

Thursday, April 17, 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](mailto:bpplancomments@buenapark.com). Please submit all comments by 8:00 a.m. on Thursday, April 17, 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 May 6, 2025.

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**1. GENERAL**

1A. CALL TO ORDER

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**2. PUBLIC HEARING**

2A. CONDITIONAL USE PERMIT NO. CU-24-16:

A request to allow the operation of a tutoring facility within an existing 415 square-foot tenant space, of an existing multi-tenant commercial building, located at 6888 Lincoln Avenue, Suite G within the CO (Office) zone.

The property owners are Francis C. Hsu and Amy G. Hsu, 9012 Dartmouth Way, Buena Park, CA 90620. The applicant is Charisse Colmenar, 40943 Carnegie Circle, Lake Elsinore, CA 92532.

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-24-16.

**2B. CONDITIONAL USE PERMIT NO. CU-25-2:**

A request to allow the operation of a contractor's office and storage facility within the two (2) existing industrial buildings (6430 Roland Street and 6450 Roland Street, 5,984 square feet and 6,269 square feet respectively) totaling 12,253 square feet; and to permit certain uses "Automatically Permitted Uses", labeled as "Pc" in Table 19.512.010 within Title 19 Zoning of the Buena Park Municipal Code, to permit those uses located within 330 feet of a residential zone, on the properties located at 6430 & 6450 Roland Street.

The property owner is Chang Hu Lee of CLHK Properties, LLC, a California limited liability company, 6430 and 6450 Roland Street, Buena Park, CA 90621. The applicant is Michael Kang, 6031 La Prada Street, Los Angeles, CA 90042.

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-25-2.

**2C. SITE PLAN NO. SP-24-13:**

A request to allow for the development of an approximately 145 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling located at 5846 Panama Drive, within the RS-6 (One-Family Residential) zone.

The property owners are Jose Silva and Estela T. Silva, 5846 Panama Drive, Buena Park, CA 90620. The applicant is Jeannice Carrillo, 110 Newport Center Drive, Suite 50, Newport Beach, CA 92660.

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-24-13.

**2D. SITE PLAN NO. SP-25-6:**

A request to construct a 516 square-foot single-story addition to the rear (west) elevation of an existing 1,095 square-foot single-story, single-family dwelling at 8011 San Marino Drive. The proposed project will result in a 1,611 square-foot single-story, single-family dwelling with four (4) bedrooms, three (3) bathrooms, and a 360 square-foot attached two-car garage.

The property owners are Frank and Shirley J. Rodriguez, 8011 San Marino Drive, Buena Park, CA 90620. The applicant is Gabriel Flores, 10253 Chaney Avenue, Downey, CA 90241.

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-25-6.

### **3. ADJOURNMENT**

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**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](http://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](http://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](http://www.buenapark.com).

Ruth Santos  
Sr. Administrative Assistant

*Date Posted: April 10, 2025*

## Zoning Administrator Meeting Agenda Report

### A. CONDITIONAL USE PERMIT NO. CU-24-16:

A request to allow the operation of a tutoring facility within an existing 415 square-foot tenant space, of an existing multi-tenant commercial building, located at 6888 Lincoln Avenue, Suite G within the CO (Office) zone.

The property owners are Francis C. Hsu and Amy G. Hsu, 9012 Dartmouth Way, Buena Park, CA 90620. The applicant is Charisse Colmenar, 40943 Carnegie Circle, Lake Elsinore, CA 92532.

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-24-16.

Meeting	Agenda Group
Thursday, April 17, 2025, 8:30 AM	PUBLIC HEARING Item: 2A.
Prepared By	Presented By
Carlos Castellanos, Assistant Planner	Carlos Castellanos, Assistant Planner

### PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN)	6888 Lincoln Avenue, Suite G / 134-062-29
Lot Area	0.77 acres
Street Frontage	Lincoln Avenue: 125 feet (approximately)
Zoning District	CO (Office)
General Plan Designation	Office Professional
Existing Development	Approximately 13,310 square-foot two-story multi-tenant commercial building.

### SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
<b>North</b>	Medium-Density Residential / Commercial	RMH (Mobile Home Park) / CS (Community Shopping) with Mixed Use Overlay-45	Mobile Home Park / multi-tenant commercial center
<b>South</b>	Office Professional	CO (Office) with Mixed Use Overlay-45	Undeveloped vacant parcel
<b>East</b>	Office Professional	CO (Office)	Medical office
<b>West</b>	Planned Development	Planned Development (PD)	Multi-tenant commercial office building



## **BACKGROUND:**

On October 11, 1989, the Planning Commission adopted Resolution No. 4201 approving Site Plan No. SP-995 for a request to allow the construction of a two-story multi-tenant commercial building.

## **APPLICATION ANALYSIS:**

### Project Description

The applicant, on behalf of the property owner, has submitted the application, plans, and business plan requesting Zoning Administrator approval to establish and operate a tutoring business (Gold Star Math) within an approximately 415 square-foot tenant space of an existing two-story multi-tenant commercial building. According to the submitted business plan, the proposed tutoring business will target junior high and high school students who are interested in enhancing their math proficiency. The tutoring business will specialize in offering different levels of tutoring services that include homework assistance, advanced math enrichment, and test preparation in a one-on-one and small group (six (6) or less students) setting. The proposed tutoring business will be primarily active during the late morning and evening hours. The tutoring business will operate Monday through Thursday from 2:30 p.m. to 8:30 p.m. and Saturday from 10:00 a.m. to 3:00 p.m. The existing tenant space will be furnished with two to three tables and chairs, and includes a supply closet/office storage, and a designated waiting area for parents and guardians. There are no proposed expansions or alterations of the existing tenant space or building.

### Access/Site Design/Parking

Access to the project site will remain from an existing approximately 25-foot wide driveway located along Lincoln Avenue. The site provides 68 shared parking spaces between the tenants of the existing multi-tenant commercial building. A total of 4 parking spaces are required for the proposed business which will be provided through the shared parking area. Additionally, per Assembly Bill (AB) 2097, qualified development projects located within ½ mile of a major transit corridor are not subject to minimum parking requirements. The project meets this criteria, as the project location is within ½ mile of a major transit corridor located along Lincoln Avenue which is serviced by OCTA bus route 42 with an approximate frequency of 15 minute intervals. Therefore, no additional parking spaces are required. Pedestrian access to the site will remain and be provided through an existing walkway from the public right of way.

## **DISCUSSION:**

Pursuant to Section 19.512.010 Uses Permitted of the Buena Park Municipal Code (BPMC), tutoring uses are subject to a Conditional Use Permit in the CO zone. Section 19.128.020.B (Authority) of the BPMC authorizes the Zoning Administrator to grant conditional use permits 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 establishment and operation of a tutoring business (Gold Star Math) within an existing approximately 415 square-foot tenant space of a two-story multi-tenant building and there is no expansion of floor area involved with this request.

In reviewing the applicant's request, staff reviewed the project business operations letter, submitted plans, and visited the property, and has determined the proposed use will not have a detrimental effect on the surrounding properties, as conditioned. The existing multi-tenant commercial building is currently occupied with a variety of commercial uses and is satisfactorily accessible from the surrounding streets. The proposed project, as conditioned, is consistent with the goals and policies of the General Plan, because a tutoring business within the Office Professional Land Use designation will serve residents and be compatible with the existing commercial uses and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated uses in the area due to required operating conditions, existing site and building design, as well as separation and buffering from residential properties located across from Lincoln Avenue.

