Overall Width	6.575ft
Overall Body Height	6.217ft
Min Body Ground Clearance	0.717ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.850ft

SCALE: 1" = 20'

0 10 20 40

DEVELOPER :

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

BRANDYWINE HOMES

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
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9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

VEHICLE TURNING MOVEMENT EXHIBIT

BUENA PARK, CA

UNIT 9
F150 REGULAR CAB

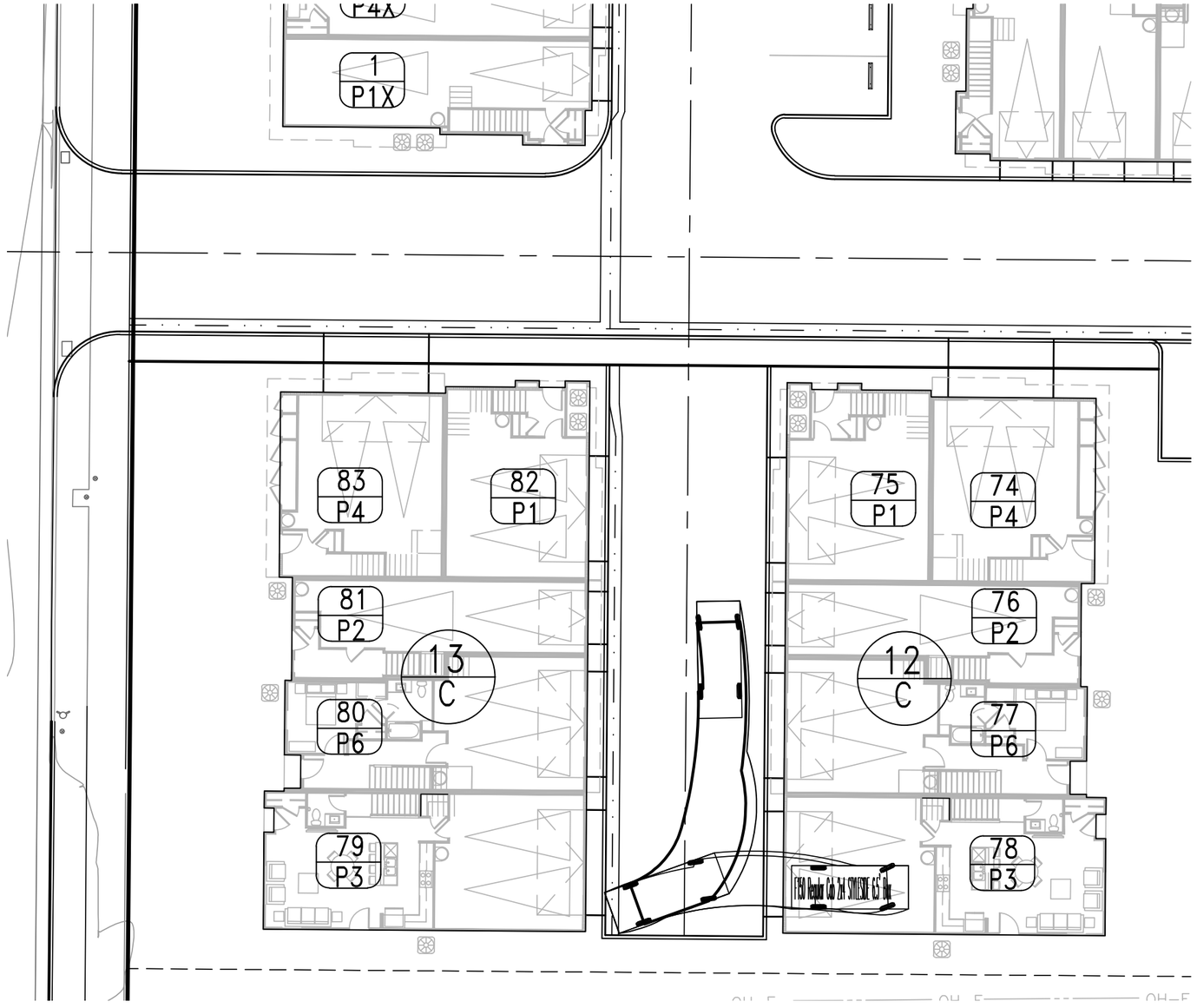
SHEET 3 OF 4

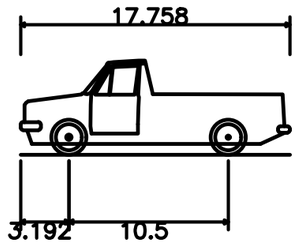
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CITY OF BUENA PARK

PLAN SET:
DATE: 04/17/2024

P:\B\BWHX-045\DWG\SHEETS_EH\VEHICLE TRACKING TURNING RADIUS\EH-VEHICLE-TRACKING.DWG
BY: JORGE PACHECO





F150 Regular Cab 2x4 STYLESIDE 6.5' Box	
Overall Length	17.758ft
Overall Width	6.575ft
Overall Body Height	6.217ft
Min Body Ground Clearance	0.717ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.850ft

SCALE: 1" = 20'

0 10 20 40

DEVELOPER :

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

BRANDYWINE HOMES

PREPARED BY :

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REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

