

Thursday, January 30, 2025, 8:30 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:30 a.m.

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Zoning Administrator, speakers should come forward, and upon recognition by the Zoning Administrator, state their names and addresses.

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, January 30, 2025. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Zoning Administrator are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on February 19, 2025.

1. GENERAL

1A. CALL TO ORDER

2. PUBLIC HEARING

2A. CONDITIONAL USE PERMIT NO. CU-24-10

A request to allow the installation of building graphic on the east elevation of an existing approximately 195,592 square-foot corporate office building (Yamaha Corporation of America) on a property located at 6600 Orangethorpe Avenue.

The property owner is Yamaha International Corporation, 6600 Orangethorpe Avenue, Buena Park, CA 90620. The applicant is Allan Tannaya, on behalf of Sign Specialist Corporation, 111 W. Dyer Road, Suite F, Santa Ana, CA 92707.

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

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-24-10.

3. ADJOURNMENT

3A. 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 Zoning Administrator 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. 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.

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: January 23, 2025



Zoning Administrator Meeting Agenda Report

A. CONDITIONAL USE PERMIT NO. CU-24-10

A request to allow the installation of building graphic on the east elevation of an existing approximately 195,592 square-foot corporate office building (Yamaha Corporation of America) on a property located at 6600 Orangethorpe Avenue.

The property owner is Yamaha International Corporation, 6600 Orangethorpe Avenue, Buena Park, CA 90620. The applicant is Allan Tannaya, on behalf of Sign Specialist Corporation, 111 W. Dyer Road, Suite F, Santa Ana, CA 92707.

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

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-24-10.

Meeting	Agenda Group
Thursday, January 30, 2025, 8:30 AM	PUBLIC HEARING Item: 2A.
Presented By	Prepared By
Harald Luna Senior Planner	Harald Luna, Senior Planner
Presented By	
Harald Luna, Senior Planner	

PROPERTY INFORMATION:

Address /	6600 Orangethorpe Avenue /
Assessor Parcel Number (APN)	263-541-01
Lot Area	19.29 acres
Street Frontage	Orangethorpe Avenue: 970 feet (approximately)
Zoning District	ML (Light Industrial) with Mixed Use Overlay - 45
General Plan Designation	Office Manufacturing
Existing Development	An approximately 195,592 square-foot corporate office building (Yamaha Corporation of America).

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (One-Family Residential)	Single-Family Dwellings
South	Low Density Residential	RS-6 (One-Family Residential)	Single-Family Dwellings
East	Office Manufacturing	ML (Light Industrial)	Industrial Office Business Park
West	Low Density Residential	RS-6 (One-Family Residential)	Single-Family Dwellings

Property Information:

The property under this application is comprised of two contiguous parcels located on the southeast corner of Orangethorpe Avenue and Holder Street, with street frontages of approximately 970 ft. along Orangethorpe Avenue and 924 ft. along Holder Street, and a land area of approximately 19.29 acres.

The property is occupied by Yamaha Corporation of America's Corporate Campus with office and warehouse building space which has operated at the subject property since the 1970's.

BACKGROUND:

A Conditional Use Permit (CUP 331) was approved by the City of Buena Park in 1970 for the construction of the Yamaha Corporation Campus. Over the years, several modifications were approved and constructed on the property.

On September 8, 2021, the Planning Commission adopted Resolution No. 6224 approving Conditional Use Permit No. CU-20-5 for the demolition and replacement of an existing office//warehouse building with a new corporate office building and addition to an existing office building for a total of 195,592 square feet. It should be noted that the site is currently under construction.

APPLICATION ANALYSIS:

Project Description

The applicant, Allan Tannaya, of Sign Specialist Corporation, on behalf of the business owner Yamaha International Corporation, has submitted the subject application, plans, and narrative requesting Zoning Administrator approval to allow the installation of an approximately 2,545 square-foot building graphic on the east elevation of an existing approximately 195,592 square-foot corporate office building (Yamaha Corporation of America). According to the submitted project narrative and plan, the building graphic is a design element and feature that energizes and brings life to the transformed Yamaha headquarters campus. The proposed building graphic, as conditioned, will not be intended for marketing, advertising or selling products. Rather the intent of the building graphic is to all a visual display of Yamaha's culture to help bridge the campus together. The graphics will be updated from time to time.

