

Thursday, February 20, 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, February 20, 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 March 11, 2025.

1. GENERAL

1A. CALL TO ORDER

2. PUBLIC HEARING

2A. SITE PLAN NO. SP-24-15

A request to construct an approximately 145 square-foot single-story addition and a new approximately 973 square-foot second-story addition to an existing 1,269 square-foot single-story, single-family dwelling with an attached two-car garage on a property located at 6434 Pheasant Drive. The proposed project will result in an approximately 2,387 square-foot two-story, single-family dwelling with five (5) bedrooms and four (4) bathrooms.

The property owner is Oscar Donoso, 6434 Pheasant Drive, Buena Park, CA 90620. The applicant is Ji Yeon Lee, 2120 S. Watson Street, La Habra, CA 90631.

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 Site Plan No. SP-24-15.

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: February 15, 2025

Zoning Administrator Meeting Agenda Report

A. SITE PLAN NO. SP-24-15

A request to construct an approximately 145 square-foot single-story addition and a new approximately 973 square-foot second-story addition to an existing 1,269 square-foot single-story, single-family dwelling with an attached two-car garage on a property located at 6434 Pheasant Drive. The proposed project will result in an approximately 2,387 square-foot two-story, single-family dwelling with five (5) bedrooms and four (4) bathrooms.

The property owner is Oscar Donoso, 6434 Pheasant Drive, Buena Park, CA 90620. The applicant is Ji Yeon Lee, 2120 S. Watson Street, La Habra, CA 90631.

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 Site Plan No. SP-24-15.

Meeting	Agenda Group
Thursday, February 20, 2025, 8:30 AM	PUBLIC HEARING Item: 2A.
Presented By	Prepared By
Carlos Castellanos, Assistant Planner	Carlos Castellanos, Assistant Planner
Presented By	
Carlos Castellanos, Assistant Planner	

SUBJECT PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	6434 Pheasant Drive / 263-553-08
Lot Area:	6,060 square feet
Street Frontage:	60 feet
Zoning District:	RS-6 (One-Family Residential)
General Plan Designation:	Low Density Residential
Existing Development:	1,269 square-foot single-story, single-family dwelling with an attached 520 square-foot two-car garage

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
South	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
East	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
West	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling

APPLICATION ANALYSIS:

Proposal:

The Applicant is requesting to construct an approximately 145 square-foot single story addition to the side (west) elevation, and a new 973 square-foot second story addition to an existing 1,269 square-foot single-family dwelling with an attached 520 square-foot two-car garage. The proposed additions will bring the total size of the single-family dwelling to 2,387 square feet with a total of five (5) bedrooms and four (4) bathrooms.

Development Standards Analysis:

Development Standards	Required	Proposed
Lot Coverage:	40% maximum	33.5%
Rear Yard Coverage:	30% maximum	6.7%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 20 ft. Side: West 5 ft. East 5 ft. Rear: 26 ft. 6 in.
Parking:	2-car garage	Existing 2-car attached garage (520 square feet)
Front Yard Landscape:	30% minimum	62%

Discussion:

Section 19.128.040 (Site Plan Review) of the City of Buena Park Municipal Code (BPMC) requires Zoning Administrator review and approval of any addition or conversion of non-habitable areas into habitable area that causes the total residential floor area to exceed 150 percent of the existing residential floor area, via the Site Plan Review process.

The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district, and is in “reasonable harmony with the architectural character of the area” and not “detrimental to the existing and intended character” of the surrounding neighborhood. This process furthers the General Plan Policy LU-7.1 to “maintain and enhance the character of single-family residential neighborhoods.”

The proposed expansion complies with all development standards for residences within the RS-6 (One-Family Residential) zone such as setbacks, height, lot coverage, and parking.

Guidelines for Single-Family Residential Additions:

The proposed architectural design of the additions to the existing single-story single-family dwelling will be consistent with the character of the existing single-family residences and the neighborhood. The request complies with the Guidelines for Single-Family Residential Additions adopted by City Council for promoting high-quality additions compatible with adjacent properties, as listed below.

Roofs: New roofs shall blend with existing rooflines and be of unified materials.

The roof design and rooflines of the addition will consist of a gable-roof design. The roof materials of the additions to the single-family dwelling will be comprised of asphalt shingle roof to match the existing dwelling.

Enhanced Exteriors: Elevations to include superior finished, materials, and colors.

The proposed addition areas provide a combination of decorative siding and stucco wall finishes painted in a tan color to match the existing house. The front (north) elevation of the new second-story addition will incorporate a decorative vertical panel siding and a raised stucco treated banding that wraps around the west and east side elevations to complement the existing materials of the single-family dwelling.

Balconies: Balconies shall include appropriate design and/or location for screening or obscuring the balcony to minimize the loss of privacy for neighboring properties.

The proposed project does not include balconies.

Windows: Windows shall include decorative treatment and windows located on the same elevation shall be consistent in design, style, and materials.

The new windows will be consistent in style, design, and materials throughout the residence and will include white vinyl decorative trim to match the existing windows. Additionally, all the windows located within the second floor west side elevation, as conditioned, will have a view obscuring opaque glass to further promote privacy between the adjacent properties.

Landscape: Sufficient size and quantities shall be installed to provide screening and to protect the privacy of adjacent properties.

The proposed expansion is set back at the required distances to protect privacy of adjacent properties. No added landscape is required.

After reviewing the applicant's request and plans, staff visited the property and reviewed the site and building configuration as well as layout of the surrounding properties, and has determined that the site can accommodate the proposed expansion of the existing single-story single-family dwelling. When completed, the materials and color scheme of the proposed expansions of the two-story single-family dwelling will blend with the overall architectural character of the surrounding area; therefore, preserving the residential integrity of the existing residential neighborhood and will not impose any adverse impacts on adjacent properties.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of the addition of floor area to an existing single-family residence.

PUBLIC HEARING NOTICE:

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on February 10, 2025, and seven (7) notices were mailed to adjacent property owners of the subject property on February 10, 2025. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed By: Harald Luna, Senior Planner

Reviewed By: Ian McAleese, Senior Planner

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

Attachments

[Proposed Zoning Administrator Resolution for Site Plan No. SP-24-15.pdf](#)

[SP-24-15 Development Plans Stamped RECEIVED FEB 9 2025 PLANNING DIV Part 1.pdf](#)

[SP-24-15 Development Plans Stamped RECEIVED FEB 9 2025 PLANNING DIV Part 2.pdf](#)

[SP-24-15 Vicinity Map.pdf](#)

RESOLUTION NO.
SITE PLAN NO. SP-24-15

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT AN APPROXIMATELY 145 SQUARE-FOOT SINGLE-STORY ADDITION TO THE SIDE (WEST) ELEVATION, AND A NEW 973 SQUARE-FOOT SECOND-STORY ADDITION TO AN EXISTING 1,269 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED 520 SQUARE-FOOT 2-CAR GARAGE ON A PROPERTY LOCATED AT 6434 PHEASANT DRIVE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Ji Yeon Lee, the applicant, 2120 S. Watson Street, La Habra, CA 90631, on behalf of Oscar Donoso, the property owner for 6434 Pheasant Drive, Buena Park, CA 90620, has filed an application for the issuance of Site Plan No. SP-24-15 to construct an approximately 145 square-foot single-story addition to the side (west) elevation, and a new 973 square-foot second story addition to an existing 1,269 square-foot single-family dwelling with an attached 520 square-foot two-car garage. The resulting residence will have a total of five (5) bedrooms and four (4) bathrooms on a property located at 6434 Pheasant Drive, Buena Park, CA 90620 (APN: 263-553-08) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On February 20, 2025, the Zoning Administrator conducted a 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 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, and development plans dated "RECEIVED FEB 9, 2025 PLANNING DIV.", the Zoning Administrator hereby specifically finds as follows:

a. **FINDING:** The proposed development meets all applicable requirements of this Title and other laws.

FACT: The proposed additions to the single-family dwelling complies with all applicable requirements of the General Plan and Zoning Ordinance including lot coverage, setbacks, floor plan, parking, and building materials, as conditioned. The architectural design, materials, finishes and color

scheme will blend with the overall character and color palette of the single-family dwellings from the surrounding area.

- b. **FINDING:** The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and this Title.
- FACT:** The site arrangement and improvements will not be detrimental to the existing and intended character of the single-family neighborhood since the proposed additions to the single-family dwelling comply with the General Plan and the Zoning Ordinance. The design of the proposed additions to the single-family dwelling meets all applicable standards and criteria and will maintain the single-family residential character of the neighborhood.
- c. **FINDING:** Property values will be conserved.
- FACT:** The proposed additions will not negatively impact the property in question nor will it negatively impact surrounding properties since all improvements meet the Buena Park Municipal Code requirements as well as the Guidelines for Single-Family Residential Additions adopted by City Council for the purpose of promoting high-quality additions compatible with adjacent properties.
- d. **FINDING:** Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environmental effects generated by the subject development.
- FACT:** The proposed additions will not create any detrimental effects on the environment since the area was planned for single-family residential developments, and the project site will retain the development of a single-family residence.
- e. **FINDING:** The exterior architectural design is in reasonable harmony with the architectural character of the area.
- FACT:** The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors and finishes will match the existing house, as conditioned.
- f. **FINDING:** The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.
- FACT:** The arrangement and design for pedestrian and vehicular traffic will continue to minimize congestion and protect pedestrian and vehicular safety for the subject property as well as surrounding properties. No changes are proposed to pedestrian or vehicular access to and from the property.

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, this Zoning Administrator hereby approves the application subject to the plans dated "RECEIVED FEB 9, 2025 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 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 prepared by a California registered engineer or architect.

PLANNING DIVISION:

1. This approval shall permit the construction of a 145 square-foot first floor addition, and a new 973 square-foot second-story addition to an existing single-story single-family dwelling with an attached 520 square-foot 2-car garage in substantial compliance with the plans dated "RECEIVED FEB 9, 2025 PLANNING DIV" and as conditioned herein.
2. 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 participating in the construction phase of the project.
3. Plans submitted for plan check shall include the remodel and addition to the single-family residence, generally consistent with the submitted plans. 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 and vertical panel siding
 - b. Roofing material consisting of composition shingles
 - c. Door and window trims
4. The applicant shall require a separate fence/wall permit approval by the Planning Division for any proposed fences/walls to be located within the property.
5. Any fencing shown on plans shall comply with the Buena Park Municipal Code (BPMC) Chapter 19.328 (Development Standards – Fences, Walls, Hedges, and Berms) of the City of Buena Park Zoning Ordinance and shall require separate approval by the Planning Division, as necessary.

6. All windows located on the west elevation of the second floor shall have view-obscurating glass or clerestory placement to promote privacy between the residential properties.
7. Any driveway modifications shall require separate Planning Division review and shall comply with BPMC Section 19.336.040 (Residential Driveway Standards) of the Buena Park Municipal Code.
8. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any appreciable modification shall require the prior approval of the Planning Division.
9. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.
10. Any installation of artificial turf shall require a separate Planning Division review and shall comply with BPMC Section 19.332.010 (Landscape Provisions for Residential Uses).
11. No roof-mounted mechanical equipment shall be permitted unless such equipment is 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).
12. Interior access to all rooms/areas of the single-family dwelling shall be maintained at all times as a condition of use. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided, without first obtaining an accessory dwelling unit approval.
13. The construction authorized by the Site Plan shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
14. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation) of the Zoning Ordinance.
15. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
16. 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.
17. The applicant and/or property owner shall sign an 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.

18. 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 20th day of February 2025.

Eddie Fenton
Zoning Administrator

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.
Site Plan No. SP-24-15
February 20, 2025

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan No. SP-24-15 and do agree that I/We shall conform with and abide by all such conditions.