VEHICLE TURNING MOVEMENT EXHIBIT

BUENA PARK, CA

UNIT 78
F150 REGULAR CAB

SHEET 4 OF 4

SCALE: 20 | DRAWN BY: JP | CHECKED BY: MM

CITY OF BUENA PARK

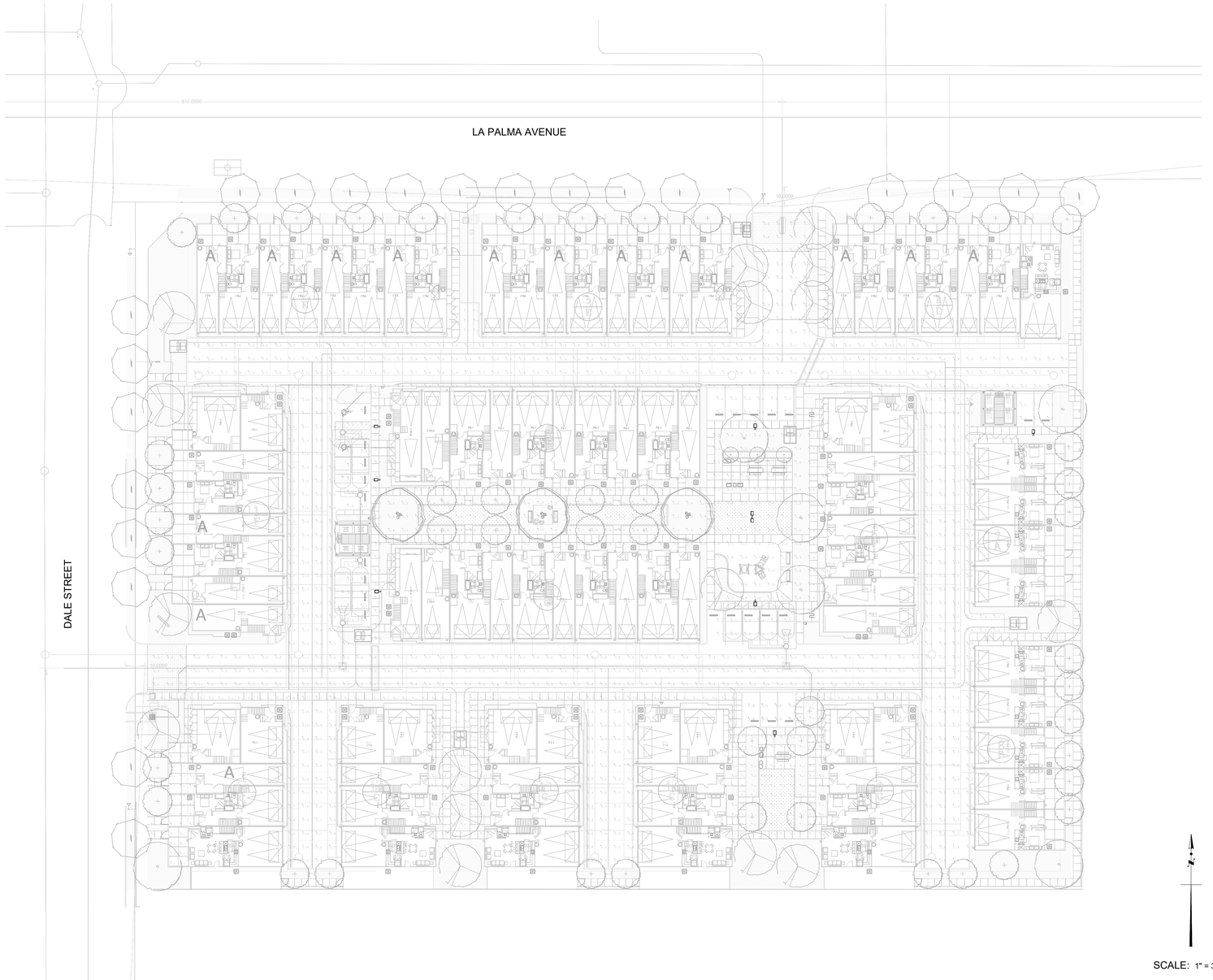
PLAN SET: 04/17/2024
DATE:

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BY: JORGE PACHECO

CITY OF BUENA PARK, CALIFORNIA

PHOTOMETRIC SITE PLAN

DALE STREET AND LA PALMA AVENUE



VESTING TENTATIVE TRACT MAP NO. 19319

LOT 1 FOR CONDOMINIUM PURPOSES
8030 DALE STREET
CITY OF BUENA PARK, COUNTY OF ORANGE
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 52 OF TRACT NO. 2629, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87, PAGES 18, 19 AND 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 070-501-01

SITE ADDRESS:

8030 DALE STREET
BUENA PARK , CALIFORNIA

VESTED OWNER:

PERGE VENTURES, INC., A DELAWARE CORPORATION
CONTACT: ISMAIL AKTAS
T: (714) 875-7568

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "FVPK" AND "SACY" BEING NORTH 23°25'58.0" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99999501. (PROJECT SPECIFIC)

	NORTHING	EASTING
FVPK:	2188769.57	6048756.26
SACY:	2218016.19	6061432.27

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 1G-154-74
ELEV: 102.562 (NAVD88)
DESCRIBED AS: FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-15474", SET IN THE SOUTHEASTERLY CORNER OF A 3 FT. BY 2 FT. CONCRETE BASE FOR A STEEL VENT PIPE. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND LA PALMA AVENUE, 105 FT. WESTERLY OF THE CENTERLINE OF MAGNOLIA AND 34 FT. NORTHERLY OF THE CENTERLINE OF LA PALMA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FEMA MAP NO. 06059C0126J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009.

LAND USE SUMMARY:

GROSS AREA: 3.872 ACRES
NET AREA: 3.869 ACRES
TOTAL PROPOSED LOTS: 1 (NUMBERED)
TOTAL PROPOSED DWELLINGS: 93 RESIDENTIAL CONDOMINIUMS

UTILITY PURVEYORS & SERVICES:

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON CO.
DISTRIBUTION PLANNING
PHONE: (800) 655-4555

GAS:
SOUTHERN CALIFORNIA GAS CO.
DISTRIBUTION PLANNING
PHONE: (949) 720-2020

WATER:
CITY OF BUENA PARK
PHONE: (714) 562-3721

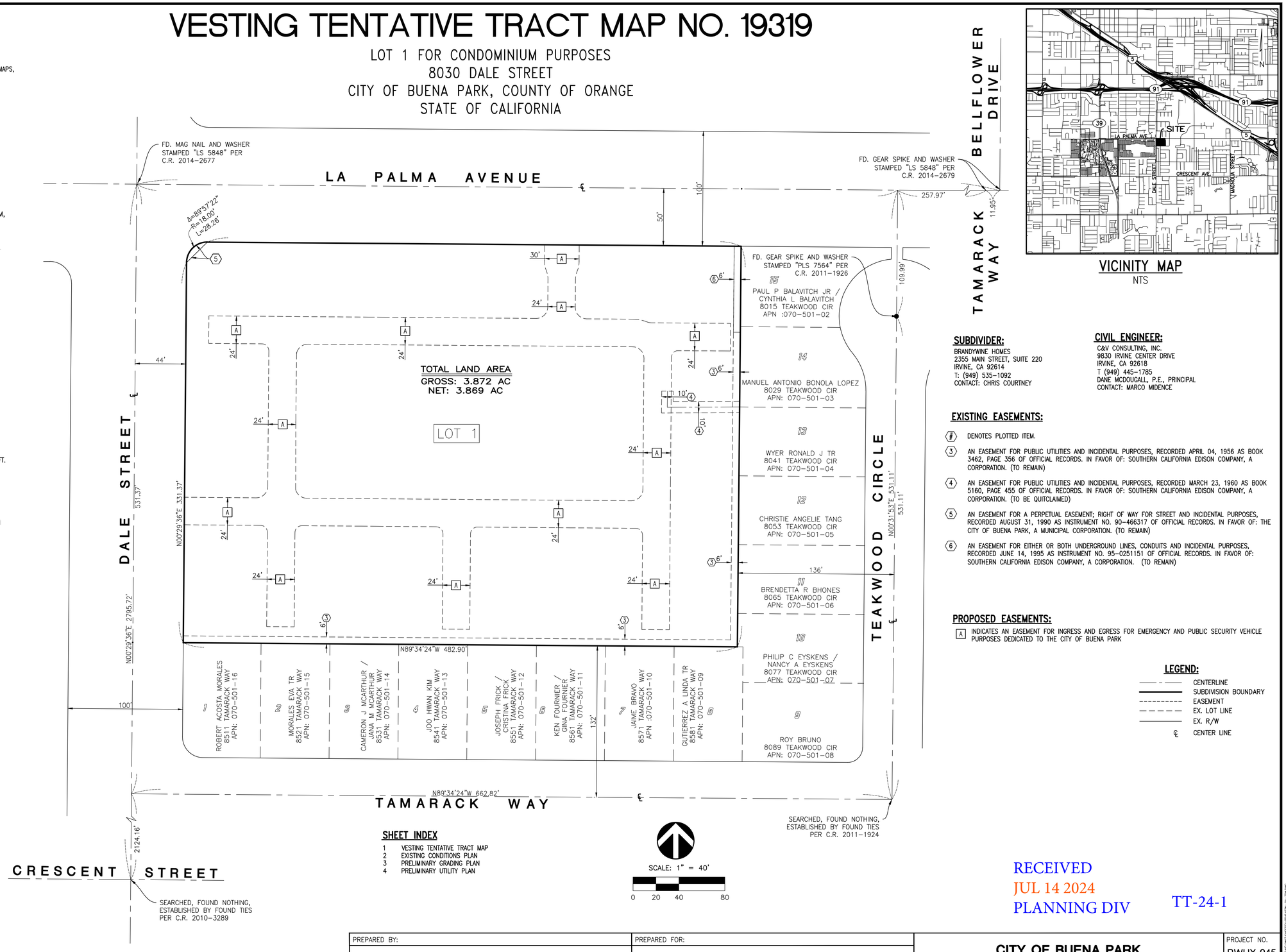
SEWER:
CITY OF BUENA PARK
PHONE: (714) 562-3670

CABLE TV:
TIME WARNER CABLE
PHONE: (888) 892-2253

TRASH/REFUSE:
PARK WASTE AND RECYCLING
PHONE: (714) 522-3577

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.