DISCUSSION:

Section 19.912.060.B (Building Graphics and Murals – Other Commercial and Industrial Zones) of the Buena Park Municipal Code (BPMC) requires a Conditional Use Permit approval in order to allow building graphics when, in the view of the Director, such graphics cannot be considered as an architectural element to a building's design under the site plan review process, and/or, such graphics would be considered as a sign by interpretation of this Division.

BPMC Section 19.128.020 (Conditional Use Permit) authorizes the Zoning Administrator to grant a conditional use permit in matters involving existing facilities and development when not more than a twenty-percent expansion of floor area is involved. As stated above, the request is for the installation of a building graphic on the east elevation of an existing corporate office building, and there is no expansion of floor area involved with this request.

In reviewing the applicant's request, staff reviewed the plans, visited the property and has determined the proposed building graphic is in compliance with the sign regulations of the City's Zoning Ordinance and is consistent with the design of the corporate office building. Further, the building graphic will be appropriate within the context of the existing corporate office building and will not negatively impact the subject and surrounding properties.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) because the building graphic will be installed on an existing structure.

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on January 16, 2025, and 100 notices of this Zoning Administrator public hearing were mailed to property owners located within 300-feet of the subject property on January 16, 2025. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

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

Attachments

[PROPOSED ZONING ADMINISTRATOR RESOLUTION FOR CONDITIONAL USE PERMIT NO. CU-24-10.pdf](#)

[CU-24-10 DEVELOPMENT PLANS STAMPED RECEIVED NOV 12 2024 PLANNING DIV.pdf](#)

[CU-24-10 PROJECT NARRATIVE.pdf](#)

[CU-24-10 VICINITY MAP.pdf](#)

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-24-10

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW THE INSTALLATION OF A BUILDING GRAPHIC ON THE EAST ELEVATION OF AN EXISTING 195,592 SQUARE-FOOT CORPORATE OFFICE BUILDING (YAMAHA CORPORATION OF AMERICA), LOCATED AT 6600 ORANGETHORPE AVENUE WITHIN THE ML (LIGHT INDUSTRIAL) WITH MIXED USE OVERLAY – 45 ZONE, WITH FINDINGS

A. Recitals.

(i) Yamaha International Corporation, property owner, 6600 Orangethorpe Avenue, Buena Park, CA 90620, and Allan Tannaya, of Sign Specialist Corporation, the applicant, on behalf of the property owner, 111 W. Dyer Road, Suite F, Santa Ana, CA 92707, have filed an application to allow the installation of a building graphic on the east elevation of an existing approximately 195,592 square-foot corporate office building (Yamaha Corporation of America) located at 6600 Orangethorpe Avenue, Buena Park, California, 90620, in the County of Orange. Hereinafter in this Resolution referred to as the “Application”.

(ii) On January 30, 2025, the Zoning Administrator 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 Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator 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 Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, project narrative dated “RECEIVED NOV 12, 2024 PLANNING DIV”, and development plans dated “RECEIVED NOV 12, 2024 PLANNING DIV.”, the Zoning Administrator 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 building graphic in conjunction with the existing corporate office building is consistent with the City’s General Plan

and Zoning Ordinance, as conditioned, and will meet applicable operating standards.

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

Fact: The proposed building graphic will be installed on a site that is currently being developed with an approximately 195,592 square-foot corporate office building related parking and on-site improvements. The site is adequate in size, shape, topography, location, and other factors, to accommodate the construction of the building graphic on the east elevation of the corporate office building.

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

Fact: The subject site is located on the southeast corner of Orangethorpe Avenue and Holder Street. Orangethorpe Avenue is considered a Major Arterial Highway in the City's Mobility Element, within the General Plan. The building graphic is proposed to be attached to an existing building and will not negatively impact traffic for the existing or anticipated development in the area.

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

Fact: Adequate utilities and public services are available to serve the proposed building graphic as well as existing and anticipated development in the surrounding area. The site is currently being developed with an approximately 195.592 square-foot corporate office building and meets the City standards for public services and utilities to serve the site.