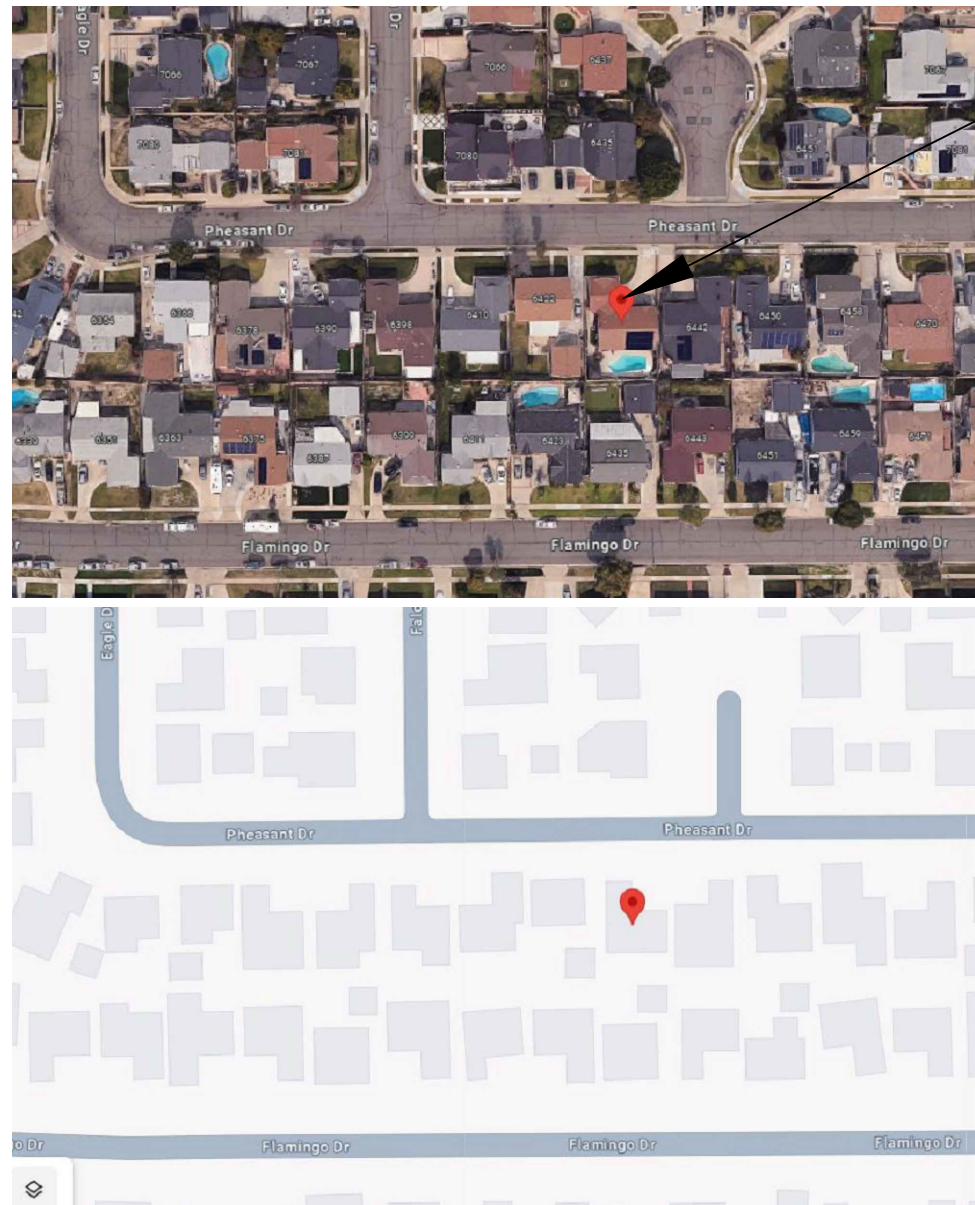
Date: _____

Printed Name and Signature
Owner/Applicant

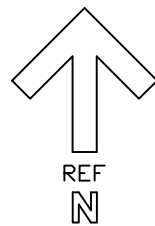
GENERAL NOTES:

- 1.WORK PERFORMED SHALL COMPLY WITH THE CURRENT APPLICABLE CODES. SEE TABLE:
- 1.1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
- 1.2. STANDARD SPECIFICATIONS OF A.S.T.M.
- 1.3. AMENDMENTS BY THE LOCAL JURISDICTION
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. NOTES AND DIMENSIONS TAKES PRECEDENCE OVER SCALING OF THE DRAWING. EACH CONTRACTOR OR SUB-CONTRACTOR SHALL REPORT TO PROJECT OWNER AND ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.
3. TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT OTHERWISE SHOWN.
4. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
5. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT IN WRITING FOR INTERPRETATION OR CLARIFICATION
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA GREEN BUILDING STANDARDS (CGBS) SECTION 4.504.2
- 6.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
- 6.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
- 6.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
- 6.4. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS
- 6.5. 80% OF FLOOR AREA CONTAINING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS PER THE COLLABORATIVE FOR HIGH-PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM
- 6.6. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

VICINITY MAP



PROJECT
LOCATION



HOUSE REMODELING & TWO STORY ROOM ADDITION

6434 PHEASANT DR. BUENA PARK, CA 90620

PROPERTY INFORMATION

3 BEDS 2 BATHS 1,269 SQ FT

RS-6
ONE FAMILY RESIDENTIAL
APN: 263-553-08

TABLE 19.316.090

LOT NUMBER 73
LEGAL START DATE 8/17/1961
LOT TYPE LOT
DOC. NO. MM 148/37-39
MAP NO. TR 2734
DOC. REF. NO. 201900389803
DOC. REF. DATE
LEGAL DESCR. N-TRACT: 2734
BLOCK: LOT: 73
LANDUSE 163
AREA SQFT: 6060
PERIM. FT 322

OCCUPANCY: R-3/U
EXISTING STORIES: 1
PROPOSED STORIES: 2
SPRINKLER: NO
CONSTRUCTION: VB

LOT COVERAGE CALCULATION

(E)	RESIDENCE	1,269 SF
(E)	GARAGE	520 SF
(E)	PATIO COVER	100 SF
(N)	ROOM ADDITION	1ST FLOOR 145 SF, 2ND FLOOR 973 SF

TOTAL
BUILDING AREA 1,269 + 145 + 520 +100 = 2,034 SF

LOT 6,060 SF
TOTAL COVERAGE 33.5 %

GOVERNING BUILDING CODES

2022 CRC, 2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF BUENA PARK CODE OF ORDINANCES
CITY OF BUENA PARK AMENDMENTS

SCOPE OF WORK

145 SF OF ROOM ADDITION TO EXTEND KITCHEN, LIVING ROOM ON THE 1ST FLOOR, RENOVATION AT THE KITCHEN, LIVING ROOM AREA,

973 SF ROOM ADDITION ON THE 2ND FLOOR CONSISTS OF 1 MASTER BEDROOM, 1 MASTER BATHROOM, 1 OFFICE, 1 BEDROOM AND 1 BATHROOM.

100 SF COVERED PATIO TO BE LEGALIZED TO GET PLANNING APPROVAL. (BUILDING PERMIT EXEMPT, BECAUSE IT IS LESS THAN 120 SF.)

CONTACT INFORMATION

OWNER
OSCAR DONOSO
Osando10@gmail.com
949-400-6854

ARCHITECT & TITLE 24
JYL ARCHITECT
2120 S. WATSON ST
LA HABRA, CA 90631
TEL: 562-665-6390
JYLEEARCHITECT@GMAIL.COM

STRUCTURAL ENGINEER
BOLD ENGINEER & ASSOCIATES, INC
845 S. WILTON PL.
LOS ANGELES, CA 90005
TEL: 213-386-3049
C: 213-392-0034
BOLDENGINEER@GMAIL.COM

DRAWING INDEX

CS- COVER SHEET
A1- SITE PLAN
A2- EXISTING FLOOR PLAN
A3- PROPOSED 1ST FLOOR PLAN
A4- PROPOSED 2ND FLOOR PLAN
A5- EXISTING ELEVATIONS
A6- PROPOSED ELEVATIONS
A6.1- PROPOSED ELEVATIONS
A6.2- PROPOSED SECTIONS
A7- EXISTING ROOF PLAN
A8- PROPOSED ROOF PLAN
A9- WINDOW TRIM DETAILS

3D RENDERINGS (INTERIOR,EXTERIOR)

RECEIVED
FEB 9, 2025
PLANNING DIV

SP-24-15

General Notes



JYL Architect
ADU Specialist

No.	Revision/Issue	Date
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Firm Name and Address

JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

Project Name and Address

DONOSO'S RESIDENCE
6434 PHEASANT DR
BUENA PARK, CA
90620

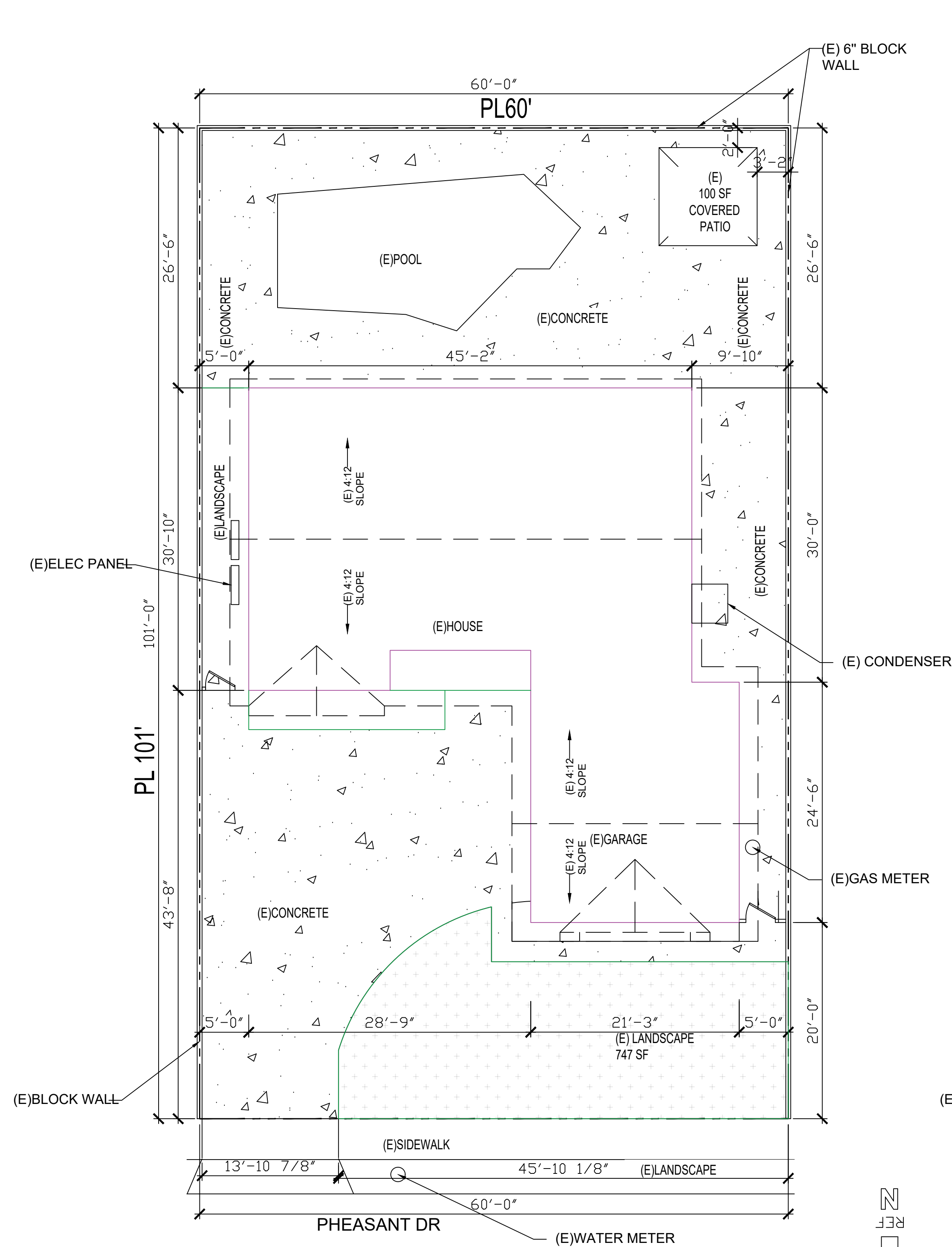
Project DONOSO'S RESIDENCE

Date 1/16/2025

Scale As Noted

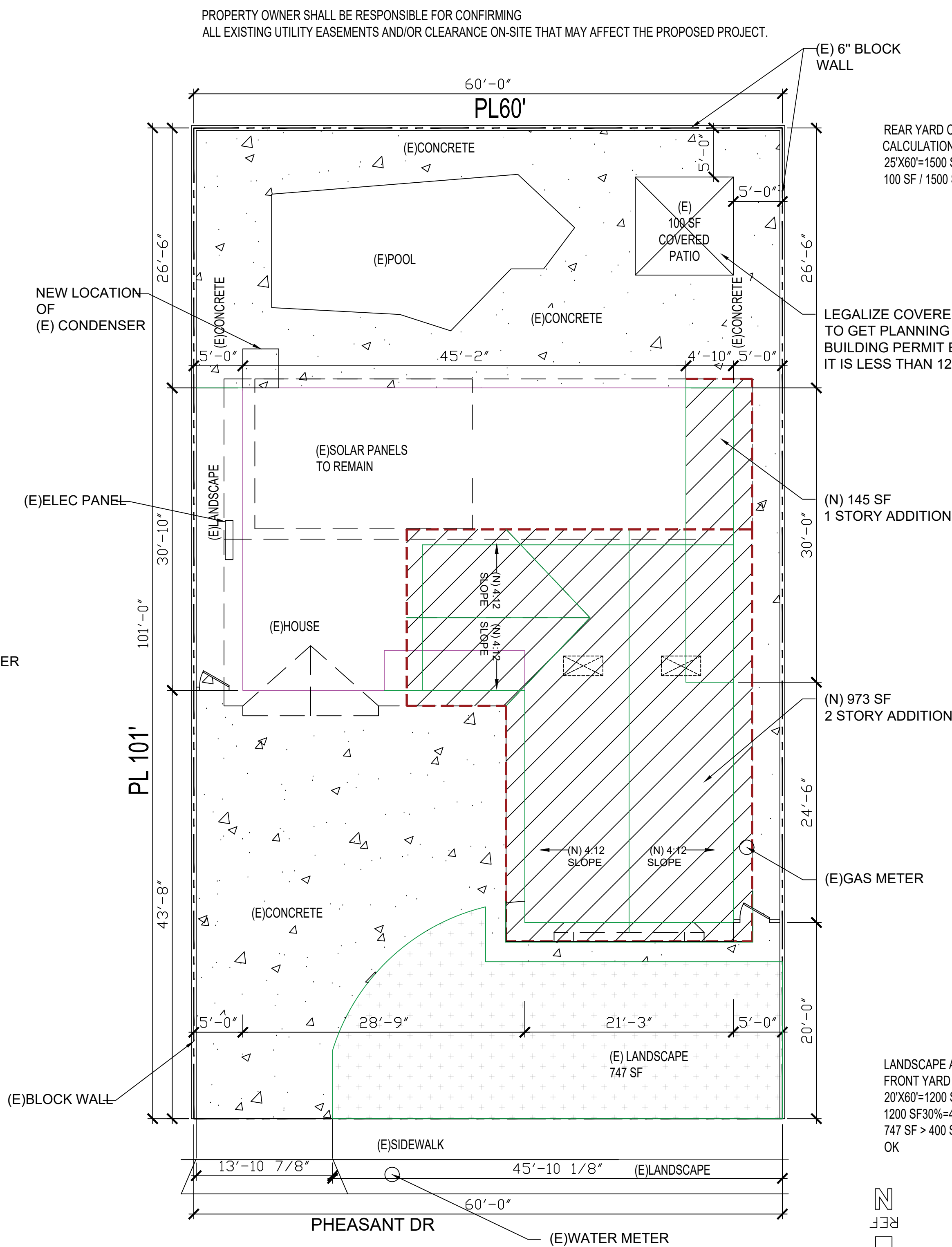
Sheet

CS



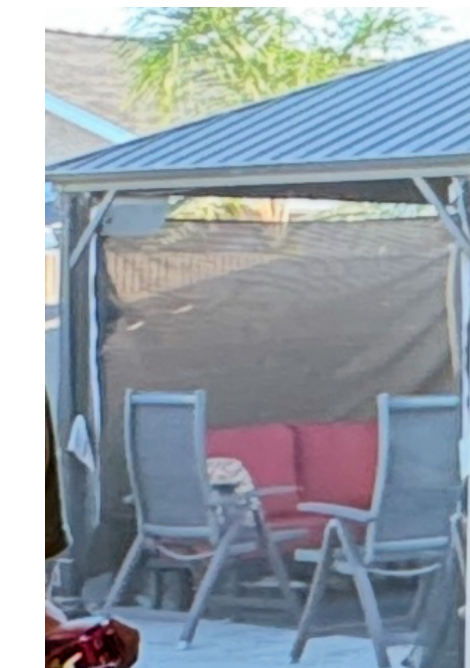
1 EXISTING SITE PLAN
1/8"=1'-0"

THE OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING UTILITY EASEMENTS AND/OR CLEARANCE ON-SITE THAT MAY AFFECT THE PROJECT.



2 PROPOSED SITE PLAN
1/8"=1'-0"

PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING UTILITY EASEMENTS AND/OR CLEARANCE ON-SITE THAT MAY AFFECT THE PROPOSED PROJECT.



REAR YARD COVERAGE CALCULATION
25'X60'=1500 SF
100 SF / 1500 SF= 6.7%

LEGALIZE COVERED PATIO TO GET PLANNING APPROVAL BUILDING PERMIT EXEMPTED, IT IS LESS THAN 120 SF

(N) 145 SF
1 STORY ADDITION

(N) 973 SF
2 STORY ADDITION

(E) GAS METER

LANDSCAPE AREA WITHIN THE FRONT YARD SETBACK
20'X60'=1200 SF
1200 SF30%=400 SF
747 SF > 400 SF
OK

General Notes



JYL Architect
ADU Specialist

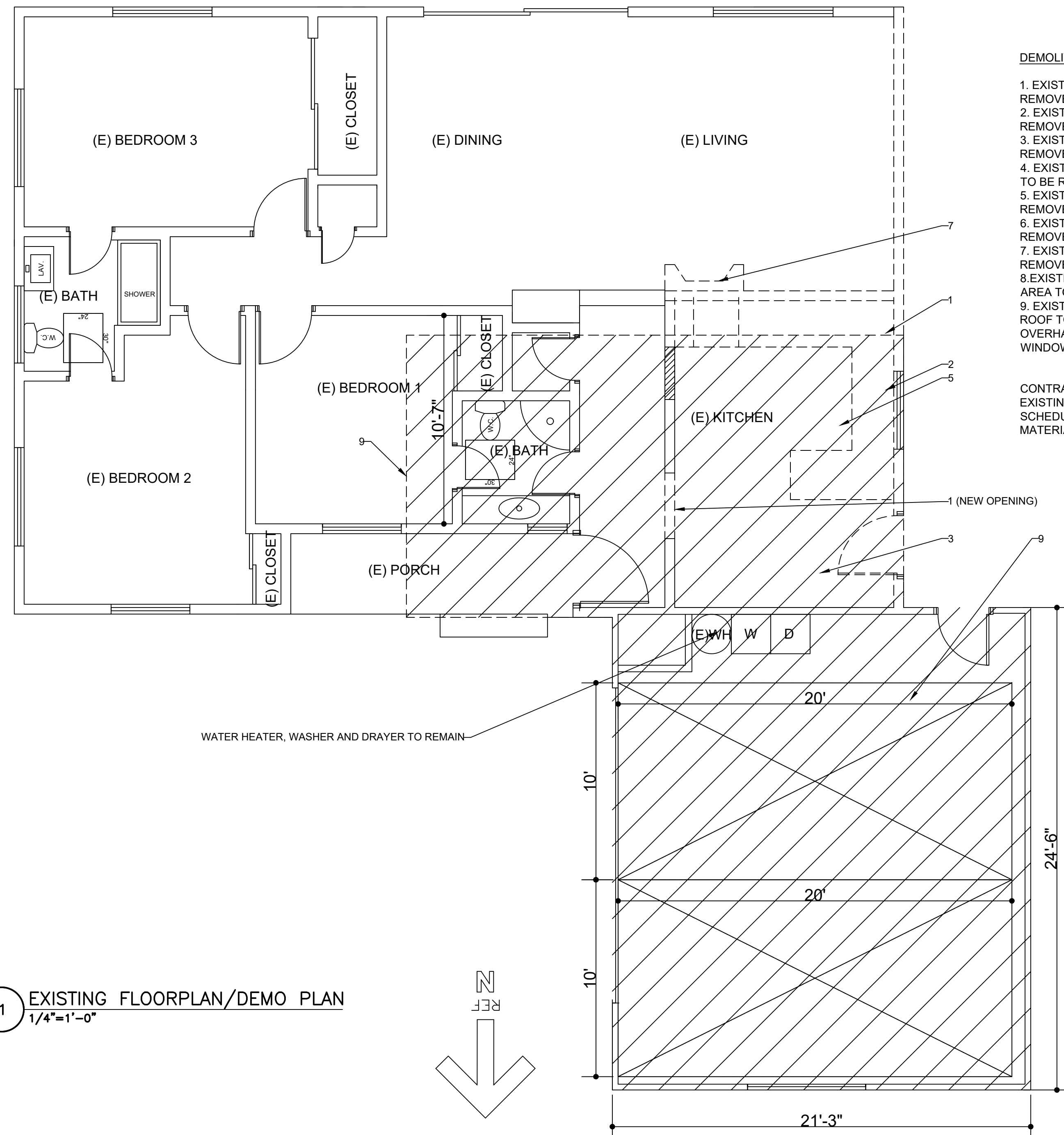
No.	Revision/Issue	Date

Firm Name and Address
JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

Project Name and Address
DONOSO's RESIDENCE
6434 DR PHEASANT
BUENA PARK
CA 90620


Project
DONOSO's RESIDENCE
Date
2/9/2025
Scale
As Noted

Sheet
A1



- DEMOLITION NOTES**
1. EXISTING WALLS TO BE REMOVED.
 2. EXISTING WINDOWS TO BE REMOVED.
 3. EXISTING DOORS TO BE REMOVED.
 4. EXISTING PLUMBING FIXTURES TO BE REMOVED.
 5. EXISTING CABINETS TO BE REMOVED.
 6. EXISTING CEILING SOFFIT TO BE REMOVED.
 7. EXISTING FIREPLACE TO BE REMOVED.
 8. EXISTING SOFFIT AT LIVING AREA TO BE REMOVED.
 9. EXISTING CEILING STAYS AND ROOF TO BE REMOVED. SMALL OVERHANG AT THE FRONT WINDOW OF THE GARAGE STAYS.
- CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO SCHEDULING OR REMOVING ANY MATERIALS.