VICINITY MAP
NTS

SUBDIVIDER:

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614
T: (949) 535-1092
CONTACT: CHRIS COURTNEY

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 445-1785
DANE MCDOUGALL, P.E., PRINCIPAL
CONTACT: MARCO MIDENCE

EXISTING EASEMENTS:

(#) DENOTES PLOTTED ITEM.

(3) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 04, 1956 AS BOOK 3462, PAGE 356 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (TO REMAIN)

(4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1960 AS BOOK 5160, PAGE 455 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (TO BE QUITCLAIMED)

(5) AN EASEMENT FOR A PERPETUAL EASEMENT; RIGHT OF WAY FOR STREET AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 90-466317 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BUENA PARK, A MUNICIPAL CORPORATION. (TO REMAIN)

(6) AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1995 AS INSTRUMENT NO. 95-0251151 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (TO REMAIN)

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF BUENA PARK

LEGEND:

- CENTERLINE
- SUBDIVISION BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. R/W
- ℄ CENTER LINE

SHEET INDEX

1 VESTING TENTATIVE TRACT MAP
2 EXISTING CONDITIONS PLAN
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY UTILITY PLAN

RECEIVED
JUL 14 2024
PLANNING DIV

TT-24-1

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON FEBRUARY 9, 2023.

DANE P. MCDOUGALL, L.S. 9297

PROFESSIONAL LAND SURVEYOR · DANE P. MCDOUGALL · L.S. 9297 · STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JULY 2, 2024.

DANE P . MCDOUGALL, R.C.E. 80705

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER · DANE P. MCDOUGALL · C 80705 · CIVIL · STATE OF CALIFORNIA

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

BRANDYWINE HOMES
BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614
(949) 296-2400

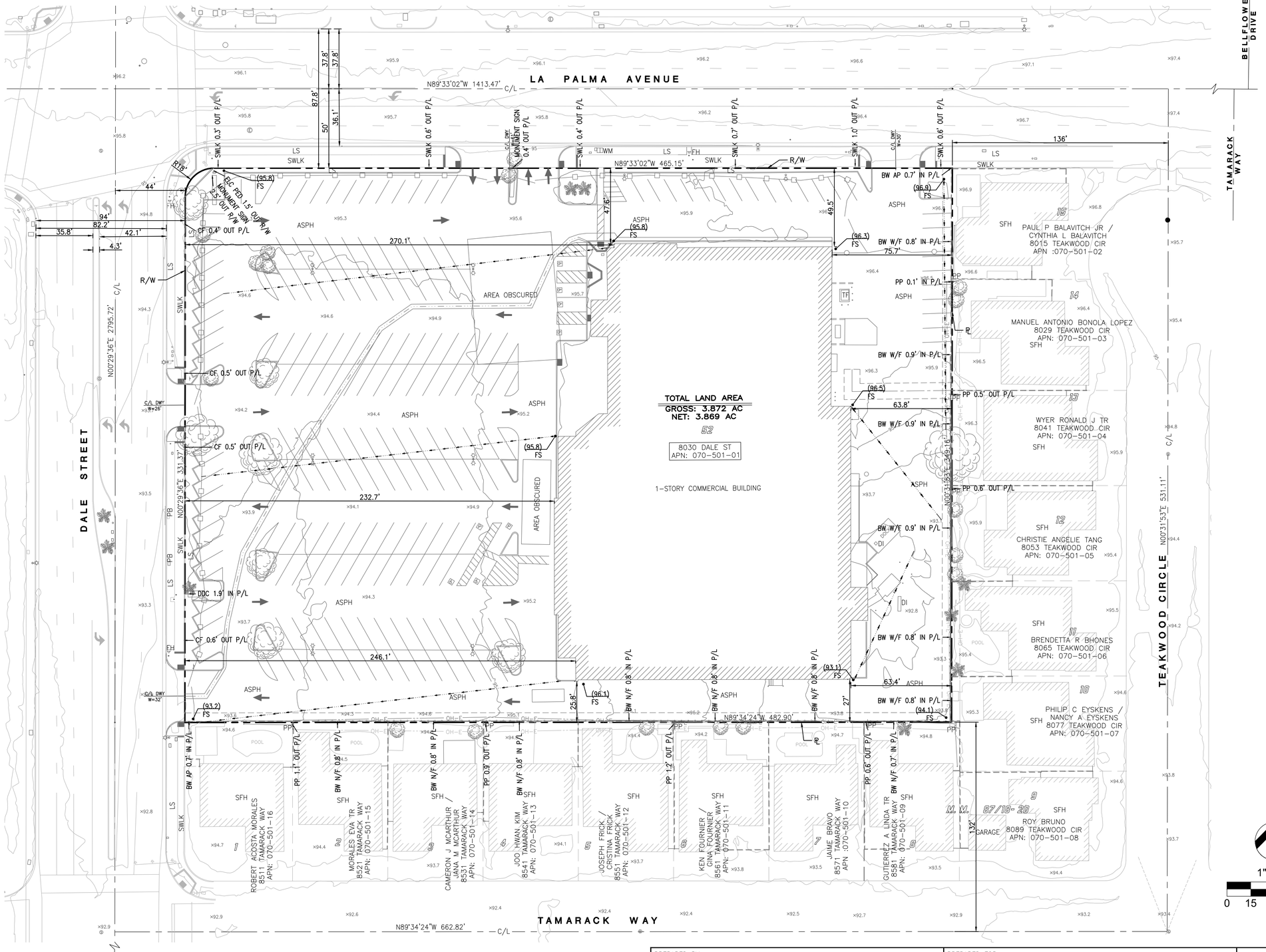
CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19319
VESTING TENTATIVE TRACT MAP
8030 DALE STREET
BUENA PARK, CALIFORNIA 90620

PROJECT NO. BWHX-045

SHEET 1 OF 4

PLAN SET: PSD3
DATE: 7/12/2024
J:\PLJOBS\BWHX-045\SHEETS\VTM\VTM-01-TM.DWG
BY: MICHAEL REYES



1" = 30'