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

Fact: The proposed building graphic on the east elevation of the corporate office building will be compatible with the existing and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

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

Fact: Pursuant to Section 19.912.060.B (Building Graphics and Murals – Other Commercial and Industrial Zones) of the Buena Park Municipal Code (BPMC) requires a Conditional Use Permit approval in order to allow building graphics. As conditioned, the proposed building graphic will complement the corporate office building and comply with the standards required within the BPMC.

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

Fact: Any adverse effects that may come from the building graphic at this site are justified and fully balanced by offsetting benefits to the public interest in that the use will provide a decorative building graphic that fits with the character of the site and surrounding areas. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

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

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the plans dated "RECEIVED NOV 12, 2024 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:

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.
2. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
3. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall be for the installation of a building graphic on the east elevation of an existing approximately 195,592 square-foot corporate office building (Yamaha Corporation of America) on a property located at 6600 Orangethorpe

Avenue, as described and shown on plans dated "RECEIVED NOV 12, 2024 PLANNING DIV", except as modified herein.

2. All previous Conditions of Approval for Conditional Use Permit No. CU-20-5 Resolution No. 6224 shall remain in full force and effect. The conditions contained herein shall supplement all previous conditions of approval.
3. The applicant and/or property owner shall ensure that a copy of the Zoning Administrator Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors involved in developing the building graphic for the project site.
4. Any appreciable modifications, including but not limited to addition of illumination to the approved plans or conditions of approval shall require the approval of the Zoning Administrator. Minor modifications may be reviewed and approved by the Community and Economic Development Director.
5. No part of the building graphic including the framing or support system shall be left unfinished.
6. The business establishment shall maintain a business license as required by the Buena Park City Code.
7. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
8. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Zoning Administrator for possible action.
9. The building graphic shall be of general interest without direct advertising of the business and/or services or products related to the business.
10. The building graphic shall be maintained in good condition and working order, to be free of peeling paint, faded colors, torn and/or broken and damaged materials. The building graphic shall be immediately replaced, repaired, or removed if it is faded, torn, damaged or otherwise unsightly or in a state of disrepair.
11. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies and regulations.
12. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.

13. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
14. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
15. 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.
16. 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 30th day of January 2025.

Eddie Fenton
Zoning Administrator

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.
Conditional Use Permit No. CU-24-10
January 30, 2025

AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-24-10 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

RECEIVED
NOV 12 2024
PLANNING DIV

SUBMITTAL RECORD

Customer: Yamaha Exterior Signage

Address: 6600 Orangethorpe Ave.
Buena Park, CA 90620

APN #: 263-541-01

Zoning: ML (Light Industrial)

Contact: Susy Dowell
(714) 364-6638
susyd@kprsinc.com

Submittal: V3.0 (10.16.2024)

Sign Specialists Job: JB #37052: 869977 - [ART-PERMIT] - 6600 Orangethorpe Avenue
Yamaha Building Wall Graphic

Project Manager: Allan Tannaya
(714) 641-0064
allan.tannaya@signspecialists.com

Sales Specialist: Zac Smith
(714) 641-0064
zac.smith@signspecialists.com

Designer: Dan Nainiger
dan.nainiger@signspecialists.com
714.641.0064 x127



SCOPE OF WORK:

(Qty 1) New (N) Building Graphic sign (not for advertising purposes)