General Notes



JYL Architect
ADU Specialist

No.	Revision/Issue	Date

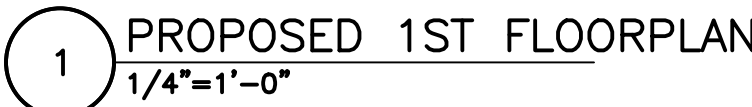
Firm Name and Address

JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

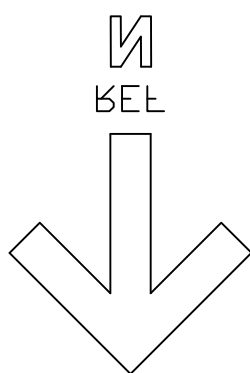
Project Name and Address

DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

Project	DONOSO'S RESIDENCE	Sheet	A2
Date	2/7/2025		
Scale	As Noted		



FIRST FLOOR DOOR SCHEDULE							
SYMBOL	SIZE(WXH)	TYPE	MATERIAL	SHGC	U FACTOR	NOTES	QTY.
4	36"X80"	STD	SOLID CORE	-	-	MAIN ENTRY	1
5	20"X80"	STD	HOLLOW CORE	-	-	PANTRY	1



EXISTING WALL, FLOOR
TO REMAIN

NEW WALL

A

B

C

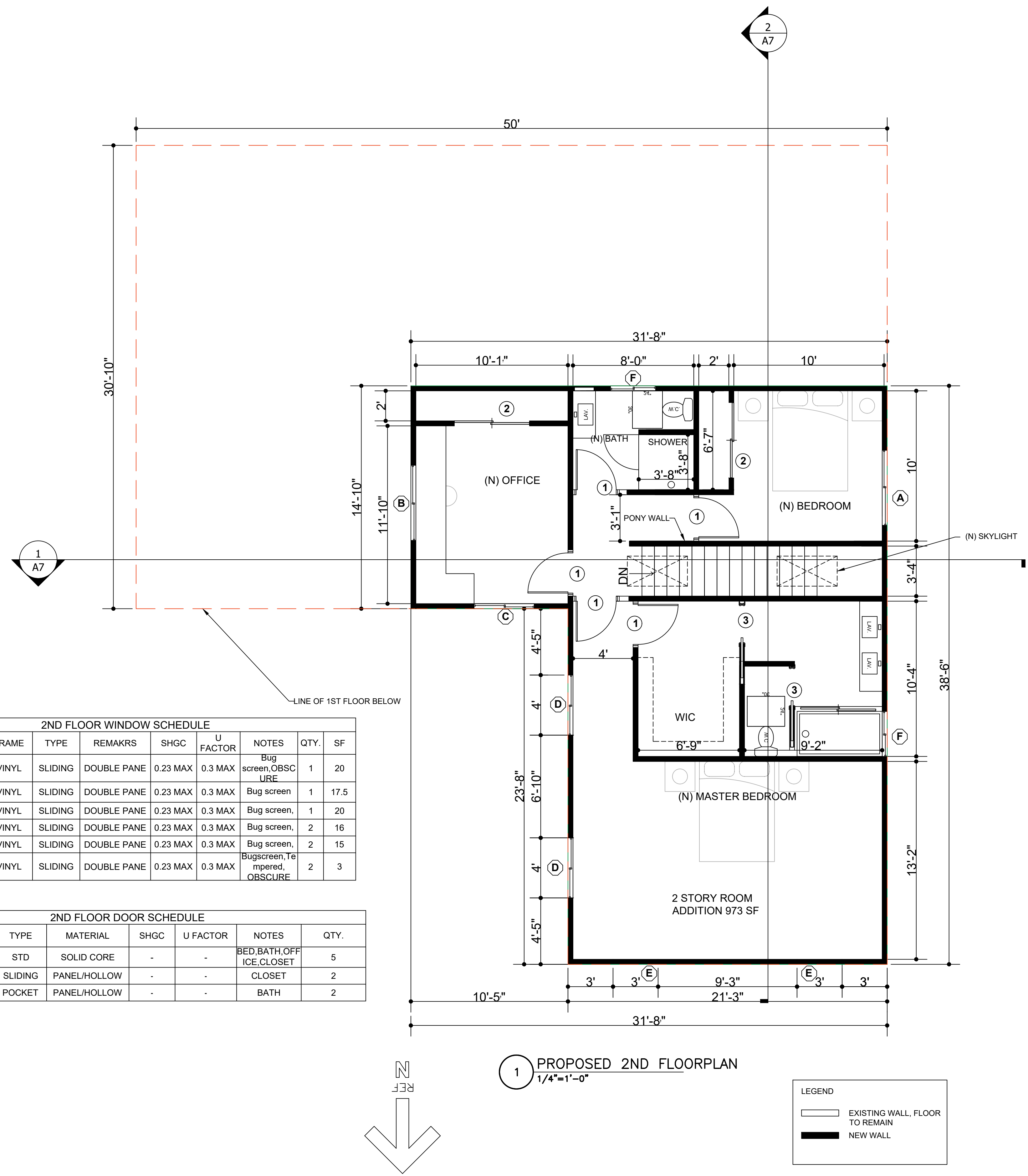
D

E

F

2ND FLOOR WINDOW SCHEDULE									
SYMBOL	SIZE(WXH)	FRAME	TYPE	REMARKS	SHGC	U FACTOR	NOTES	QTY.	SF
A	60"x48"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bug screen, OBSCURE	1	20
B	60"x42"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bug screen	1	17.5
C	48"x48"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bug screen,	1	20
D	48"x48"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bug screen,	2	16
E	36"x48"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bug screen,	2	15
F	36"x12"	VINYL	SLIDING	DOUBLE PANE	0.23 MAX	0.3 MAX	Bugscreen, Tempered, OBSCURE	2	3

2ND FLOOR DOOR SCHEDULE							
SYMBOL	SIZE(WXH)	TYPE	MATERIAL	SHGC	U FACTOR	NOTES	QTY.
1	32"x80"	STD	SOLID CORE	-	-	BED, BATH, OFFICE, CLOSET	5
2	60"x80"	SLIDING	PANEL/HOLLOW	-	-	CLOSET	2
3	32"x80"	POCKET	PANEL/HOLLOW	-	-	BATH	2



General Notes

JYL Architect
ADU Specialist

No.	Revision/Issue	Date

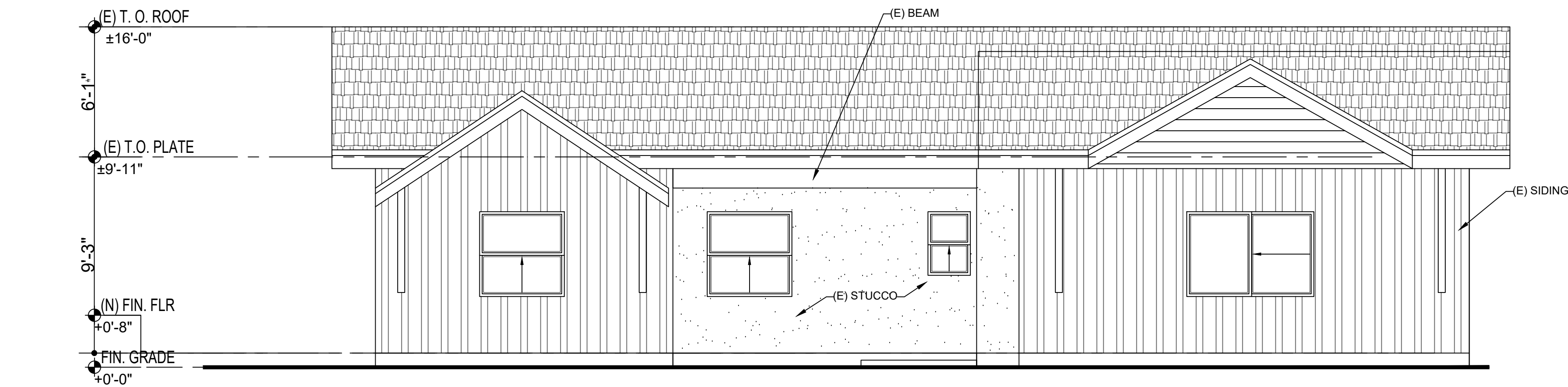
Firm Name and Address

JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

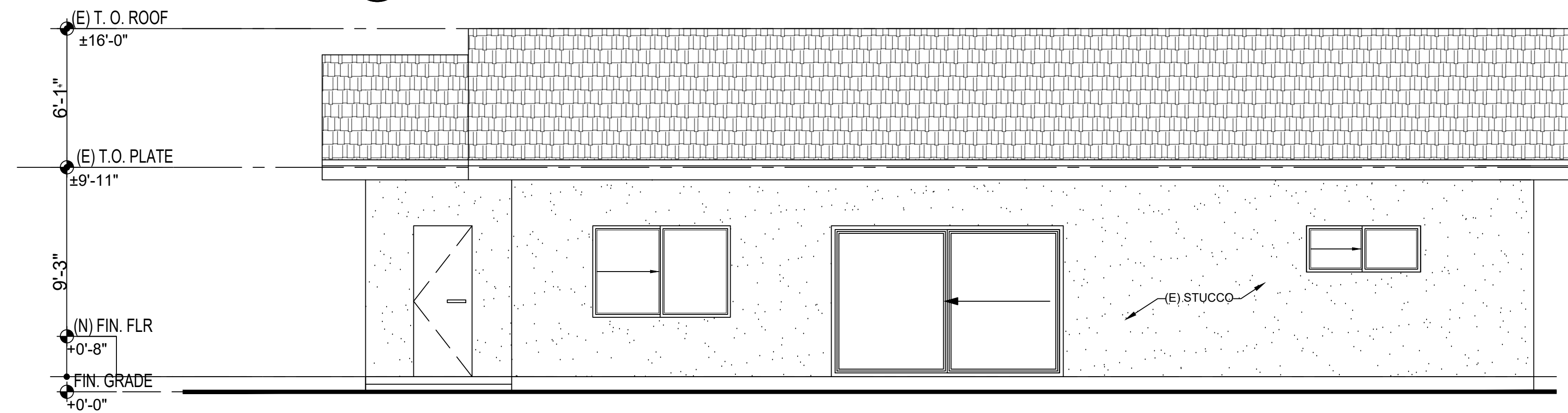
Project Name and Address

DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

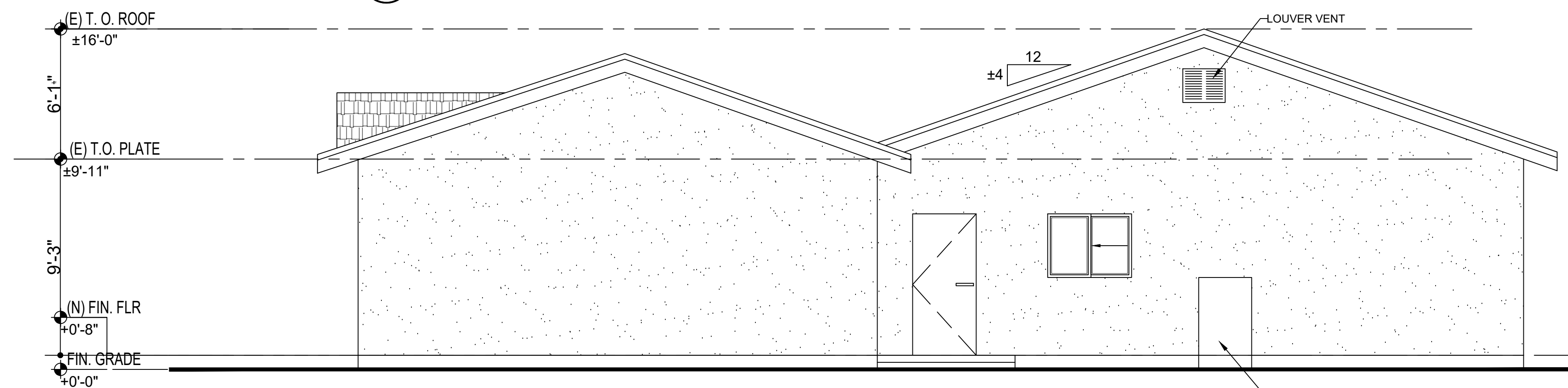
Project	Donoso's Residence	Sheet	A4
Date	2/8/2025		
Scale	As Noted		