0 15 30 60

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
DCDA	DOUBLE CHECK DOUBLE ASSEMBLY
DDC	DOUBLE DETECTOR CHECK
DI	DRAIN INLET
DW	DOMESTIC WATER
DWY	DRIVEWAY
ELEC	ELECTRIC
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
HH	HANDDOLE
HL	HOUSE LATERAL
IRR	IRRIGATION
LAT	LATERAL
LS	LANDSCAPING
MH	MANHOLE
PB	PULL BOX
PED	PEDESTAL
POC	POINT OF CONNECTION
PKWY	PARKWAY
P/L	PROPERTY LINE
RET	RETAINING
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SFH	SINGLE-FAMILY HOME
SS	SANITARY SEWER
ST LT	STREET LIGHT
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE
IN P/L	INSIDE OF PROPERTY LINE
OUT P/L	OUTSIDE OF PROPERTY LINE
IN R/W	INSIDE OF R/W (OFF SITE)
OUT R/W	OUTSIDE OF R/W (ON SITE)
N/F	NORTH FACE
S/F	SOUTH FACE
E/F	EAST FACE
W/F	WEST FACE

SYMBOLS:

DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH-E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION
A	AFFORDABLE UNIT
	ADA UNIT

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER DANE P. MCDOUGALL C 80705 CIVIL STATE OF CALIFORNIA

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PREPARED FOR:

BRANDYWINE HOMES

BRANDYWINE HOMES
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IRVINE, CA 92614
(949) 296-2400

CITY OF BUENA PARK

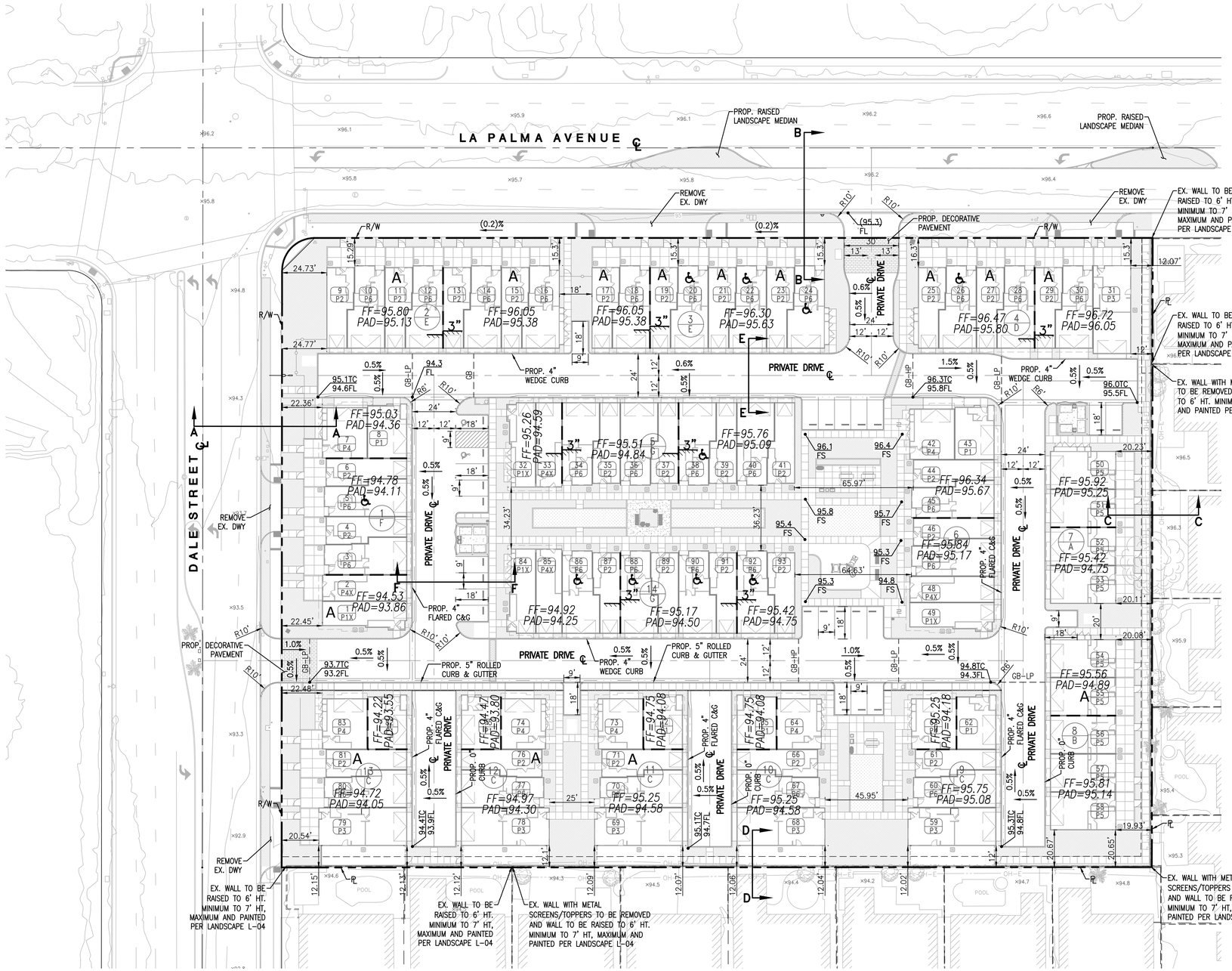
VESTING TENTATIVE TRACT MAP NO. 19319

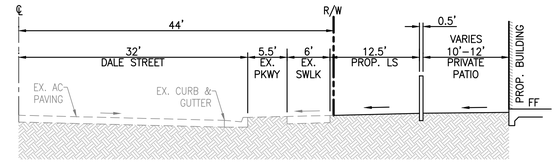
EXISTING CONDITIONS PLAN
8030 DALE STREET
BUENA PARK, CALIFORNIA 90620

PROJECT NO. BWHX-045

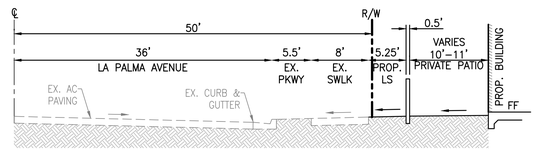
SHEET 2 OF 4

P:\03\BWHX-045\DWG\EXISTING\BWHX-045-EXISTING CONDITIONS.DWG
BY: MICHAEL REYES
PLAN SET: PCD3
DATE: 7/12/2024

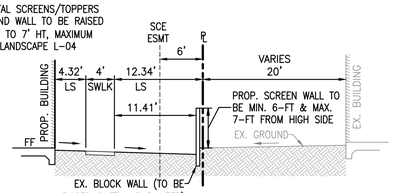




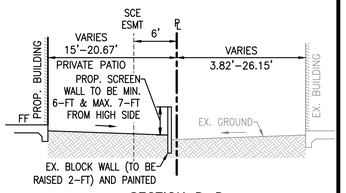
SECTION A–A
DALE STREET
WESTERN PROPERTY LINE
NOT TO SCALE



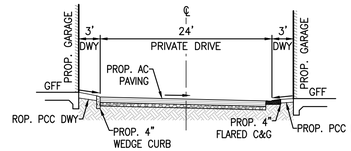
SECTION B–B
LA PALMA AVENUE
NORTHERN PROPERTY LINE
NOT TO SCALE