SIGN TYPES

TYPE	NAME	QTY
ID-06 1	(N) FLEXIBLE SUBSTRATE BUILDING WALL GRAPHIC	1

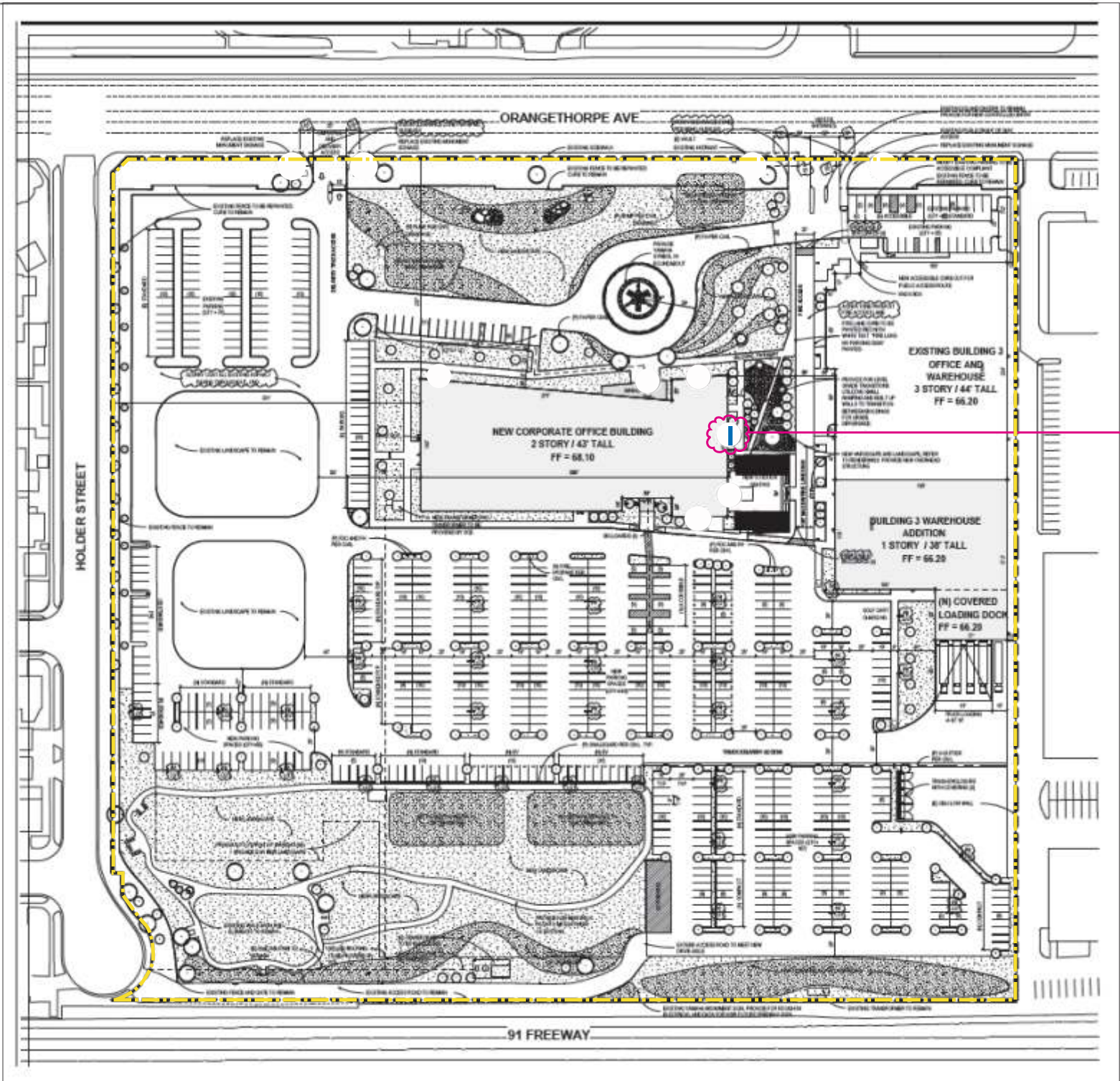
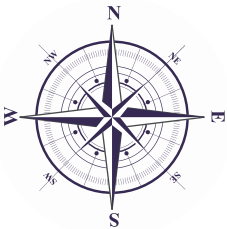
KEY

Sign Type — 1
Location — XX

Property Line —

SCALE:

22'	43.75'	87.5'	175'
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ID-06
1

PROJECT: Yamaha Signage
EXTERIOR - PERMIT

Order No.: 869977

Location: 6600 Orangethorpe Ave.
Buena Park, CA 90620

Contact: Susy Dowell
(714) 364-6638
susyd@kprsync.com

Salesperson: Zac Smith
(714) 641-0064
zac.smith@signspecialists.com

Scale: As Noted
Designer: Dan Nainiger
Version: 1.0 - 09.25.2024
2.0 - 10.14.2024
3.0 - 10.16.2024

 ± 972 

Version:	1.0 - 09.25.2024
	2.0 - 10.14.2024
	3.0 - 10.16.2024

- A

Digital full color print to one side of Superprint Plus FI vinyl 13oz. flexible substrate. Seamed as required.
- B

Building Extrusion Frame System with Clips and Clip Covers, powder coated RAL 9006. Visible frame area 1-½" (H).