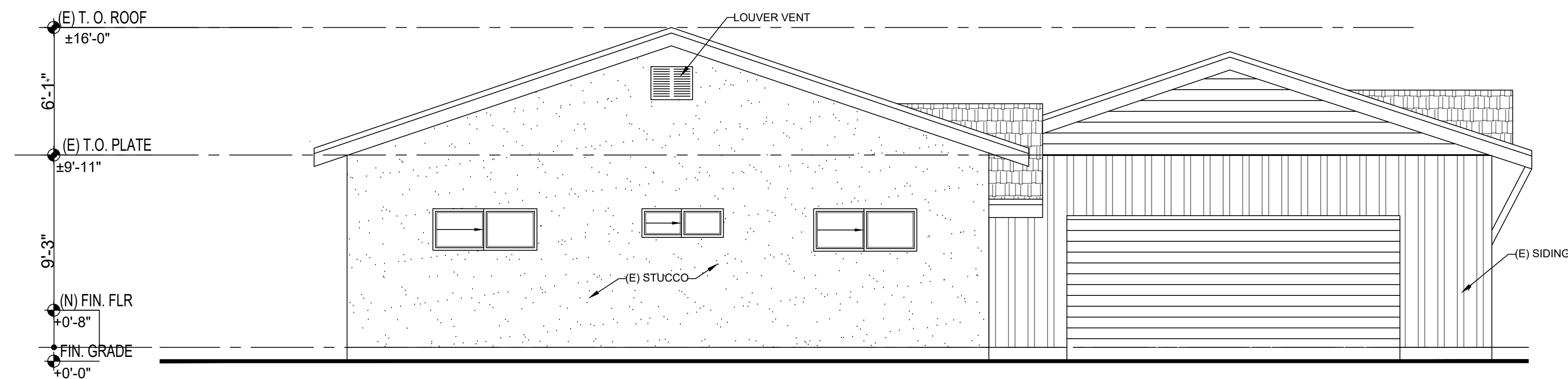
1 EXISTING NORTH ELEVATION
1/4"=1'-0"



2 EXISTING SOUTH ELEVATION
1/4"=1'-0"

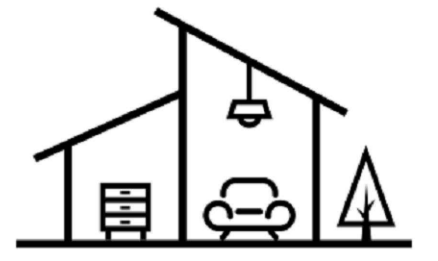


3 EXISTING WEST ELEVATION
1/4"=1'-0"



4 EXISTING EAST ELEVATION
1/4"=1'-0"

General Notes



JYL Architect
ADU Specialist

No.	Revision/Issue	Date

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2120 S Watson St.
La Habra, CA 90631
562-665-6390

Project Name and Address

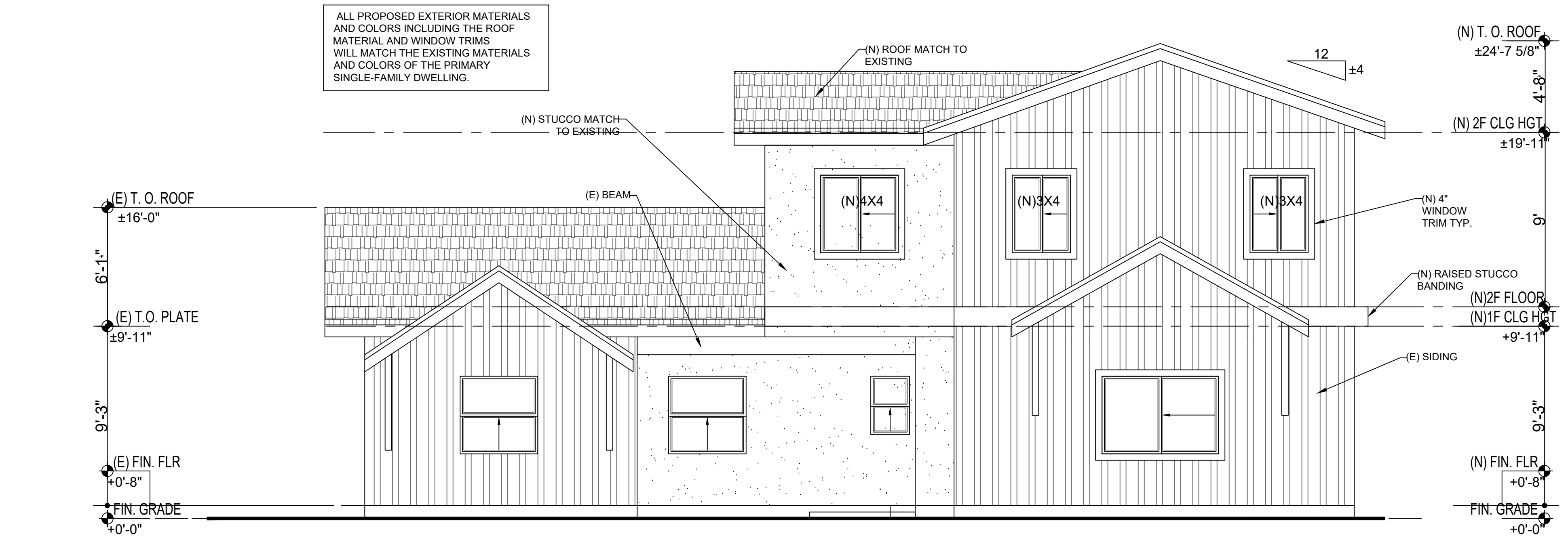
DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

Project
DONOSO'S RESIDENCE

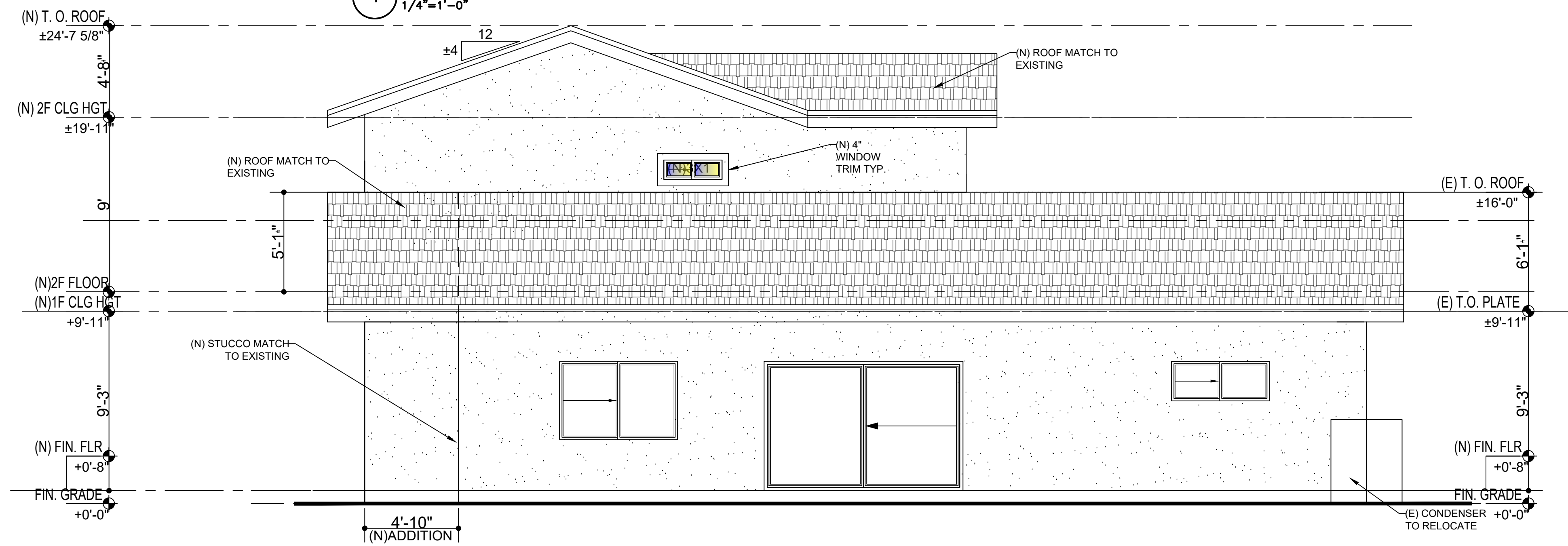
Date
2/8/2025

Scale
As Noted

Sheet
A5



1 PROPOSED NORTH ELEVATION
1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

General Notes



JYL Architect

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6434 PHEASANT DR
Buena Park CA
90620

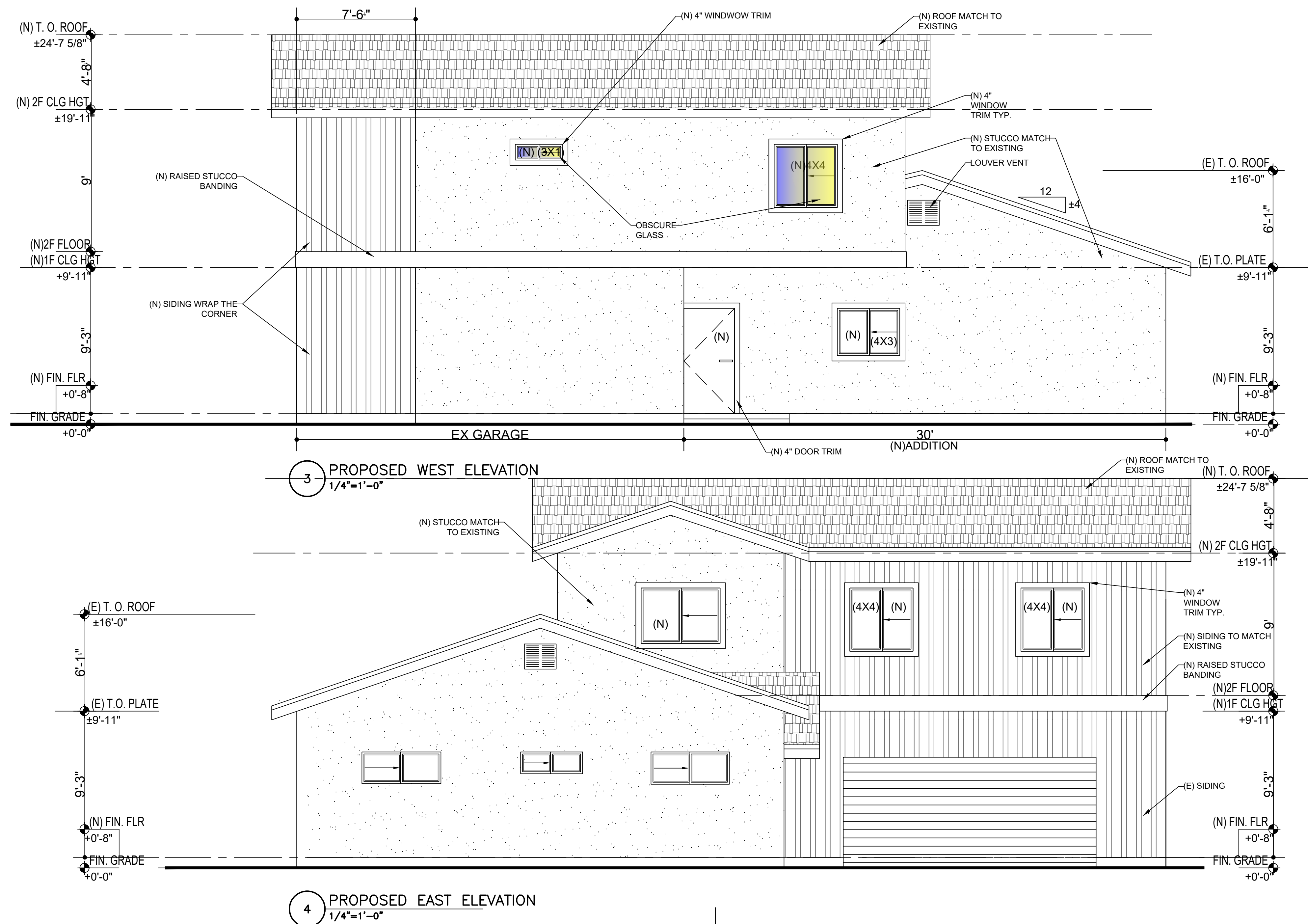
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DONOSO'S RESIDENCE