**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 proposed tutoring business is located within an existing tenant space of a multi-tenant commercial building involving no expansions.

**PUBLIC HEARING NOTICE:**

Notice of the public hearing was posted at Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on April 7, 2025, and 193 notices of this Zoning Administrator public hearing were mailed to property owners located within 300-feet of the subject property on April 7, 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, Acting Planning Manager

Approved By: Matt Foulkes, Director of Community and Economic Development

**Attachments**

[Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-24-16.pdf](#)

[Development Plans stamped 'RECEIVED MAR 9 2025 PLANNING DIV'.pdf](#)

[Project Business Plan stamped 'RECEIVED MAR 6 2025 PLANNING DIV'.pdf](#)

[Vicinity Map.pdf](#)

RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. CU-24-16

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW THE OPERATION OF A TUTORING FACILITY WITHIN AN EXISTING 415 SQUARE-FOOT TENANT SPACE, OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING, LOCATED AT 6888 LINCOLN AVENUE, SUITE G WITHIN THE CO (OFFICE) ZONE, WITH FINDINGS

A. Recitals.

(i) Charisse Colmenar, applicant, 40943 Carnegie Circle, Lake Elsinore, CA 92532, on behalf of Francis C. Hsu and Amy G. Hsu, property owners, 9012 Dartmouth Way, Buena Park, CA 90620, have filed an application to allow the operation of tutoring business (Gold Star Math) within an existing approximately 415 square-foot tenant space of an existing multi-tenant commercial building located at 6888 Lincoln Avenue, Suite G, Buena Park, California, 90620 (APN: 134-062-29) in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the "Application."

(ii) On April 17, 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, business plan dated "RECEIVED MAR 6 2025 PLANNING DIV", and development plans dated "RECEIVED MAR 9 2025 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The proposed use and development are consistent with the General Plan and any applicable specific plans.

**Fact:** The proposed tutoring business is consistent with the City's General Plan, because a tutoring use within the Office Professional Land Use designation will serve residents and maintain the commercial character of the existing multi-tenant commercial building.

- 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, shape, topography, location, and other factors, to accommodate the proposed tutoring business. Based on the hours of operation, and consistency with adjacent tenants and operating restrictions, as conditioned, there will be no conflicts or incompatibility created based on the nature of the proposed use.
- c.     **Finding:**     Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.
- Fact:**       The subject site is located on the south side of Lincoln Avenue and west of Knott Avenue. The property is served by Lincoln Avenue which is considered a Major Arterial Highway in the City's Mobility Element, within the General Plan. A Major Arterial Highway is a six-lane divided roadway, with a typical right-of-way width of 120 feet, and a roadway width curb to curb of 100 feet. As such, adequate street access and traffic capacity are available to serve the proposed tutoring business as well as the existing and anticipated development in the surrounding area.
- d.     **Finding:**     Adequate utilities and public services will be available to serve the use as well as existing and anticipated development in the surrounding area.
- Fact:**       Adequate utilities and public services are available to serve the proposed tutoring business as well as existing and anticipated development in the surrounding area. The subject site is fully developed with a multi-tenant commercial 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 tutoring business will be compatible with the existing commercial uses 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 19.512.010 Uses Permitted of the Buena Park Municipal Code (BPMC) within the CO (Office) zone, tutoring uses require approval of a Conditional Use Permit. As conditioned, the proposed tutoring business will complement the existing multi-

tenant commercial building and surrounding area, and, as conditioned, the use will comply with the standards 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 proposed tutoring business at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the tenant space will be for a tutoring business for junior high school and high school students. 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 business plan dated "RECEIVED MAR 6 2025 PLANNING DIV", and development plans dated "RECEIVED MAR 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:

**PLANNING DIVISION:**

1. This approval shall be to allow for the operation of a tutoring business within an existing approximately 415 square-foot tenant space of an existing two-story multi-tenant commercial building located at 6888 Lincoln Avenue, Suite G, as described in the business plan dated "RECEIVED MAR 6 2025 PLANNING DIV", and as shown on plans dated "RECEIVED MAR 9 2025 PLANNING DIV", except as modified herein.
2. The tutoring business shall maintain a business license as required by the City of Buena Park Municipal Code.
3. 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 business owner(s) and all employees shall be knowledgeable of the conditions of approval.
4. 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 Planning Commission for possible action.

5. 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.
6. Any appreciable modifications, including but not limited to conditions of approval shall require the approval of the Zoning Administrator. Minor modifications may be reviewed and approved by the Director of Community and Economic Development Department.
7. All signs shall conform to the Zoning and Sign Ordinance of the Buena Park Municipal Code and require separate approval. The property owner or business operator shall submit a separate sign permit application for any new sign to the Planning Division and obtain all the required approvals and permits.
8. 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.
9. 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.
10. Prior to the issuance of a business license, the property owner and/or applicant shall submit a separate trash enclosure application for review and approval by the Planning Division for the trash enclosure location, capacity, and design. The existing trash enclosure shall be modified, as needed, to accommodate bins for organic, recycling, and trash for the subject property in compliance with the Buena Park Municipal Code (BPMC) Section 19.524.010 (Trash Storage Facilities). A building permit will be required prior to modifying the existing trash enclosure.
11. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
12. 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.
13. 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,

Resolution No.  
Conditional Use Permit No. CU-24-16  
April 17, 2025

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 17<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Eddie Fenton  
Zoning Administrator

ATTEST:

\_\_\_\_\_  
Harald Luna  
Acting Planning Manager

Resolution No.  
Conditional Use Permit No. CU-24-16  
April 17, 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-24-16 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner/Applicant