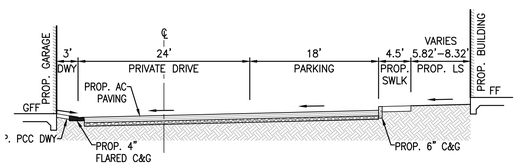
SECTION C–C
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION D–D
SOUTHERN PROPERTY LINE
NOT TO SCALE



SECTION E–E
24" PRIVATE DRIVE
NOT TO SCALE



SECTION F–F
24" PRIVATE DRIVE W/PARKING
NOT TO SCALE

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER · DANE P. McDOUGALL · C 80705 · CIVIL · STATE OF CALIFORNIA

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LAND PLANNING & SURVEYING

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PREPARED FOR:

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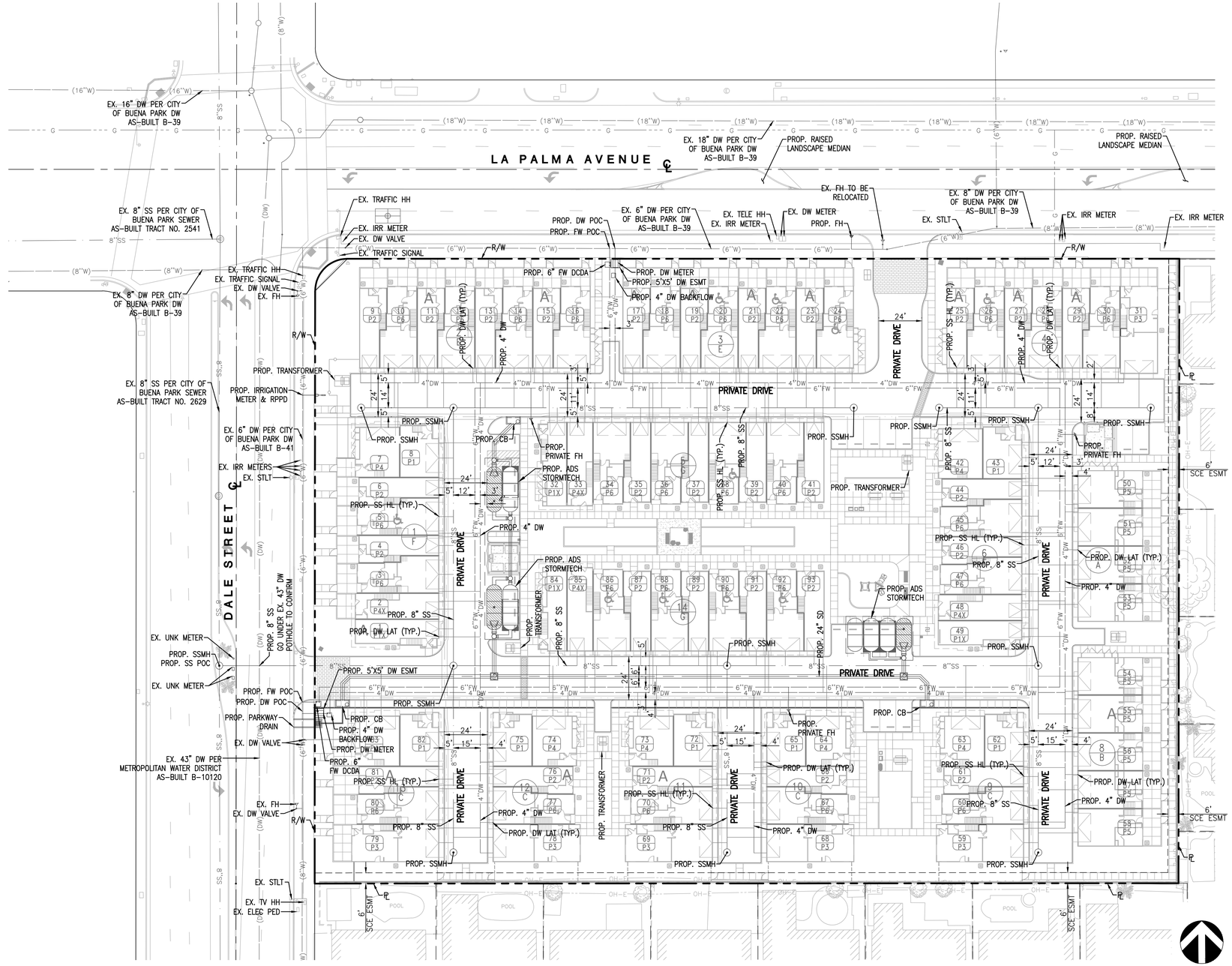
CITY OF BUENA PARK

VESTING TENTATIVE TRACT MAP NO. 19319
PRELIMINARY GRADING PLAN
8030 DALE STREET
BUENA PARK, CALIFORNIA 90620

PROJECT NO. BWHX-045

SHEET 3 OF 4

PLAN SET: PD03
DATE: 7/12/2024
P:\PROJECTS\BWHX-045\EXHIBITS\VTM\VTM-03-GRADING
BY: MICHAEL REYES



PREPARED BY:	PREPARED FOR:		
REGISTERED PROFESSIONAL ENGINEER · DANE P. McDOUGALL · C 80705 · CIVIL · STATE OF CALIFORNIA C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE, IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	BRANDYWINE HOMES BRANDYWINE HOMES 2355 MAIN STREET, SUITE 220 IRVINE, CA 92614 (949) 296-2400	**CITY OF BUENA PARK** **VESTING TENTATIVE TRACT MAP NO. 19319** PRELIMINARY UTILITY PLAN 8030 DALE STREET BUENA PARK, CALIFORNIA 90620	PROJECT NO. BWHX-045 SHEET 4 OF 4

PLAN SET: PD03 | DATE: 7/19/2024 | BY: MICHAEL REYES | P:\BWHX-045\DWG\SHEETS\VTTM-04-UTIL.DWG

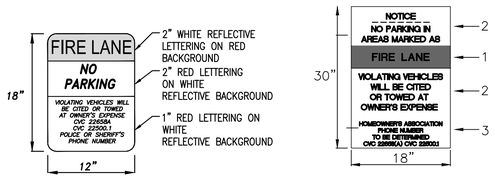
PRELIMINARY FIRE ACCESS & HYDRANT PLAN (PR105)

FIRE MASTER NOTES & DETAILS:

REFER TO SHEET 1 FOR ADDITIONAL FIRE MASTER PLAN NOTES.

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. INSTALL "FIRE LANE" ENTRANCE SIGN PER DETAIL 2 HEREON.
3. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 3 HEREON.
4. PROPOSED PRIVATE FIRE HYDRANT
5. PROPOSED RELOCATED PUBLIC FIRE HYDRANT



1 NO PARKING SIGN

ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENT 14.

2 FIRE LANE ENTRANCE SIGN

NOTES:

1. THE WORDS FIRE LANE SHALL BE WHITE REFLECTIVE ON RED BACKGROUND AND NO SMALLER THAN FOUR (4) INCHES IN HEIGHT.
2. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN TWO (2) INCHES IN HEIGHT.
3. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 1 INCH IN HEIGHT.