Date
2/8/2025

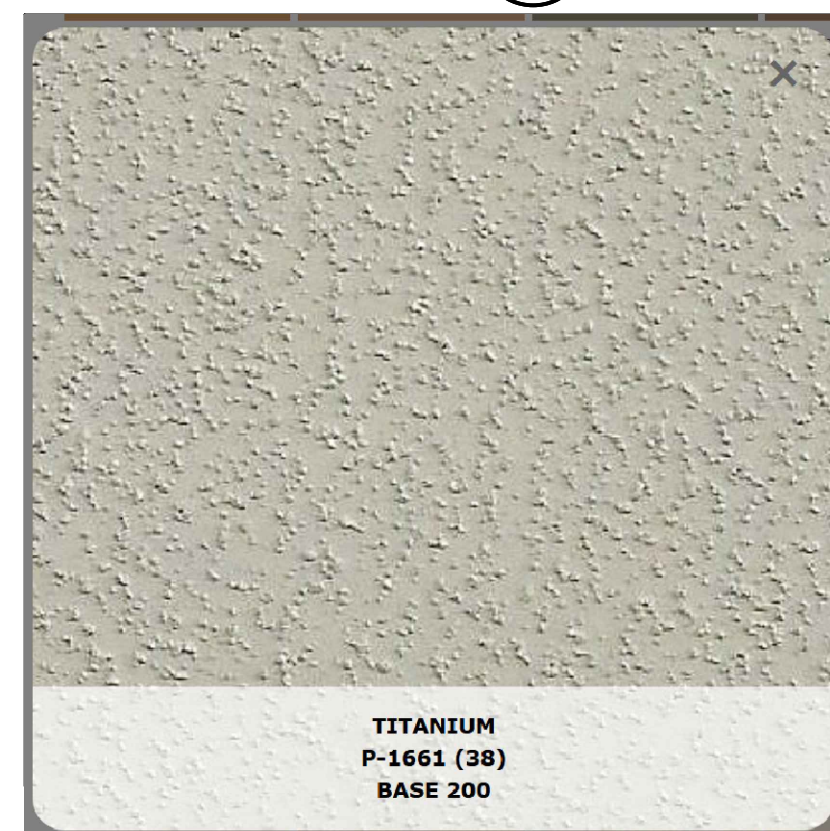
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As Noted

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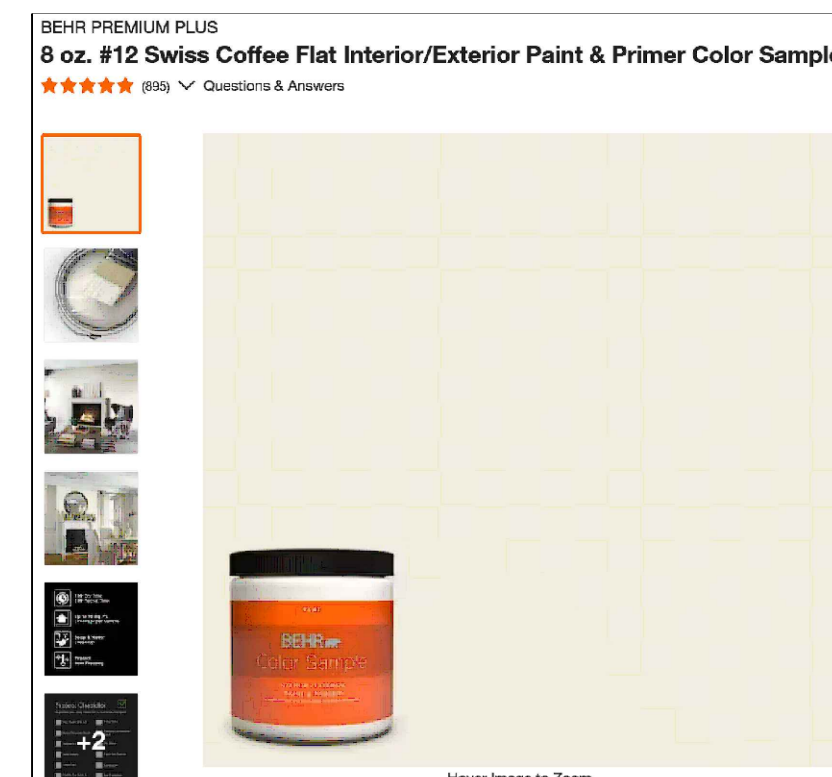
A6



JAMES HADRIE SIDING: HARDIE PANEL: STATEMENT COLLECTION PRODUCTS PEARL GRAY OR SIMILAR, SMOOTH FINISH



STUCCO: LA HABRA, COLOR TITANIUM P-1661 (38) BASE 200 FINISH OR SIMILAR



WINDOW TRIM: BEHR PREMIUM PLUS COLOR SWISS COFFEE FLAT FINISH OR SIMILAR



ROOF TILE: SHINGLE TIMBERLINE® NS -COLOR BARKWOOD OR SIMILAR

General Notes



JYL Architect
ADU Specialist

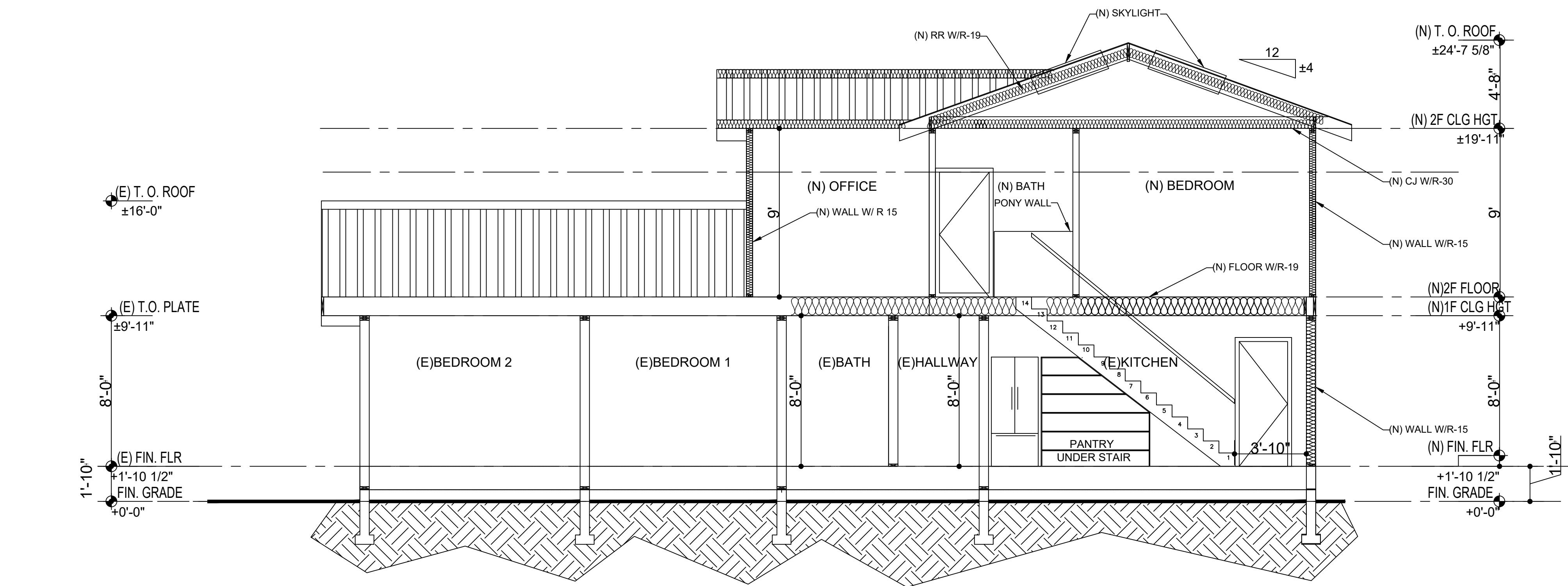
No.	Revision/Issue	Date

Firm Name and Address
JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

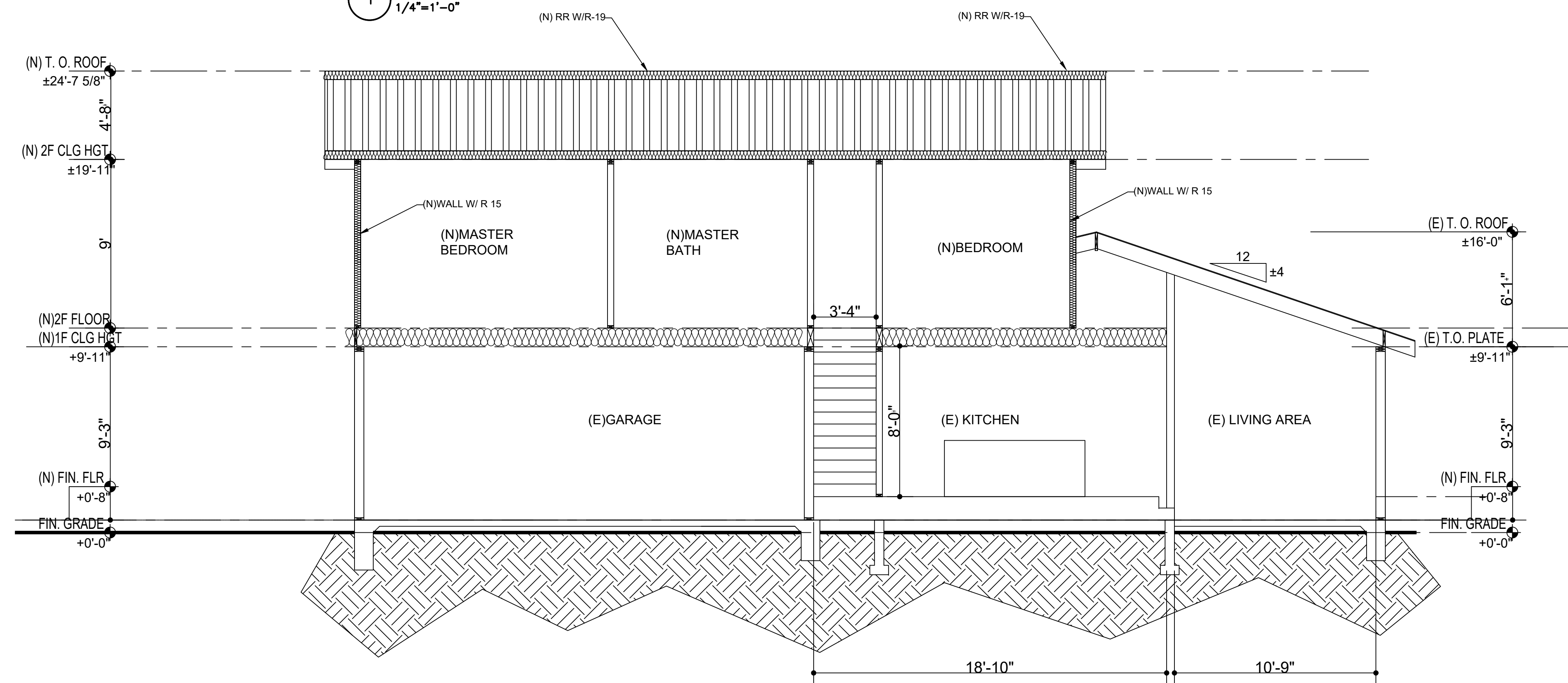
Project Name and Address
DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