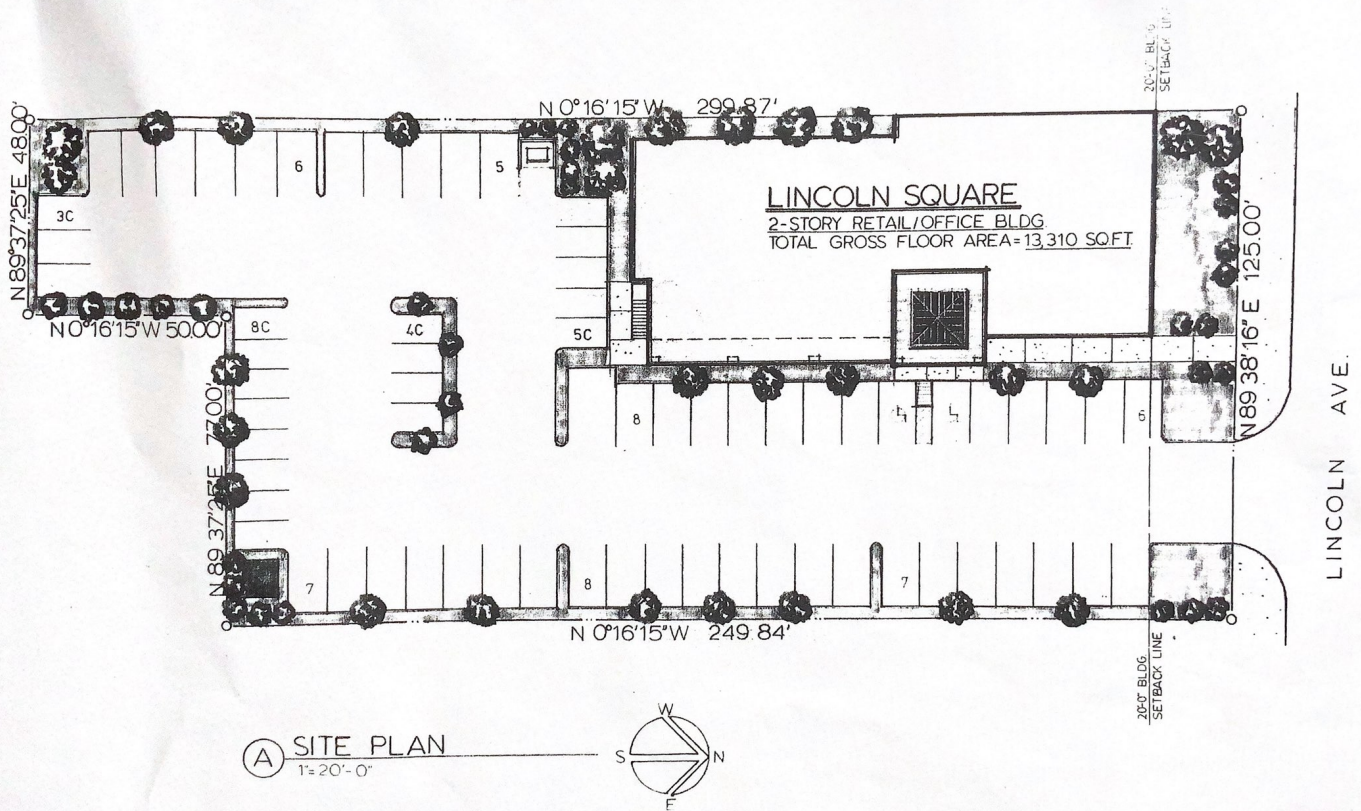


CU-24-16

RECEIVED

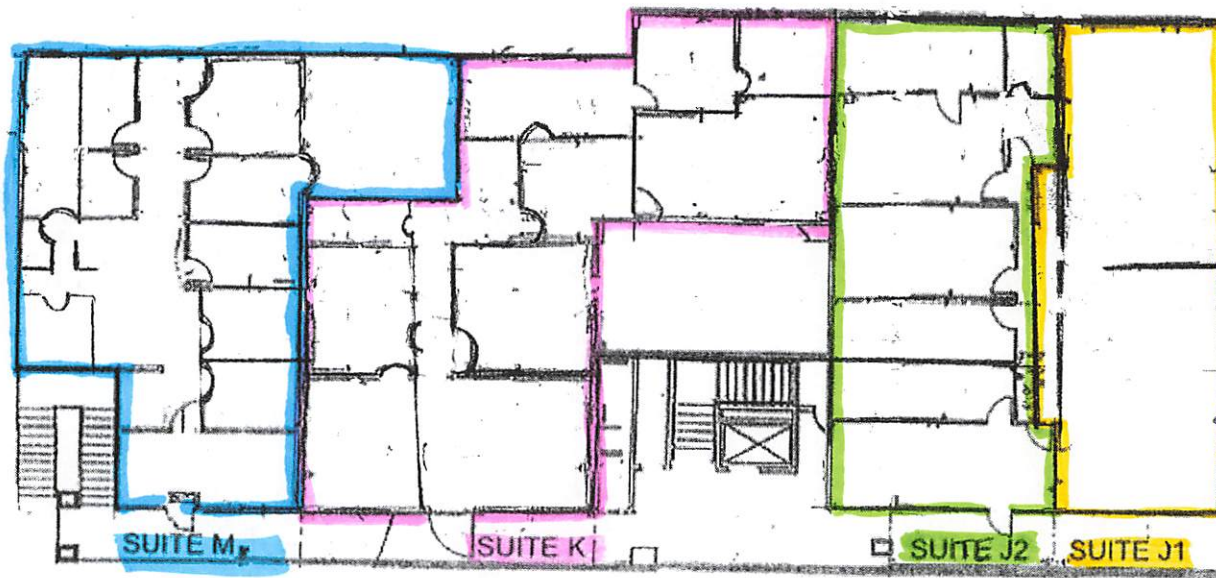
MAR 9 2025

PLANNING DIV



LINCOLN SQUARE (FIRST FLOOR)