SQ. FT. - 2545.4


TOTAL QTY: 01

RFI
VECTOR ART TO BE PROVIDED

MATERIAL/FINISH SCHEDULE


- P1

RAL 9006




Powder Coat
- P2

MP 26496



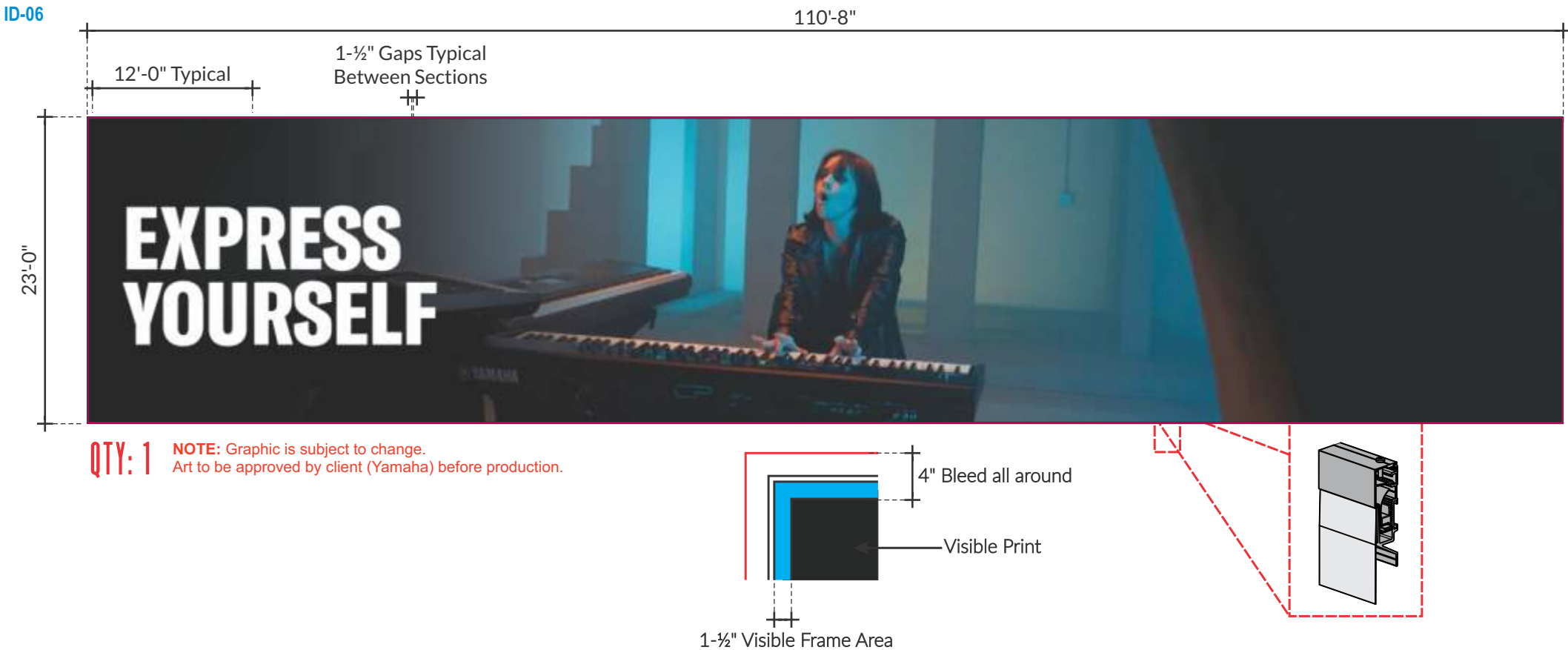
Matthews Satin Paint To Match RAL 9006
- V1

Flexible Substrate



Superprint Plus FI Vinyl 13oz.

1 Sign Fabrication Detail
Elevation View
SCALE: 3/32" = 1'-0"



2 Proposed Elevations
Elevation View
SCALE: 1/16" = 1'-0"

THE TILT UP PANELS ON THIS EAST SIDE OF THE BUILDING WILL ONLY RECEIVE PAINT.
THERE WILL BE A ½" DEPRESSION IN PANELS 15 THROUGH 20 BEHIND ID-06.