Guideline B-01 January 01, 2023

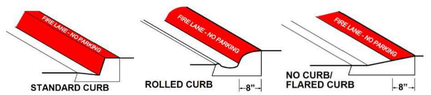
SECTION 3: FIRE LANE IDENTIFICATION

3. **Fire Lane Identification** - Fire Lane identification is required to maintain the required width of fire lanes for emergency vehicle use. Unlawful use of fire lanes will be enforced by the local law enforcement agency in accordance with the California Vehicle Code (CVC) on public roadways. Enforcement of fire lane no-parking restrictions on private roadways is the responsibility of the property owner, HOA, or their designated agent (Attachment 2).

3.1. **Sign and Curb Marking options** – Areas designated as a fire lane require an acceptable method of marking that shall be approved prior to installation. Select either option 3.1.1. OR option 3.1.2. below.

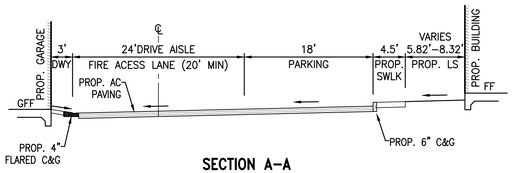
3.1.1. Specific areas designated by the OCFA as fire lanes must be marked with red curbs meeting the specifications below (Figure 4). In addition, where the number of entrances into the area marked with fire lanes is limited, all such vehicle entrances to the designated area shall be posted with approved fire lane entrance signs.

Figure 4 – Fire Lane Identification, Red Curbs

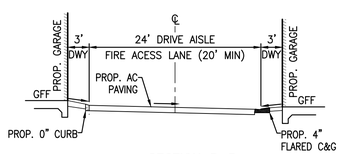


- *Curbs shall be painted OSHA safety red.*
- *"FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.*

3 RED CURB DETAIL



SECTION A–A
24" PRIVATE DRIVE W/PARKING
NOT TO SCALE



SECTION B–B
24" PRIVATE DRIVE
NOT TO SCALE

LEGEND:

- FIRE HYDRANT
- INDICATES FIRE ACCESS LANE (20' MIN.)
- TURNING RADIUS
- FIRE HYDRANT REFLECTOR
- FIRE TRUCK
- FIRE HOSE
- PROPERTY LINE/RIGHT OF WAY
- EASEMENT LINE
- RED CURB STRIPING

PL	PROPERTY LINE
R/W	RIGHT OF WAY
PR.	PROPOSED
EX.	EXISTING
℄	CENTERLINE
FH	FIRE HYDRANT
N.A.P.	NOT A PART

ENGINEER'S STATEMENT:

FIRE ACCESS ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF OCFA FIRE APPARATUS WITH A TOTAL WEIGHT OF 94,000 POUNDS. APPARATUS WEIGHT IS DISTRIBUTED AS 63,000 POUNDS ON TANDEM REAR AXELS AND 31,000 POUNDS ON THE FRONT AXLE. THE SURFACE SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

PROPOSED EASEMENTS:

[A] EASEMENT(S) FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES.

BUILDING INFORMATION

UNIT AREA
–PLAN 1: 1,262 SQ. FT.
–PLAN 1X: 1,225 SQ. FT.
–PLAN 2: 1,324 SQ. FT.
–PLAN 3: 1,417 SQ. FT.
–PLAN 4: 1,514 SQ. FT.
–PLAN 4X: 1,542 SQ. FT.
–PLAN 5: 1,534 SQ. FT.
–PLAN 6: 1,704 SQ. FT.

BUILDING INFORMATION					
BUILDING	1ST FLOOR AREA (SF)	2ND FLOOR AREA (SF)	3RD FLOOR AREA (SF)	TOTAL FLOOR AREA (SF)	SPRINKLER SYSTEM
A	2,924	2,972	2,384	8,280	NFPA 13D
B	3,655	3,715	2,980	10,350	NFPA 13D
C	3,611	3,702	2,561	9,874	NFPA 13
D	5,154	5,117	3,753	14,024	NFPA 13
E	5,564	5,648	5,004	16,216	NFPA 13
F	5,300	5,642	5,122	16,064	NFPA 13
G	6,843	7,057	6,314	20,214	NFPA 13

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B–09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 1,875
DURATION: 3 HOURS

WATER AVAILABILITY
FLOW (IN GPM @ 20 PSI): 4,240
RESIDUAL PRESSURE: 60 PSI
TOTAL NUMBER OF ONSITE FIRE HYDRANTS: 3

PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER DANIEL P. MCDOUGALL C 80705 CIVIL STATE OF CALIFORNIA
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PREPARED FOR:
BRANDYWINE HOMES
BRANDYWINE HOMES 2355 MAIN STREET, SUITE 220 IRVINE, CA 92614 (949) 296-2400

CITY OF BUENA PARK

PROJECT NO. BWHX-045

PRELIMINARY FIRE ACCESS & HYDRANT PLAN (PR105)
8030 DALE STREET
BUENA PARK, CALIFORNIA 90620

SHEET 1 OF 1

PLAN SET: PDSI
DATE: 7/9/2024
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BY: MICHAEL REYES

CU-24-1

RECEIVED
JUL 3 2024
PLANNING DIV

BRANDYWINE HOMES

July 2, 2024

Harald Luna, Senior Planner
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

RE: 8030 Dale Street / APN 070-501-01
Subject: Project Narrative with Concessions Matrix

Dear Harald,

Brandywine Homes is a residential and mixed-use developer based in Irvine, California, with over three decades of experience in developing challenging infill sites and revitalizing some of Southern California's oldest and most established neighborhoods. Founded in 1994, the family-owned and operated company has built or developed over 70 communities totaling $1.5 billion in revenues. The company builds single-family homes, apartments, and commercial buildings that respect and complement the heritage, values, and architectural integrity of existing neighborhoods and the people who live there - making a positive contribution to the community.

The Project is situated on 3.87 acres located at the Southeast corner of Dale Street and La Palma Avenue. The zoning per the General Plan is Commercial Shopping (CS). The site currently has an abandoned Orchard Supply store and a deteriorating parking lot with chain link fencing around the site. We are proposing to demolish the existing structures, asphalt parking lot, and landscape in order to construct 93 townhome units and open space. The Townhomes will consist of 2 bedroom and 3 bedroom units. There will be outdoor seating, connectivity throughout the community with the use of sidewalks, barbecues with picnic tables, seat walls and a tot lot. 2 separate Trash enclosures will serve the site.

The project will include affordable units. 15% of the overall units (14 in total) will be designated for Affordable Housing with 13% set aside for Moderate Income and 2% for Low Income. We have identified the affordable units to be 1, 11, 15, 17, 19, 21, 23, 25, 27, 29, 55, 71, 76 & 81.

The project will offer Spanish colonial architecture with thoughtfully designed 2-story and 3-story elements, as well as landscape screening along the South and East property lines to provide better privacy for the existing single-family residences. In consideration of providing affordable housing along the South and East property lines we are seeking a waiver of the single-story requirement within 50-ft of an existing residential property zone. Further, as part of our Conditional Use Permit application, we are requesting the City to approve the project for roof heights up to 37'-7" for Buildings C, D, E, F & G.

The project qualifies for a reduced parking ratio under State Density Bonus Law, additionally, per AB 2097 qualified development projects within 1/2 mile of major transit stops are not subject to minimum parking requirements; however, we are providing 186 parking spaces within the private garages and 26 open guest parking spaces.