6888 Lincoln Ave.  
Buena Park, CA 90620



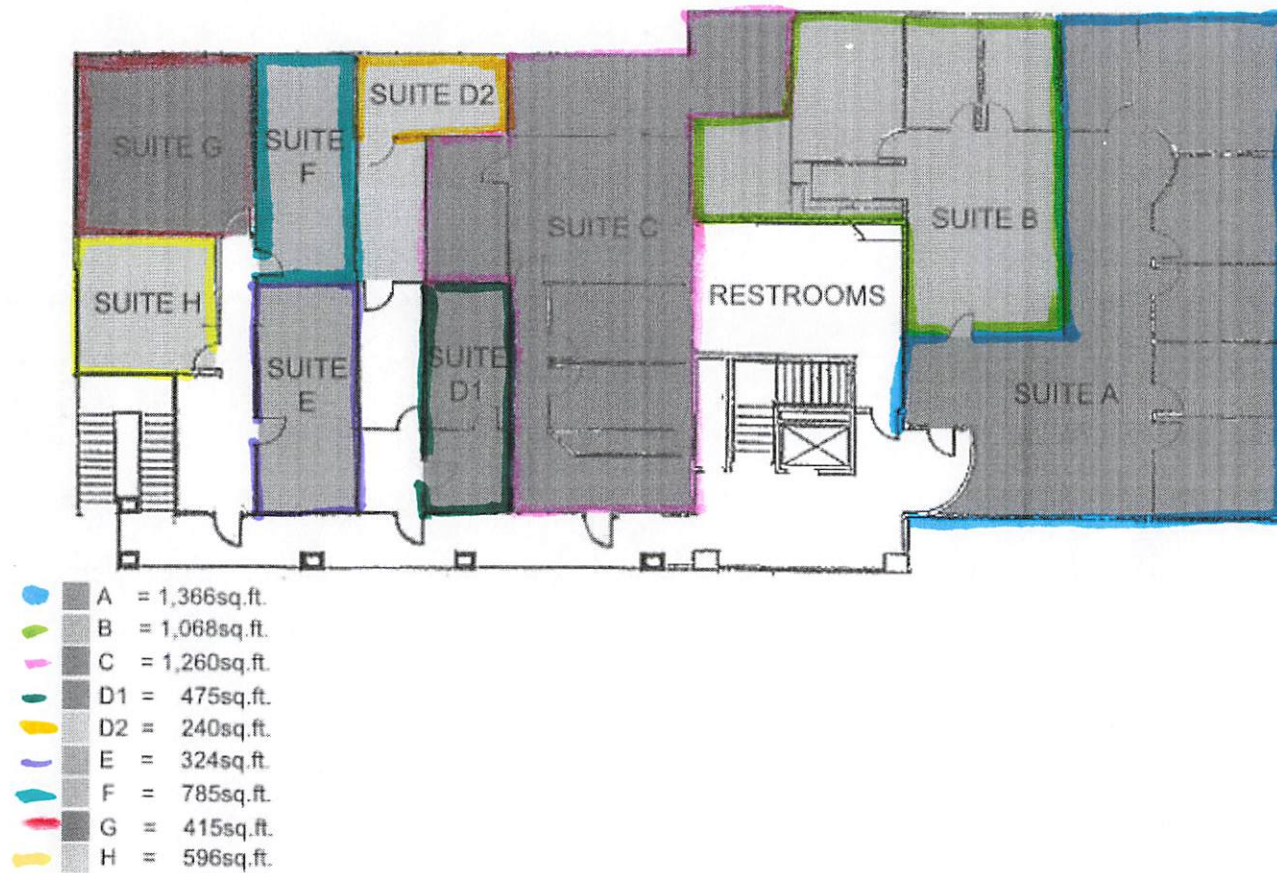
Suite M: 2,520sf Suite K: 1,775sf

Suite J2: 1,688sf Suite J1: 798sf

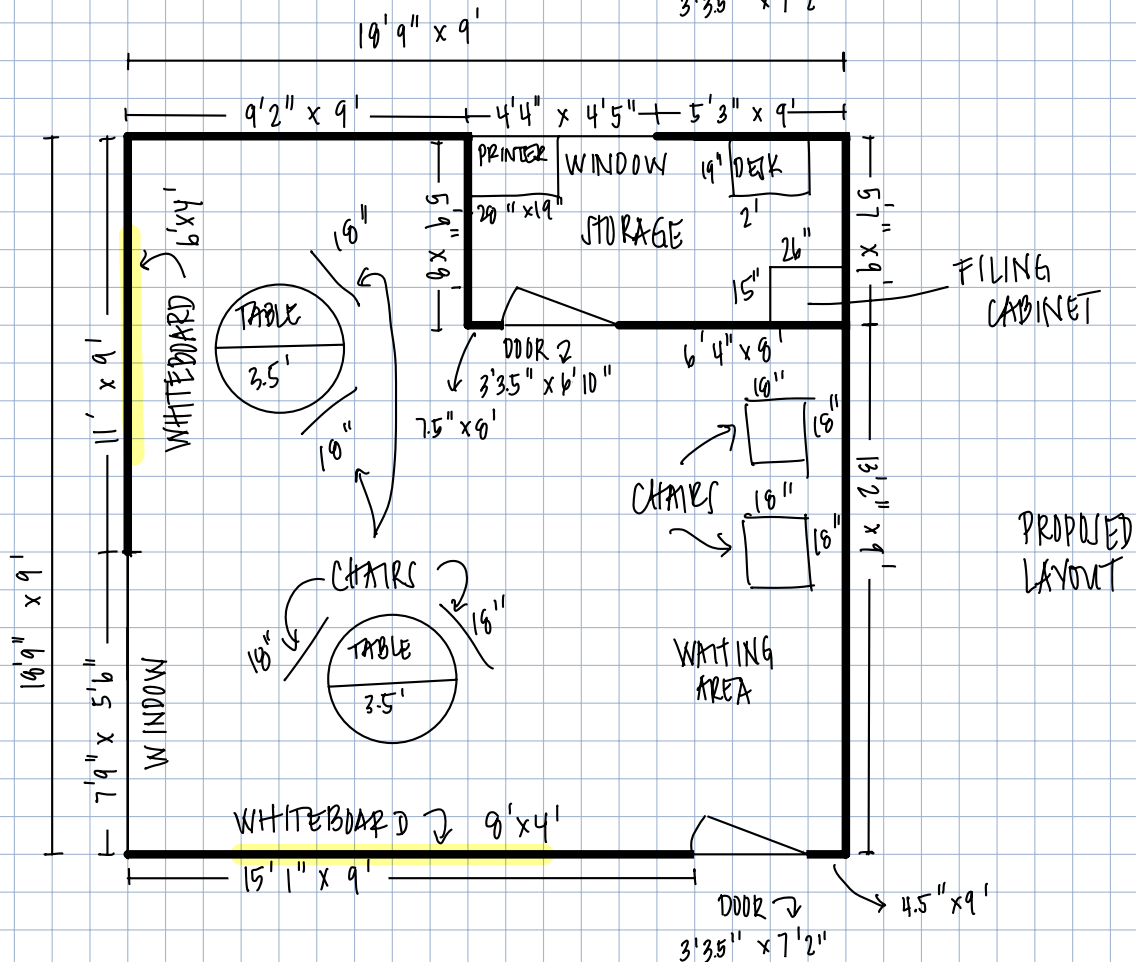
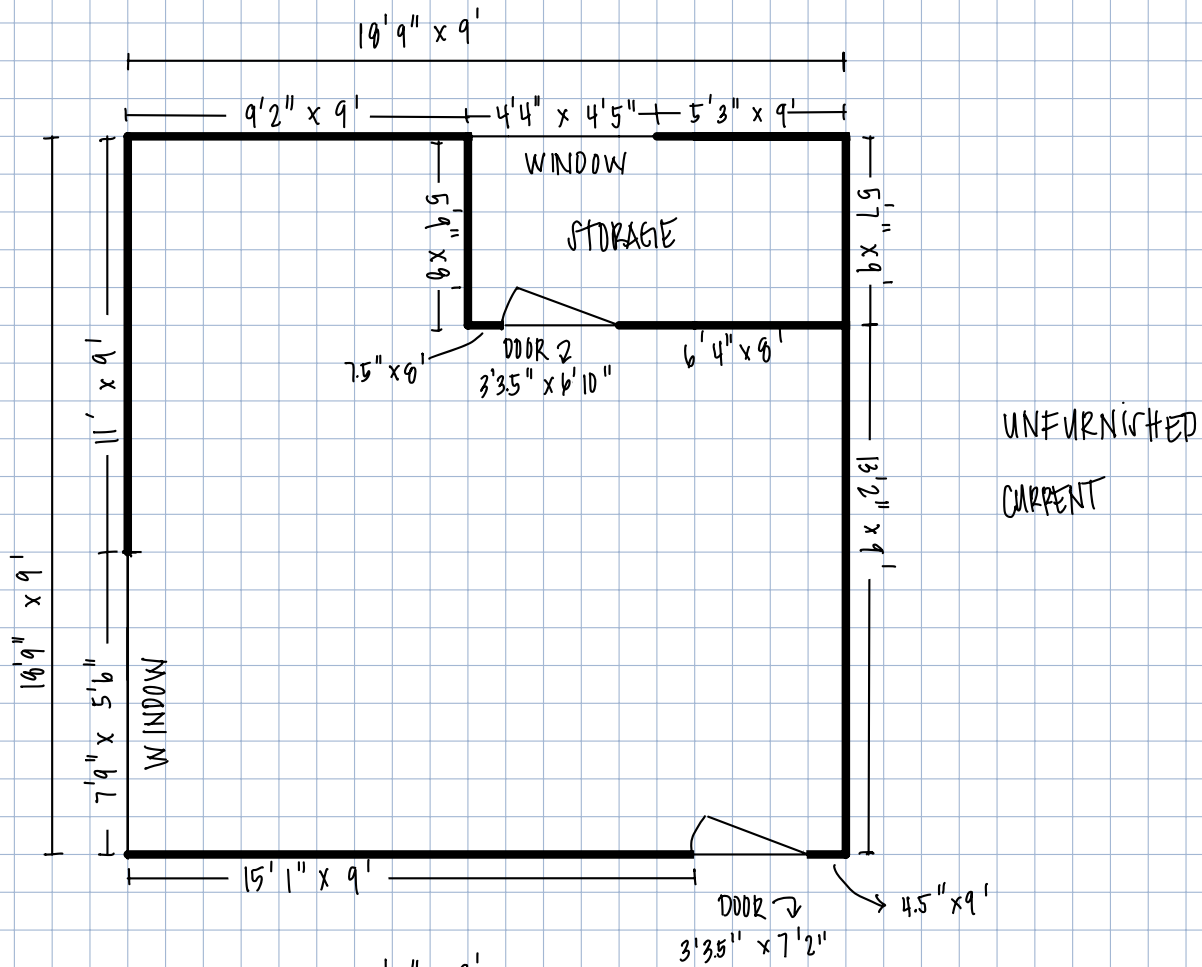
# LINCOLN SQUARE (SECOND FLOOR)

6888 Lincoln Ave.

Buena Park, CA 90620



6999 Lincoln Ave. Ste. G  
Buena Park, CA 90620



NO PROPOSED ALTERATIONS



## Project Narrative for Gold Star Math Tutoring

### Business Description

Gold Star Math is a small tutoring company dedicated to enhancing math proficiency among junior high and high school students. Our mission is to provide accessible, high-quality, and personalized tutoring services that foster a deep understanding of mathematical concepts. Gold Star math offers in-person tutoring sessions.