PROJECT: Yamaha Signage
EXTERIOR - PERMIT

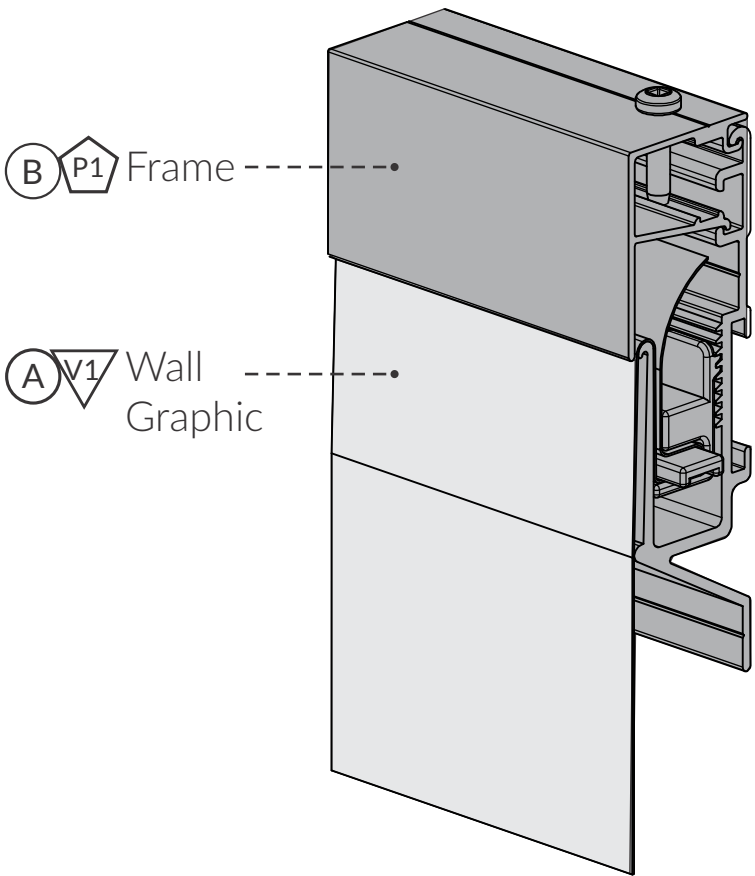
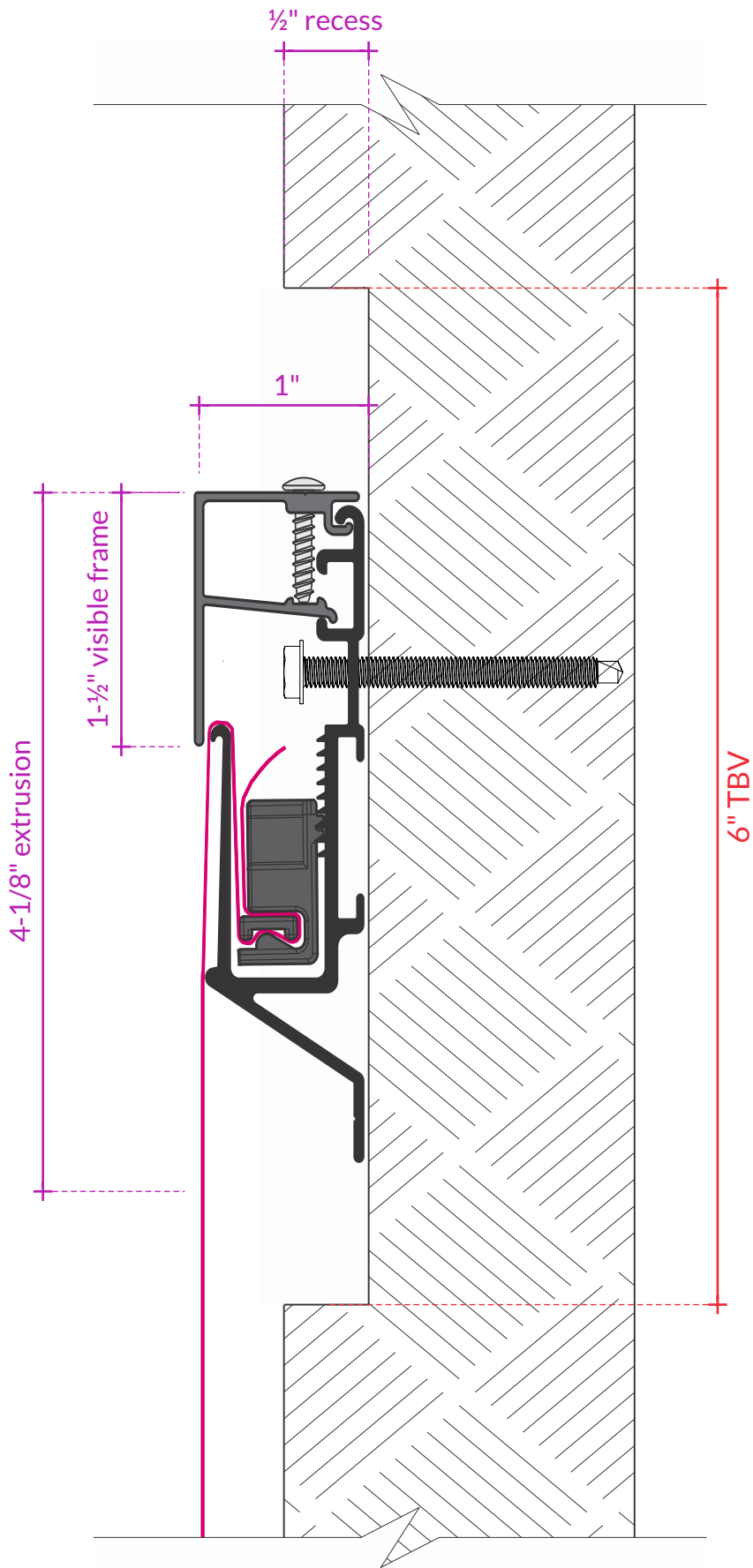
Order No.: 869977