The project has great adjacencies to amenities in Buena Park; it is within 1/2 mile of Knott's Berry Farm, Buena Park Open Air Exchange Market, Commercial Centers to the North and to the East on La Palma Avenue, and Dysinger Elementary School. With the Project's proximity to shopping and entertainment, it will encourage pedestrian traffic and reduce vehicular traffic on La Palma and greenhouse gas emissions.

Some units will have exterior balconies to allow outdoor living, except for those buildings on the South and East sides to maximize privacy for the existing homeowners. The project's design and location will encourage residents to be outside and interact with one another in any of the common open space areas or onsite amenities, as well as visit nearby restaurants and shopping. The common open space areas will include landscape areas, BBQs, and seating areas and a tot lot for the residents to enjoy.

We propose wider landscape areas on Dale Street (13-ft on Dale vs 5-ft on La Palma) in order to provide a softer street scene and are proposing the use of trees commonly found throughout Buena Park. To provide the existing residents with more privacy we are proposing 2-story townhomes along the South property line with thoughtful window placement to address privacy issues, and along the East property line we are proposing 3-story townhomes with faux-windows on the rear elevation to address privacy issues. We are also requesting a waiver to allow a 24-ft wide drive aisle in lieu of the City required 25-ft. This complies with OCFA's standards for a minimum of 20-ft drive aisle with no parking permitted on either side of the street.

As described above our proposed project will provide much-needed high-quality housing to the area with a mindful design and excellent onsite amenities, in addition, this project will contribute to the City's overall RHNA goal and housing needs by satisfying three income categories of Above Moderate, Moderate, and Low Income. The site is designated as a shortfall site in the City's housing element. With 15% of the total units set aside for Affordable Housing, this project will serve a multitude of populations. The project will also spur revenue for the City in the form of property taxes, sales taxes from new households located in close proximity to shopping and dining, and the payment of fees to the City.

There has been a recent trend seeing many existing retail spaces declining and failing. There have been examples of this in this location which has seen failed former uses such as a grocery store, and a former hardware store, etc. This project provides a viable alternative which repurposes a site that has failed under its current use/zoning and redevelop the property to address the ongoing housing shortage. The City had identified this location for rezoning and redevelopment. Our proposed project not only addresses the need for housing but as noted above, also addresses the need for affordable housing in the community. We have proposed to rezone the property to RM-20 which allows up to 24 DU/acre. The surrounding existing uses are single family residential and commercial/retail. In 2023, Merlone Geier had mixed use apartments and townhomes approved to redevelop a failed Sears store at the shopping center adjacent to our project located on La Palma between Stanton Avenue and Dale Street. Our project will nicely integrate between the existing SFR's and the new Merlone Geier project and will comply with current design requirements.

The proposed Medium-Density Residential Land Use designation is compatible with surrounding areas serving as a transitional site from the Entertainment Mixed-Use zone to the West and into the single-family neighborhood to the South and East. This property has been identified in the City's 6th Cycle Housing Element for residential uses and has also been called out as a Redevelopment Area per Section 2.3.2 of the Land Use & Community Design Element of the General Plan. The proposed project meets the goals of Section 2.9.2 of the same; additionally, this project supports and facilitates numerous Policies under Section 2.10, such as LU-1.3, -4.3, -5.1, -6.1, -6.2, -6.6,

7.3, -8.1, -16.2, -16.3, -21.1, -22.1&2, & -24.4 for example. This project will serve multiple income categories, providing much-needed high-quality housing that is nearby retail and commercial centers, transit nodes, and public amenities; further supporting the housing needs of the region and supporting those uses around the project, promoting local spending.

We are seeking to have the following design requirements waived as either a concession or waiver as noted pursuant to Gov Code Section 65915.

Design Requirement	Incentive / Concession / Waiver / Bonus
Unit Count	Density Bonus
Max Bldg Height – 35-ft	CUP Approval
Max Bldg Height within 50-ft of RS zone	Concession
Side Yard Setback	Waiver
40% Open Space Area	Waiver
Parking Stall Size	Waiver
Drive Aisle Width of 25-ft	Waiver
Building Coverage 40% Max	Waiver
Garage Door Size of 9'x18'	Waiver
Building to Building Dimension	Waiver

Sincerely,

Chris Courtney, Sr. Project Manager
Brandywine Homes
Email: Chris@brandywine-homes.com

PROJECT: BUENA PARK TOWNHOMES

ADDRESS: 8030 DALE STREET, BUENA PARK

PROJECT REFERENCES: CU-24-1 / TT-24-1 / MND-24-2 / GP-24-2 / Z-24-1 / VTTM 19319

CODE COMPLIANCE CHECKLIST (RM-20 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL ZONE)

Development Feature	Requirement (Code Section)	Requirement (Description)	COMPLIES	DOES NOT COMPLY	NEEDS INFO / NOT APPLICABLE	DESCRIPTION	STATE DENSITY BONUS LAW / AFFORDABLE HOUSING CONCESSIONS / WAIVERS	GOV CODE SECTION	HOW DO WE COMPLY WITH THE GOV CODE?
Zoning Regulations Not Complied With (Requesting Waiver, Concession or CUP Approval)									
Unit Count		Max allowed is 24/DU. At 3.872 acres = 92.928 DU (Rounded down to 92)		X		We have 93 DU's. We are seeking a density bonus allowance since we are providing 13% moderate affordable housing	Density Bonus	65915(b)(1)	1 density bonus permitted. For 13% of Moderate affordable housing, we are permitted to have up to 8% density bonus. 92.928 x .08 = 7.43 additional units. So max allowable is 100.36 DU's rounded down to 100.
Max Bldg Height	19.416.090	35'		X		Building heights are max of 37'-7".	CUP	19.416.090	Per the zoning code for RM-20, max height of buildings can be approved to be greater than 35' through approval of a CUP. If we have to modify the roofs to be no more than 35-ft, it will affect the mechanical equipment placement in the attics, negatively impact the visual appearance of the buildings and drainage off of the rooftops. The flatter roofs will cause constructability issues in the field and add substantial costs to accomplish the flatter roofs. Also the flatter roofs will impact the solar panels, resulting in greater pitches and additional wind loading requirements on the solar and roofs.
Max Bldg Height within 50' of RS zone	19.416.090	15' or 1 story, whichever is less		X		2 & 3-story Townhomes that are within 15-ft of the rear P/L in order to meet the necessary density	Concession	65915(d)(1)(2)(A)	Per the Section, one incentive or concession is allowed when project includes at least 10% moderate income affordable housing. If we were to comply with this requirement it would drastically reduce the density for the project as it would affect more than 25% of the site since the overall site is 364'x482'. The lost density will make the project financially infeasible.
Side Yard (Abutting Street)	19.420.060	15' + In addition, each building or structure shall be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet.		X		19' req'd, 15' provided along La Palma. Street setback is reduced to provide increased setback on south edge.	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) If we provide the 19-ft along La Palma it would push the houses along the South P/L closer to the property line and have a greater impact on the existing residents and their privacy.
Open Area	19.420.010	Minimum total open space required 40%		X		Currently at 31.9%	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b). Again attempting to maximize the allowed density, we incorporated as much public and private open space as we could without losing more units. The site as designed maximizes the homeowner's usability of the site. Adding more open space will not change the function or usability. A reduction in Open Space allows us to meet parking requirements and achieve a density that makes the project feasible. We are at 33.1% with the parking stalls at 9'x18'. If we were to increase the stall size to the City Std 10x20 it would further reduce the Open Space percentage. The City also requires that in order to qualify as common open space, the area must be a minimum size of 10'x10'.