### Proposed Business Operational Plan

#### 1. Location and Facility Use

Gold Star Math will operate out of a small commercial office space of approximately 400 square feet. The space will include:

- A waiting area for parents and guardians.
- Two – three tables for one-on-one or small group sessions.
- A supply closet/office space for storage and administrative work.

#### 2. Hours of Operation

Tutoring sessions will be by appointment though working hours are typically Monday through Thursday from 2:30 – 8:30 PM. Occasional small group sessions in preparation for large exams such as midterms and finals may require tutoring services on Saturdays from 10:00 – 3:00 PM.

#### 3. Tutoring Services

Gold Star Math is not responsible for transportation to or from the tutoring center. Families must find appropriate and timely transportation. Students are to be dropped off and picked up from the office waiting area.

Gold Star Math will focus on core services such as:

- Homework help and remedial support.
- Advanced math enrichment
- Test preparation.

The total maximum number of students in the tutoring center at a given time is six students (for occasional small group sessions).

#### 4. Technology Integration

A secure online portal for booking sessions, payment processing, and progress tracking.

## **Parking Analysis**

The chosen facility is located in a neighborhood with accessible parking. The site includes an on-site parking lot.

The building has several parking spaces available for tenants, which will be shared among neighboring businesses. Gold Star Math anticipates minimal overlap as most tutoring sessions occur during off-peak business hours. There are more than 10 parking spaces available for Gold Star Math which has a 400 square foot office space for tutoring.

## **Operational Impact and Benefits to the Community**

### **1. Economic Contribution**

Gold Star Math will contribute to the local economy by employing qualified tutors and attracting families to nearby businesses during tutoring sessions.

### **2. Educational Support**

By addressing educational gaps in mathematics, the business will help improve student outcomes and build confidence in a critical STEM field.

## **Conclusion**

Gold Star Math tutoring is designed to be a community – centered, accessible educational resource. With its clear operational plan, ample parking, and focus on personalized instruction, the business is well-positioned to meet the academic needs of local families while fostering a culture of excellence in mathematics education.



## Zoning Administrator Meeting Agenda Report

### B. CONDITIONAL USE PERMIT NO. CU-25-2:

A request to allow the operation of a contractor's office and storage facility within the two (2) existing industrial buildings (6430 Roland Street and 6450 Roland Street, 5,984 square feet and 6,269 square feet respectively) totaling 12,253 square feet; and to permit certain uses "Automatically Permitted Uses", labeled as "Pc" in Table 19.512.010 within Title 19 Zoning of the Buena Park Municipal Code, to permit those uses located within 330 feet of a residential zone, on the properties located at 6430 & 6450 Roland Street.

The property owner is Chang Hu Lee of CLHK Properties, LLC, a California limited liability company, 6430 and 6450 Roland Street, Buena Park, CA 90621. The applicant is Michael Kang, 6031 La Prada Street, Los Angeles, CA 90042.

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-25-2.

Meeting	Agenda Group
Thursday, April 17, 2025, 8:30 AM	PUBLIC HEARING Item: 2B.
Prepared By	Presented By
Harald Luna, Senior Planner	Harald Luna, Senior Planner

### PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN)	6430 and 6450 Roland Street / 070-241-20 and 070-241-21
Lot Area	0.54 acres
Street Frontage	Roland Street: 164 feet (approximately)
Zoning District	ML (Light Industrial)
General Plan Designation	Light Industrial
Existing Development	Two (2) light industrial buildings (6430 Roland Street and 6450 Roland Street, 5,984 square feet and 6,269 square feet respectively) totaling 12,253 square feet.

### SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
<b>North</b>	Light Industrial	ML (Light Industrial)	Light Industrial Building
<b>South</b>	Light Industrial	ML (Light Industrial)	Light Industrial Building
<b>East</b>	High Density Residential	RM-20 (Medium-Density Multifamily Residential)	Multi-family Residential Development



<b>West</b>	Light Industrial	ML (Light Industrial)	Light Industrial Building
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## **BACKGROUND:**

The properties are developed with two (2) industrial buildings (6430 Roland Street and 6450 Roland Street, 5,984 square feet and 6,269 square feet respectively) totaling 12,253 square feet, 21 off-street parking spaces and site improvements that were originally approved by the City Council via Precise Plan No. 54 in 1958.

## **APPLICATION ANALYSIS:**

### Project Description

The applicant, Michael Kang, on behalf of the property owner CLHK Properties, LLC, has submitted the subject application, plans, and narrative requesting Zoning Administrator approval to conditionally approve certain uses labeled as "Pc", within Table 19.512.010 of the Municipal Code, at the subject site. Due to the proximity to a residential zone, all uses that would otherwise be permitted by right within the ML zone require the approval of a Conditional Use Permit. In addition to the requested operation of a contractor's office and storage facility use associated with the existing two light industrial buildings, the additional uses proposed to be permitted 'by-right' include the following, which shall consist of indoor uses only with no outdoor activities, operations, and storage of any kind:

- Wholesale of auto parts of accessories, tires and/or installation;
- Auto window tinting;
- Photoengraving, offset printing;
- Printing;
- Photo film and print processing plant;
- Repair of lawnmowers, larger electrical appliances;
- Rental of light equipment (up to single unit trucks);
- Research and development institution or laboratory (no manufacturing), testing laboratory;
- Transit or transportation equipment storage (no truck or railroad freight yard);
- Warehouse, distribution center, storage building;
- Contractor's storage facility with main building;
- Wholesale business;
- Cabinet shop, machine shop (no punch presses over 20-tons), sheet metal shop, tinsmith, welding shop;
- Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, wood;
- Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds);
- Metal engraving;
- Manufacturing of cosmetic goods, toiletries, garments, gloves, shoes, electrical appliances, instrumental equipment or signs;
- Bakery;
- Food processing of candy or nut packing (no roasting);
- Bottling.

**DISCUSSION:**

Pursuant to Section 19.512.010 Uses Permitted of the Buena Park Municipal Code (BPMC), ML (Light Industrial) zoned properties located within 330 feet of residentially zoned properties require a Conditional Use Permit for certain uses that would otherwise be automatically permitted within the ML zone. The intent of the distance requirement is to recognize that some industrial uses may negatively impact nearby residential properties. Through the Conditional Use Permit process, city staff can evaluate the potential impacts and create appropriate conditions of approval. Since the subject property abuts RM-20 (Medium-Density Multifamily Residential) zoned property to the east, future tenants would be required to obtain Conditional Use Permits for certain commercial and industrial uses. The property owner has had difficulty leasing the properties, based on required processing times as well as uncertainty regarding acceptability of the businesses requiring a CUP. The proposed CUP will allow the proposed contractor's office and storage facility as well as the proposed list of allowable uses to reduce lead time to establish occupancy and provide an understanding of acceptable use intensities.