Project
DONOSO'S RESIDENCE
Date
2/8/2025
Scale
As Noted

Sheet
A6.1



1 PROPOSED SECTION
1/4"=1'-0"



2 PROPOSED SECTION
1/4"=1'-0"

General Notes



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90620

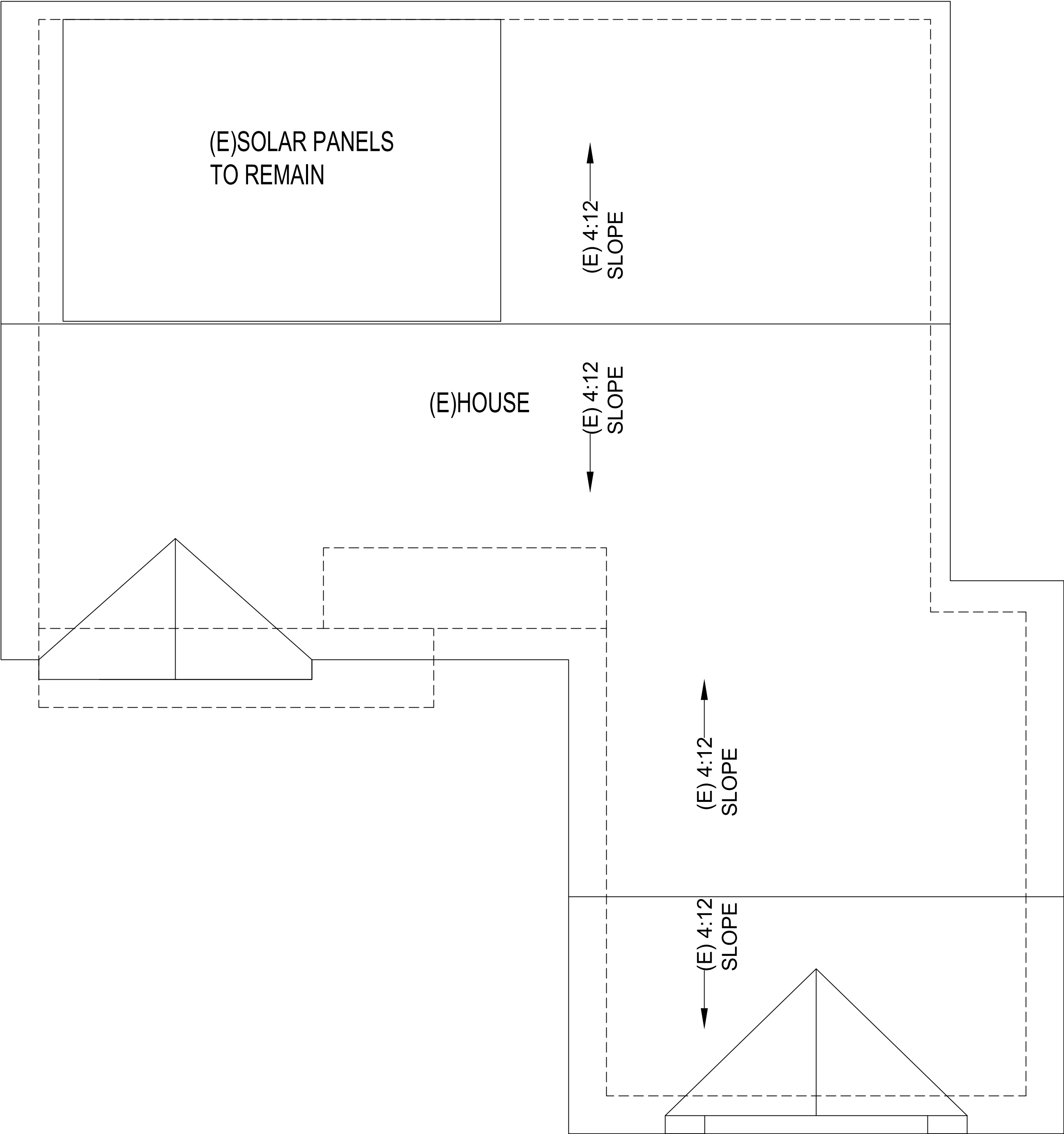
Project
DONOSO'S RESIDENCE

Date
12/12/2024

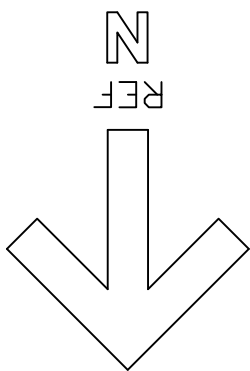
Scale
As Noted

Sheet

A6.2



1 EXISTING ROOF PLAN
1/4"=1'-0"



General Notes

JYL Architect
ADU Specialist

No.	Revision/Issue	Date

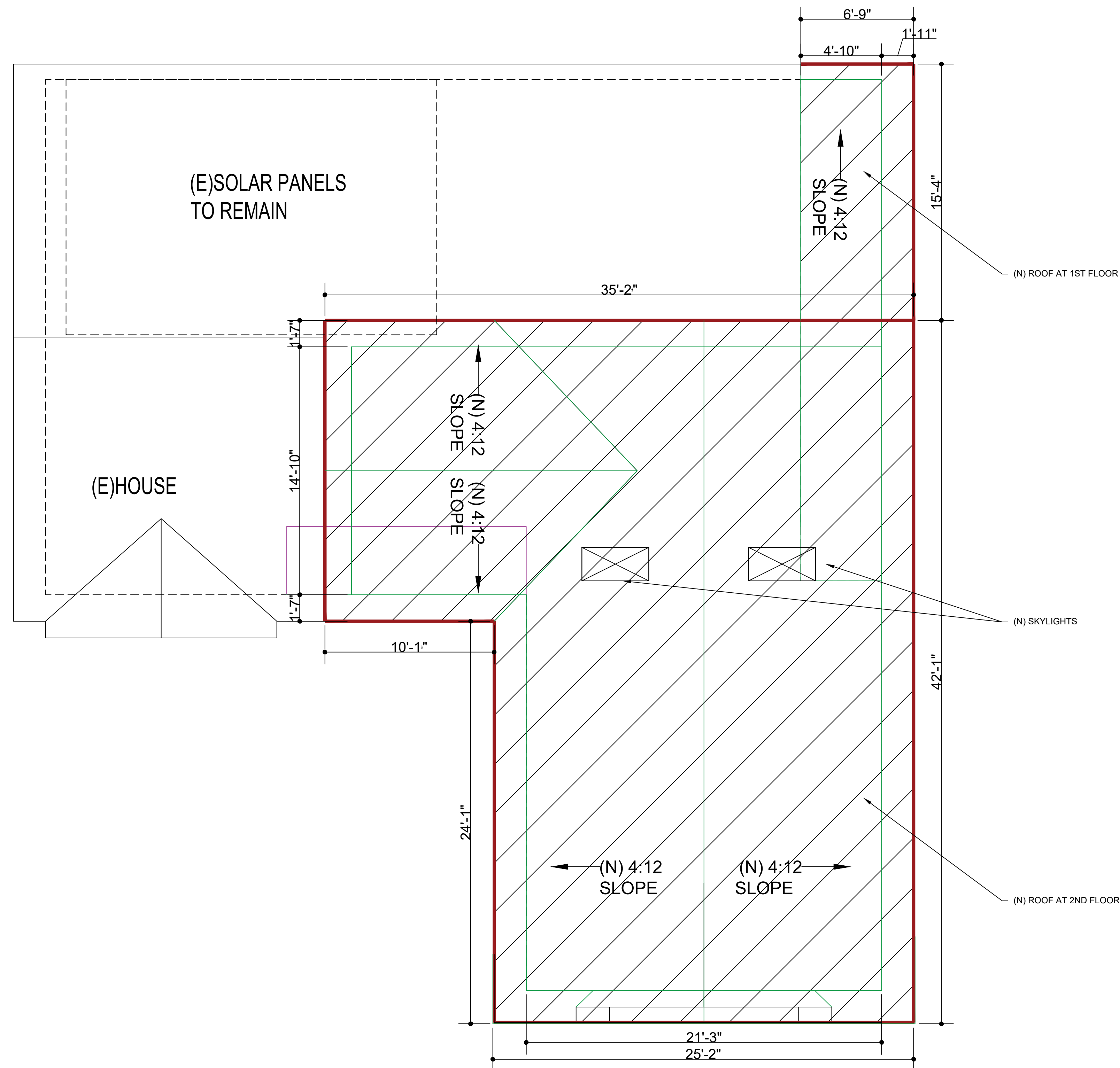
Firm Name and Address

JYL Architect
2120 S Watson St.
La Habra, CA 90631
562-665-6390

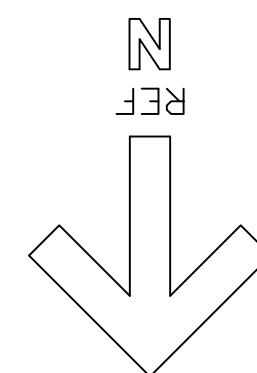
Project Name and Address

DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

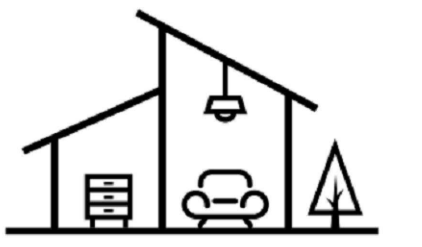
Project DONOSO'S RESIDENCE	Sheet A7
Date 2/8/2025	
Scale As Noted	