Parking Stall Size	19.436.070	10x20		X		9'x18' provided	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) 9x18 is an industry standard depth for a parking stall. Adding 2-ft of depth and 1-ft of width to each stall will reduce density and reduce open space as it will take more area in order to provide the same amount of parking.
Drive Aisle Width	19.436.707	25' required for 2 way drive aisle with parking		X		24' provided (Min required OCFA is 20-ft)	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) OCFA requires 24-ft. If we provide 25-ft it impacts the minimum landscape setbacks that the City is requiring or potentially density. The site is designed in a way that there is no excess area to take away from without affecting other design standards or financially impacting the project. We are not allowing parking on either side of the drive aisles; therefore, 24-ft is within the OCFA standards for drive aisle widths.
Building Coverage	19.416.040	40% max		X		41% is designed	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) In order to provide good product mix that matches today's market needs, we designed our units as efficiently as possible.
Garage Door Size	19.416.060	9' wide single, 18' wide 2 car garage door		X		the current design has typical 8' and 16' wide doors. City required garage door size would require larger unit sizes which increases the size of the buildings and impacts the building coverage even further.	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) The standard width and height garage door is an industry standard. Changing to this door size would require larger garages because the hardi-panels are the same width, which will make the building footprints larger and further impact the max lot coverage and the minimum open space requirements.
Building to Building Dimension	19.416.080	20' for windows facing each other, 30' for doorways facing each other		X		providing 18' building to building, 25' building to building at doorways.	Waiver	65915(e)(1)	Per the Section, Applicant may submit for waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting subdivision (b) We are attempting to maximize the density within the zone while also providing the required open space and comply with the required setbacks. If we increase the space between buildings it will reduce the density causing a substantial financial impact.
Zoning Regulations Complied With									
Min Front Yard Setback	19.420.050	15' + each building or structure shall be set back an additional distance equal to one-half the amount by which the height of the building or structure exceeds 30 feet.	X			19' req'd, 20' provided	n/a		
Min Side /rear Yard Setback	19.424.070	10'	X			15' south side, 12' east rear.	n/a		
Usable Open Space	19.448.025	at least two hundred square feet per dwelling unit for the first twenty dwelling units, plus one hundred fifty square feet per dwelling unit for the next twenty dwelling units, plus one hundred square feet per dwelling unit for each additional dwelling unit. The minimum dimensions of ten feet in each direction and the least horizontal dimension is at least one-third of the greatest horizontal dimension.	X			12,300 sf req'd. more than 20,000 sf provided.	n/a		
Storage	19.448.030	200 cubic feet per unit	X			All storage per unit is at least 200 SF within the garage of each unit	n/a		
Garage Areas	19.448.030	440 sf min	X			All garages are at least 440 SF or larger	n/a		
			5	10	0			10	

ATTACHMENT 8

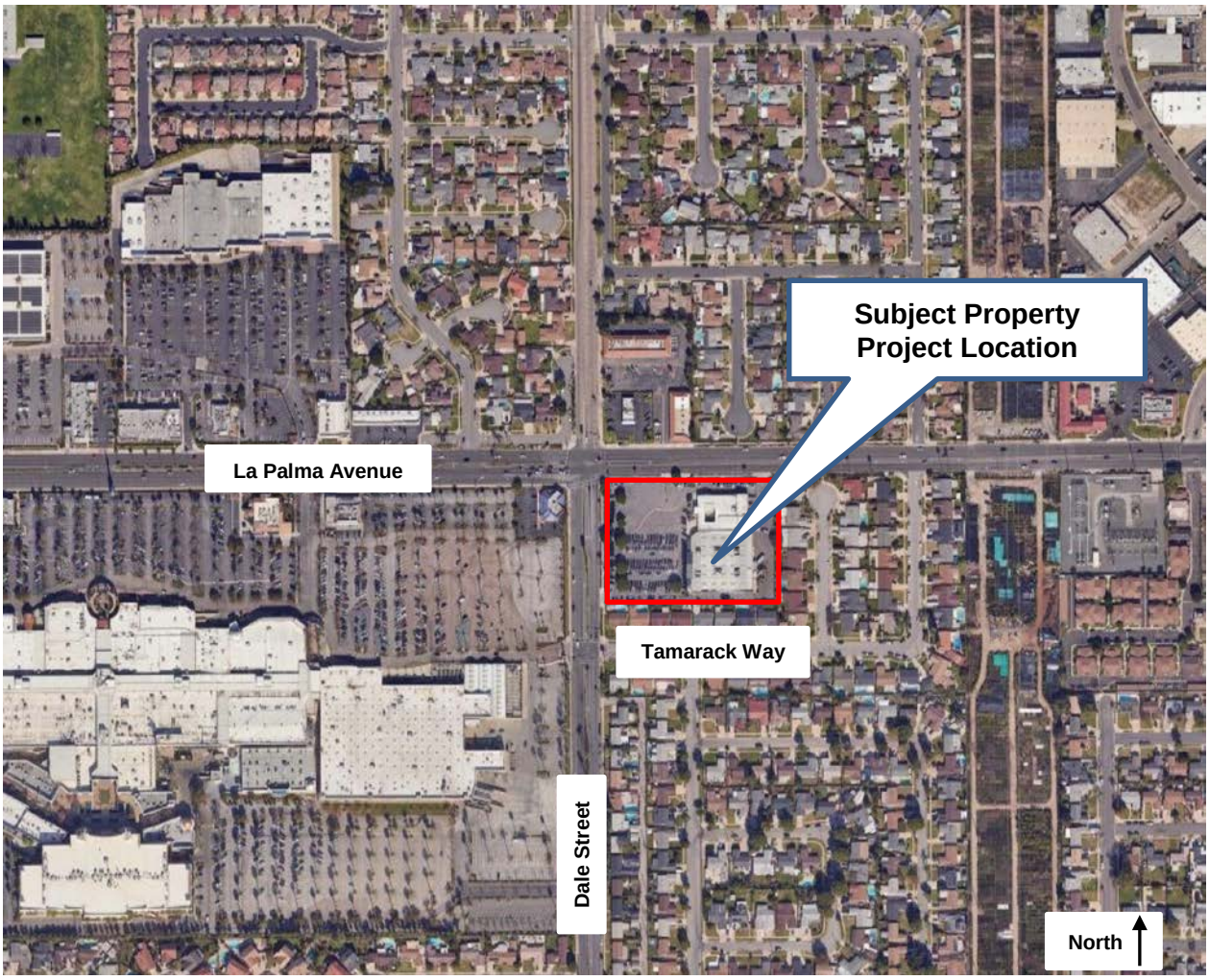
Final Initial Study/Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program

https://www.buenapark.com/city_departments/community_development/planning_division/8030_Dale_Street.php

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP



PLANNING COMMISSION

August 28, 2024

GENERAL PLAN AMENDMENT NO. GP-23-1, ZONE CHANGE NO. Z-23-1, TENTATIVE TRACT MAP NO. TT-24-1, CONDITIONAL USE PERMIT NO. CU-24-1, MITIGATED NEGATIVE DECLARATION NO. MND-24-2

8030 Dale Street
APN: 070-501-01