BPMC Section 19.128.020.B (Conditional Use Permit - Authority) 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 to allow the operation of a contractor's office and storage facility; and to permit certain uses "Automatically Permitted Uses", labeled as "Pc" in Table 19.512.010 within Title 19 Zoning of the Buena Park Municipal Code, to permit those uses located within 330 feet of a residential zone within two (2) existing light industrial buildings, with no expansion of floor area involved with this request.

In reviewing the applicant's request, staff reviewed the project narrative letter, submitted plans, and visited the property, and has determined the proposed uses will not have a detrimental effect on the surrounding properties, as conditioned. The impacts of these uses have been examined within the City's adopted General Plan. Further, all proposed uses must comply with all local, state, and federal regulations, including noise and lighting standards, as conditioned, to minimize adverse impacts to the neighboring residential uses. The subject light industrial buildings maintain no loading doors facing east towards the adjacent residentially zoned property and are further buffered by an existing 6-foot-high CMU perimeter wall. Since all loading doors from the light industrial buildings located at 6430 and 6450 Roland Street face south and north, respectively, business operations within the subject buildings will be properly oriented away from adjacent residential properties. Based on the combination of the existing light industrial buildings orientation, separation, and buffering, as well as, conditions prohibiting outdoor activities, operations, and storage, staff has determined that the site is appropriate to protect adjacent residentially-zoned properties located to the east of the subject properties. The subject properties are located within an established industrial area that has been developed with industrial uses of similar intensity and character to uses proposed by the applicant.

**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 proposed uses will be within existing industrial buildings involving no expansions.

**PUBLIC HEARING NOTICE:**

Notice of the public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on April 7, 2025, and 33 notices of this Zoning Administrator public hearing were mailed to property owners located within 300-feet of the subject property on April 7, 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: Matt Foulkes, Director of Community and Economic Development

**Attachments**

[PROPOSED ZONING ADMINISTRATOR RESOLUTION CU-25-2.pdf](#)

[CU-25-2 DEVELOPMENT PLANS STAMPED RECEIVED MAR 3 2025 PLANNING DIV.pdf](#)

[CU-25-2 PROJECT NARRATIVESTAMPED RECIEVED APR 2 2025 PLANNING DIV.pdf](#)

[CU-25-2 VICINITY MAP.pdf](#)

RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. CU-25-2

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW THE OPERATION OF A CONTRACTOR'S OFFICE AND STORAGE FACILITY; AND TO PERMIT CERTAIN USES "AUTOMATICALLY PERMITTED USES" LABELED AS "PC" IN TABLE 19.512.010 WITHIN TITLE 19 ZONING OF THE BUENA PARK MUNICIPAL CODE, TO PERMIT THOSE USES LOCATED WITHIN 330 FEET OF A RESIDENTIAL ZONE WITHIN TWO EXISTING LIGHT INDUSTRIAL BUILDINGS, LOCATED AT 6430 AND 6450 ROLAND STREET WITHIN THE ML (LIGHT INDUSTRIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Chang Hu Lee of CLHK Properties, LLC, property owner, 6430 and 6450 Roland Street, Buena Park, CA 90621, and Michael Kang, the applicant, on behalf of the property owner, 6031 La Prada Street, Los Angeles, CA 90042, have filed an application to allow the operation of a contractor's office and storage facility; and to permit certain uses "Automatically Permitted Uses", labeled as "Pc" in Table 19.512.010 within Title 19 Zoning of the Buena Park Municipal Code, to permit those uses located within 330 feet of a residential zone within two (2) existing light industrial buildings totaling approximately 12,253 square feet located at 6430 and 6450 Roland Street, Buena Park, California, 90621, in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the "Application".

(ii) On April 17, 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 APR 2 2025 PLANNING DIV", and development plans dated "RECEIVED MAR 3 2025 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

- a.     **Finding:**     The proposed use and development are consistent with the General Plan and any applicable specific plans.
- Fact:**       The proposed contractor's office and storage facility and proposed list of permitted uses in conjunction with the existing light industrial buildings 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 site is adequate in size, shape, topography, location, and other factors, to accommodate the proposed contractor's office and storage facility and proposed list of permitted uses. Based on building orientation, separation, and buffering from nearby residences as well as operation restrictions and associated improvements, as conditioned, there will be no conflicts or incompatibility created by the proposed uses.
- 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 east side of Roland Street. Adequate street access and traffic capacity will be available to serve the proposed uses as well as existing and anticipated development in the surrounding area. The project will not create traffic disruption in the area and proper on-site circulation will not be compromised.
- 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 uses as well as existing and anticipated development in the surrounding area. The subject sites are currently developed two (2) approximately 6,269 square-foot and 5,984 square-foot light industrial buildings 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 uses 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 19.512.010 Uses Permitted of the Buena Park Municipal Code (BPMC) ML (Light Industrial) zoned properties located within 330 feet of residentially zoned properties require a Conditional Use Permit for certain uses that would otherwise be automatically permitted within the ML zone. As conditioned, the proposed uses will complement the surrounding industrial buildings, and, as conditioned, the uses will 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 proposed uses at these sites are justified and fully balanced by offsetting benefits to the public interest in that the uses will fit 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 project narrative dated "RECEIVED APR 2 2025 PLANNING DIV", and development plans dated "RECEIVED MAR 3 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 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.

PUBLIC WORKS DEPARTMENT:

1. A new trash enclosure shall be constructed to accommodate bins for organic, recycling, and trash per Senate Bill 1383.
2. 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 for the operation of a contractor's office and storage facility as well as approve a list of permitted uses for two (2) existing light industrial buildings totaling approximately 12,253 square feet on a property located at 6430 Roland Street and 6450 Roland Street, as described in the project narrative dated "RECEIVED APR 2 2025 PLANNING DIV", and as shown on the development plans dated "RECEIVED MAR 3 2025 PLANNING DIV", except as modified herein.
2. In addition to the uses permitted by right within the ML (Light Industrial) zone, this approval shall permit the following uses, listed as "Pc" within Table 19.512.010 in Title 19, which are now considered Automatically Permitted Uses at the subject properties:
  - a. Wholesale of auto parts of accessories, tires and/or installation;
  - b. Auto window tinting;
  - c. Photoengraving, offset printing;
  - d. Printing;
  - e. Photo film and print processing plant;
  - f. Repair of lawnmowers, larger electrical appliances;
  - g. Rental of light equipment (up to single unit trucks);
  - h. Research and development institution or laboratory (no manufacturing), testing laboratory;
  - i. Transit or transportation equipment storage (no truck or railroad freight yard);
  - j. Warehouse, distribution center, storage building;
  - k. Contractor's storage facility with main building;
  - l. Wholesale business;
  - m. Cabinet shop, machine shop (no punch presses over 20-tons), sheet metal shop, tinsmith, welding shop;
  - n. Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, wood;
  - o. Packaging or assembly of products from previously manufactured components (no outdoor storage of bulk materials, final product not over 50 pounds);
  - p. Metal engraving;
  - q. Manufacturing of cosmetic goods, toiletries, garments, gloves, shoes, electrical appliances, instrumental equipment or signs;
  - r. Bakery;
  - s. Food processing of candy or nut packing (no roasting);
  - t. Bottling.