1 PROPOSED ROOF PLAN
1/4"=1'-0"



General Notes



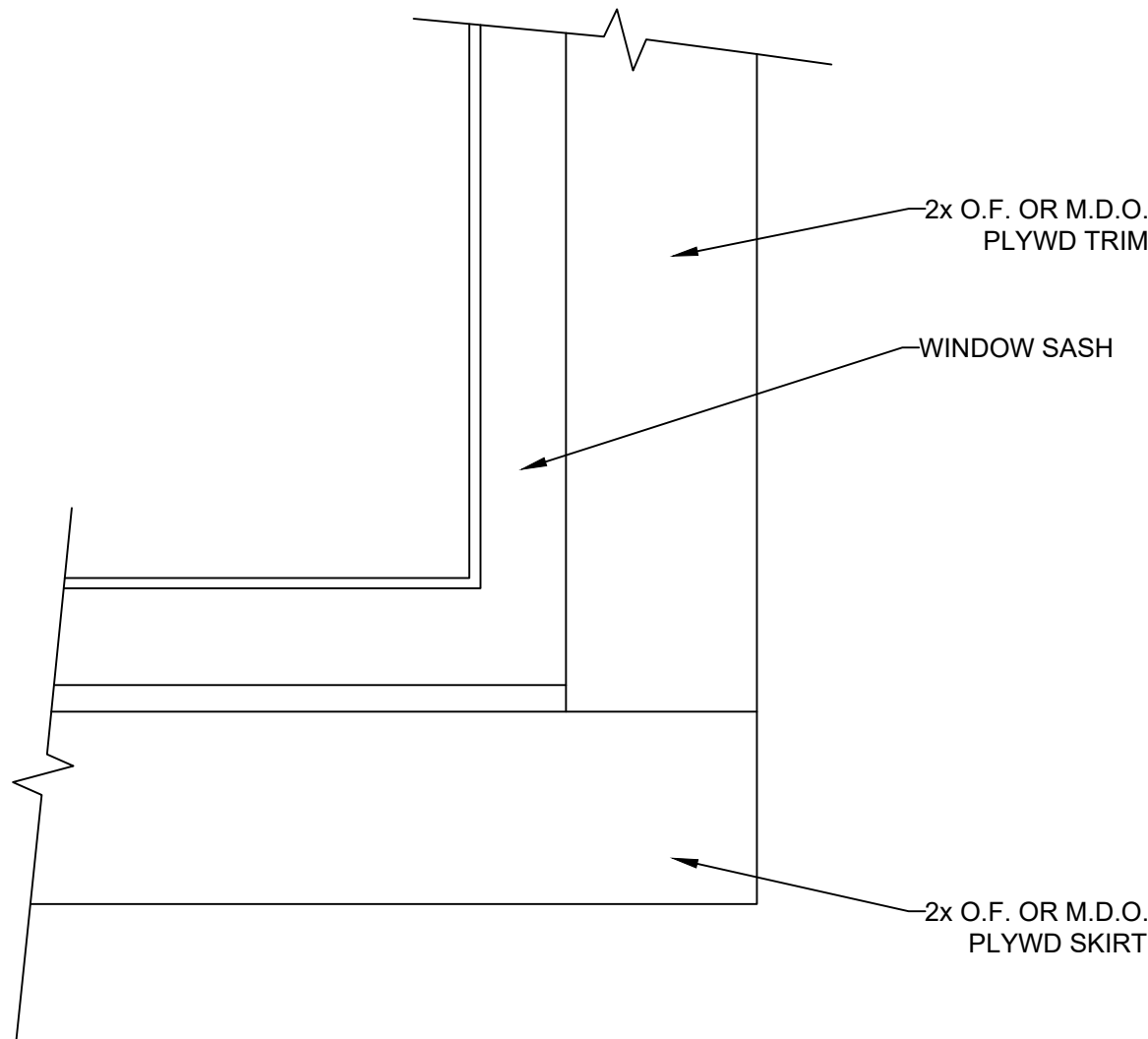
JYL Architect
ADU Specialist

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2120 S Watson St.
La Habra, CA 90631
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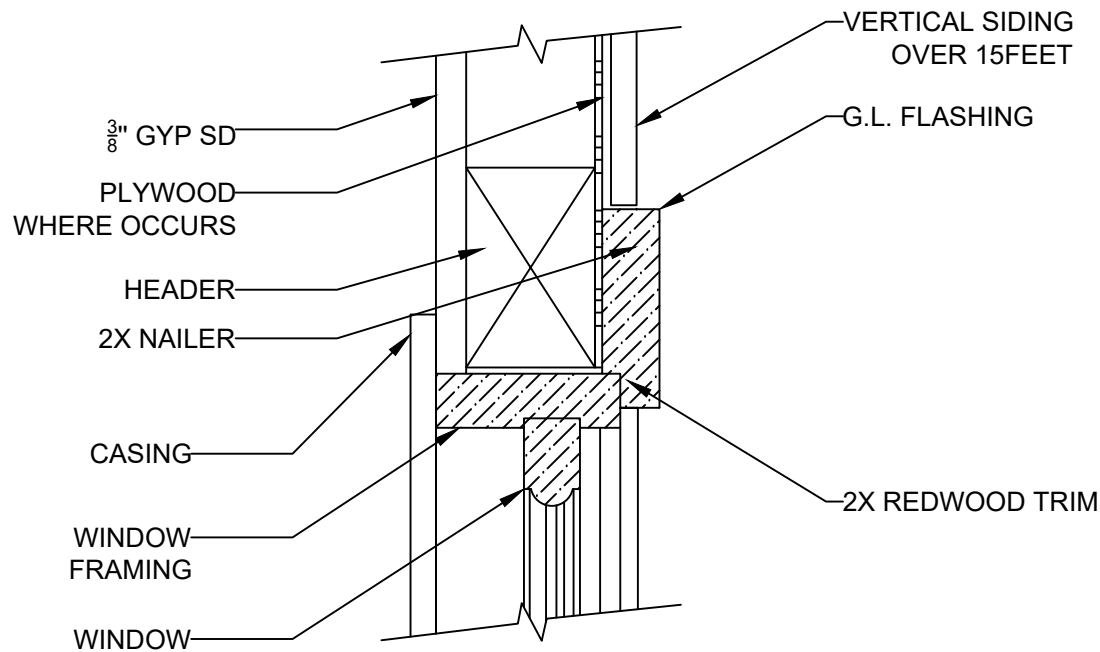
Project Name and Address
DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

Project DONOSO'S RESIDENCE	Sheet A8
Date 2/8/2025	
Scale As Noted	



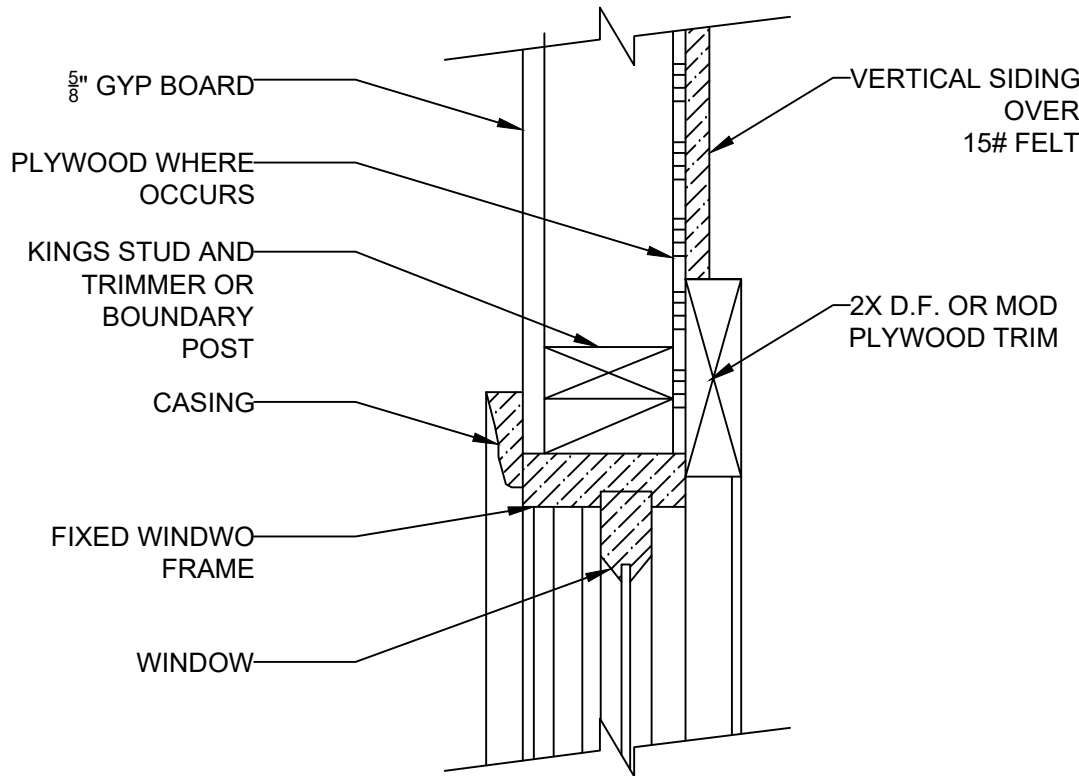
TYP. WINDOW SILL ELEV.

SCALE: 3"=1'-0"



WINDOW /HEAD


SCALE: 3"=1'-0"




WINDOW /JAMB

SCALE: 3"=1'-0"

General Notes



JYL Architect
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562-665-6390

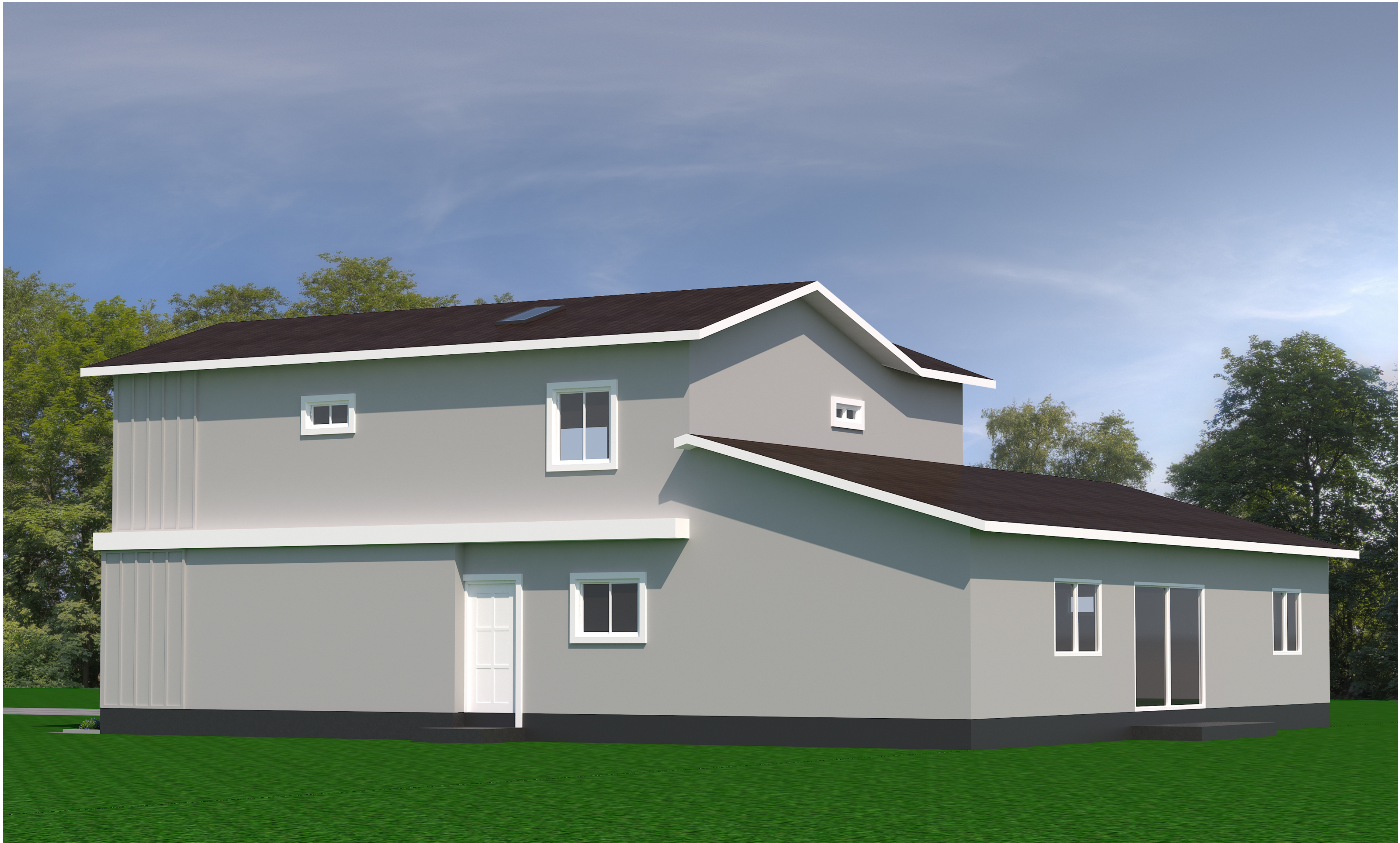
Project Name and Address

DONOSO'S RESIDENCE
6434 PHEASANT DR
Buena Park CA
90620

Project	DONOSO'S RESIDENCE	Sheet A9
Date	12/8/2024	
Scale	As Noted	



















City of
BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP



ZONING ADMINISTRATOR
Thursday, February 20, 2025 – 8:30 a.m.
SITE PLAN REVIEW NO. SP-24-15
6434 Pheasant Drive
APN: 263-553-08