Location: 6600 Orangethorpe Ave.
Buena Park, CA 90620

Contact: Susy Dowell
(714) 364-6638
susyd@kprsinc.com

Salesperson: Zac Smith
(714) 641-0064
zac.smith@signspecialists.com

Scale: As Noted
Designer: Dan Nainiger
Version: 1.0 - 09.25.2024
2.0 - 10.14.2024
3.0 - 10.16.2024



1 Method of Attachment Detail
Section View
SCALE: 1"=1'-0"

PROJECT: Yamaha Signage
EXTERIOR - PERMIT

Order No.: 869977

Location: 6600 Orangethorpe Ave.
Buena Park, CA 90620

Contact: Susy Dowell
(714) 364-6638
susyd@kprsinc.com

Salesperson: Zac Smith
(714) 641-0064
zac.smith@signspecialists.com

Scale: As Noted
Designer: Dan Nainiger
Version: 1.0 - 09.25.2024
2.0 - 10.14.2024
3.0 - 10.16.2024

November 8, 2024

Planning Department
City of Buena Park
6650 Beach Blvd.
Buena Park, CA 90621

Re: Project Narrative for Yamaha Building Graphic

Sirs:

We wish to apply for Yamaha Building Graphic. The building graphic is a design element and feature that energizes and brings life to the transformed Yamaha headquarters campus. It serves as a connection between the new and the existing buildings on the campus and engages employees.

This building graphic is important to the ownership to connect the old and new buildings to create a cohesive campus, and that all parts of the campus feel equitable. The building graphic is located on an exterior wall, where it will be visible from a new centralized outdoor gathering space that sits between the old and new buildings.

The intent is for this building graphic to be a permanent design element, that will be left in position as long as the aging will allow due to the elements, and then replaced. The graphic is not intended for marketing, advertising or selling products, but rather as a visual display of Yamaha's culture to help bridge the campus together.

Please accept and approve our application.

Best Regards,

Allan Tannaya
Senior Project Manager, Sign Specialists Corporation
License # 988048



VICINITY MAP



ZONING ADMINISTRATOR

Thursday, January 30, 2025 – 8:30 a.m.

CONDITIONAL USE PERMIT NO. CU-24-10

6600 Orangethorpe Avenue

APN: 263-541-01