3. All previous Conditions of Approval for Precise Plan No. 54 Resolution No. 453 shall remain in full force and effect. The conditions contained herein shall supplement all previous conditions of approval.
4. 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 building and site improvements for the project sites.
5. Any appreciable modifications, including but not limited to conditions of approval shall require the approval of the Zoning Administrator. Minor modifications may be reviewed and approved by the Director of Community and Economic Development Department.
6. A reciprocal access and parking agreement shall be recorded on the subject properties for the shared access, parking, and trash.
7. Prior to establishment of the uses authorized by this Conditional Use Permit, the property owner shall provide notice to future tenants regarding the conditions of approval.
8. The approved uses shall obtain and continuously maintain a business license as required by the Buena Park City Code.
9. All uses and activities shall be operated and maintained so as not to be hazardous, obnoxious, or offensive due to air pollution, odor, dust, smoke, gas, water pollution, noise, vibration, illumination, glare, electromagnetic disturbance or other radiation, or similar effects detrimental to public health, safety, and welfare. All federal, state, and local laws and regulations concerning environmental protection shall be complied with.
10. The operation of the facility shall comply with exterior noise level requirements as specified in the City's Noise Ordinance. Noise levels from all activities on site, including vehicle back up alarms, shall not exceed those noise levels as stated in Chapter 8.28 Noise of the BPMC, as measured at the property line.
11. Upon establishment of the contractor's office and storage facility and any allowable use, should the use create any nuisance related to noise or vibration at any time for neighboring uses, properties, or individuals, the operator of the use shall take any and all reasonable actions to terminate the nuisance, including but not limited to altering the operating hours to the satisfaction of the Director of Community and Economic Development Department.
12. Exterior speaker systems shall not be permitted.
13. Signage shall be installed that indicates that vehicle engines shall be shut off during loading and unloading.



14. All exit doors facing residentially zoned properties to the east shall remain closed at all times.
15. All business operations shall be performed within the buildings. There shall be no outdoor activities, operations, and storage at all times including in the parking lot and other outdoor spaces.
16. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements). All parking areas shall be striped with white double lines separating stalls, with minimum 4-inch wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within required fire lanes, access drives, or driveways of the project site.
17. Off-site parking associated with business operations for the properties shall be prohibited.
18. All lighting and illuminated signs shall be designed to prevent glare upon streets, walkways, and surrounding property.
19. All signs shall conform to the Zoning and Sign Ordinance of the Buena Park Municipal Code and require separate approval. The property owner or business operator shall submit a separate sign permit application for any new sign to the Planning Division and obtain all the required approvals and permits.
20. Prior to the issuance of a business license, a separate trash enclosure review and approval by the Planning Division for the trash enclosure location, capacity, and design for service pickup is required. The trash enclosure shall be provided in compliance with Section 19.524.010 Trash Storage Facilities of the Zoning Code. Design shall be coordinated with the architectural design of the building including materials and coloration. The final design and placement shall be subject to review and approval by the Planning Division, Public Works Department, Building Division, and City's contracted trash hauler.
21. The applicant and or property owner shall be responsible for maintaining the buildings signs, lighting, landscaping, and all improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, or debris on the property shall be removed immediately so as to not present a public nuisance.
22. All trash and debris on-site shall be removed prior to establishment of the approved uses. The subject property shall be continuously maintained in a clean and neat condition.
23. 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 all mechanical equipment shall comply with the design criteria of Section 19.544.020 Visual Screening of Mechanical Equipment of the BPMC.

24. All required new 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 decorative walls or landscaping. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
25. A copy of these conditions of approval shall be always retained on the properties 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.
26. 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.
27. 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.
28. 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.
29. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period.
30. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
31. 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.
32. 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

Resolution No.  
Conditional Use Permit No. CU-25-2  
April 17, 2025

damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 17<sup>th</sup> day of April 2025.

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Eddie Fenton  
Zoning Administrator

ATTEST:

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Harald Luna  
Acting Planning Manager

Resolution No.  
Conditional Use Permit No. CU-25-2  
April 17, 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-25-2 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner/Applicant



PROJECT INFORMATION	
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TONY LEE  
6430 ROLAND ST  
BUENA PARK, CA 90621

**ZONING:**

SUBJECT PROPERTY:	LIGHT INDUSTRIAL (ML)
ADJACENT NORTH:	LIGHT INDUSTRIAL (ML)
ADJACENT EAST:	MED. DENSITY MULTI-FAM. RES. (RM-20)
ADJACENT SOUTH:	LIGHT INDUSTRIAL (ML)
ADJACENT WEST:	LIGHT INDUSTRIAL (ML)

**OCCUPANCY GROUP(S):**

STORAGE (S-1) W/ ACCESSORY OFFICE (B)  
TRASH ENCLOSURE (U)

**OCCUPANCY LOAD:**

6430 BUILDING	
4,837 SF X 1/500 (WAREHOUSE)	= 10
1,147 SF X 1/150 (BUSINESS)	= 8
TOTAL OCCUPANT LOAD	= 18

6450 BUILDING	
4,800 SF X 1/500 (WAREHOUSE)	= 10
1,303 SF X 1/150 (BUSINESS)	= 9
TOTAL OCCUPANT LOAD	= 19

**BUILDING CONSTRUCTION TYPE:**

TYPE V-B  
FULLY SPRINKLERED (NFPA-13)

## DESCRIPTION OF WORK:

A REQUEST FOR THE ISSUANCE OF A CONDITIONAL USE PERMIT TO OPERATE A CONTRACTOR'S OFFICE AND STORAGE FACILITY AS WELL AS ESTABLISH A LIST OF PERMITTED USES FOR AN EXISTING INDUSTRIAL BUILDING.

NEW 18'-8" X 5'-9" (107 SF) TRASH ENCLOSURE.

[illegible]

## PARKING & AREA SUMMARY

CURRENT PARKING CODE:

BUILDING	GFA	RATIO	STALLS
6430	5,984	3 / 1,000	17.9
6450	6,269	3 / 1,000	18.8
TRASH RM.	107	3 / 1,000	.3
TOTAL	12,360		37.0

1958 PLANNING APPROVAL:

BUILDING	GFA	RATIO	STALLS
6430 & 6450	12,000	1.75 / 1,000	21

PROVIDED PARKING:

(E) 21 STALLS, NO CHANGE

6430 ROLAND

CONDITIONAL USE PERMIT

PROJECT ADDRESS:  
6430 & 6450 ROLAND ST  
BUENA PARK, CA 90621

OWNER:

TONY LEE  
6430 & 6450 ROLAND ST  
BUENA PARK, CA 90621

ARCHITECT:



**DAVID VAN ARSDELL ARCHITECTS**  
1948 S SHENANDOAH ST, #3  
LOS ANGELES, CA 90034  
Tel: 323-413-7710  
Email: david@dva.la



CONSULTANTS:

RECEIVED  
MAR 3 2025  
PLANNING DIV  
CU-25-2

DRAWING TITLE:

## SITE PLAN

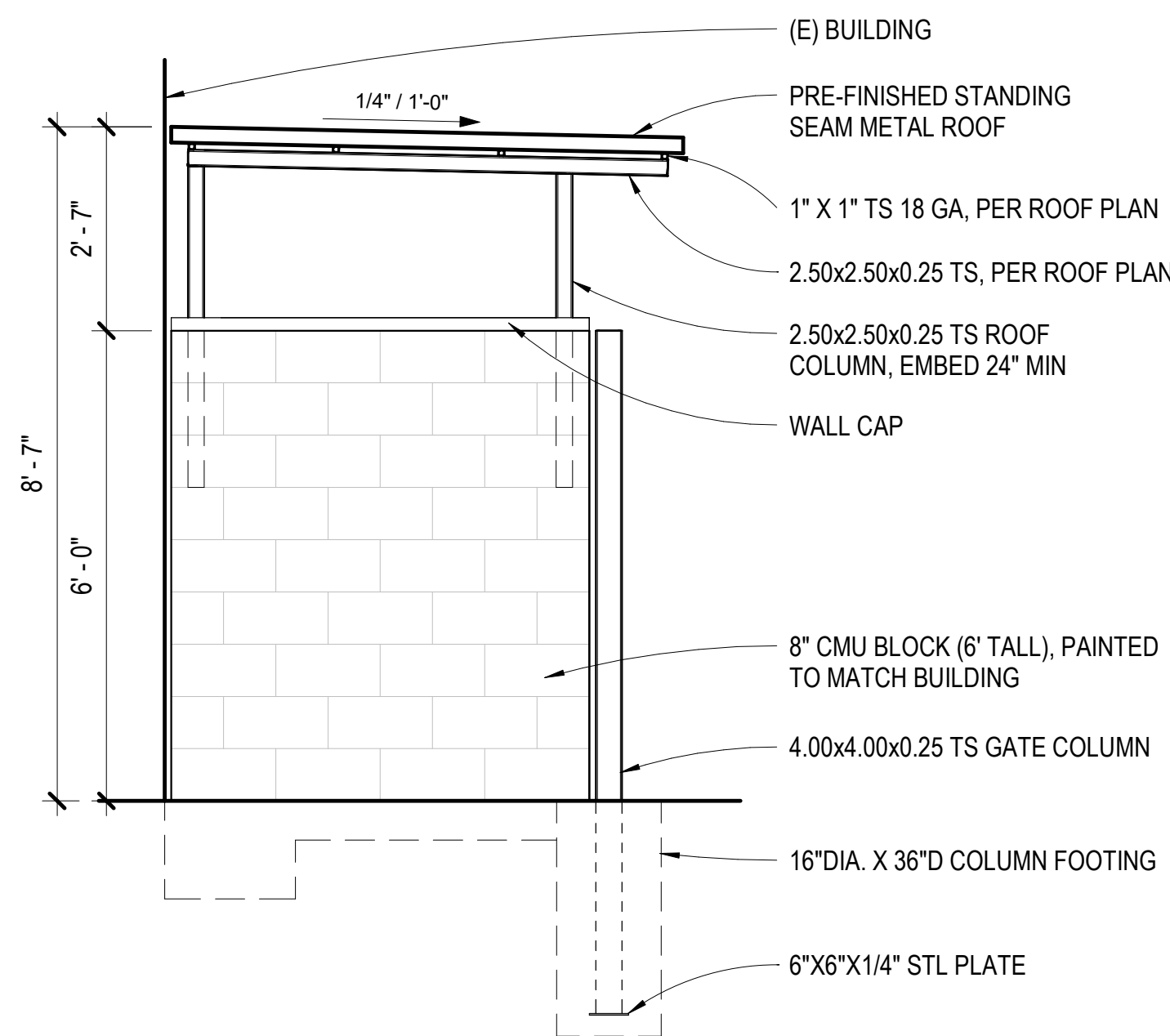
SHEET NUMBER:

# A101

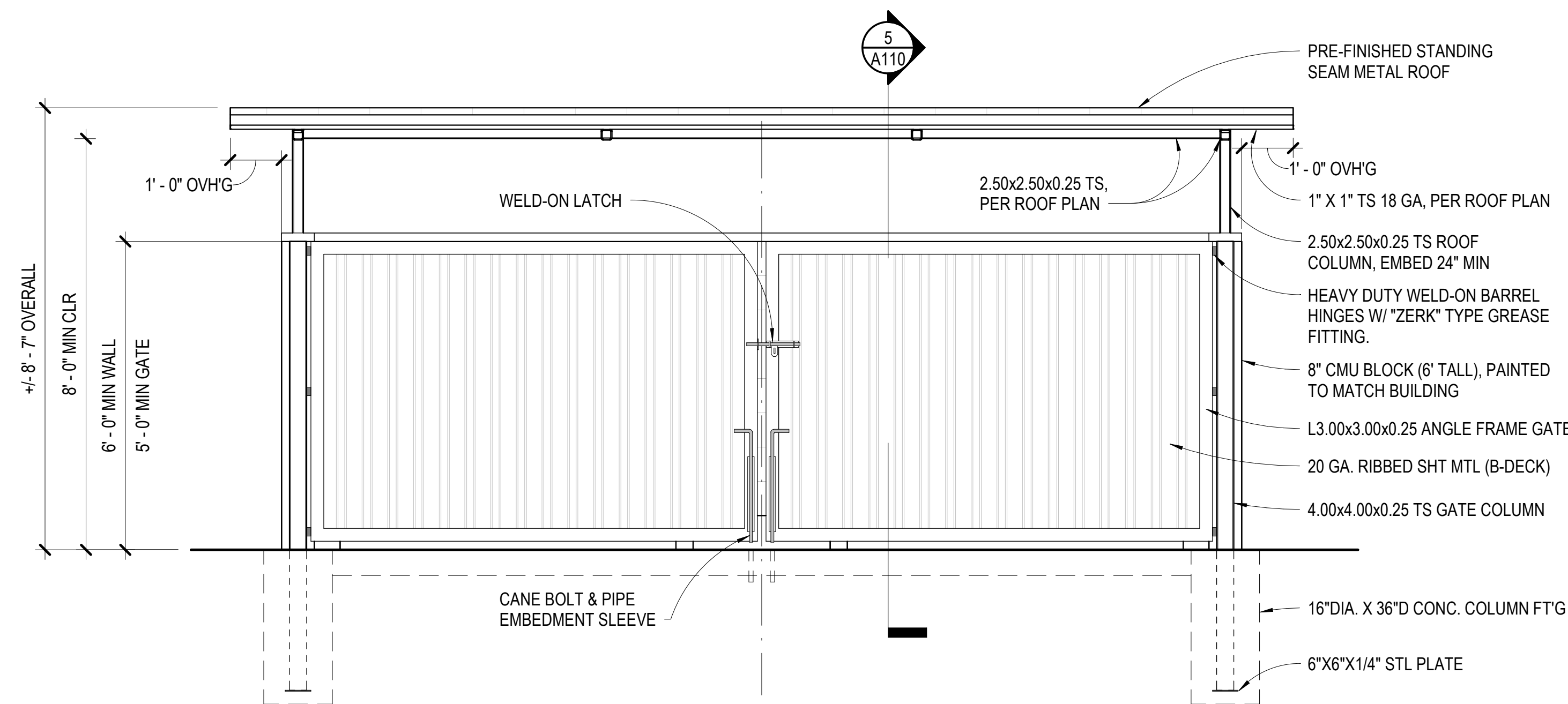
SCALE:  $1/8" = 1'-0"$

THIS DRAWING IS THE PROPERTY OF DAVID VAN ARSDELL  
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WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER  
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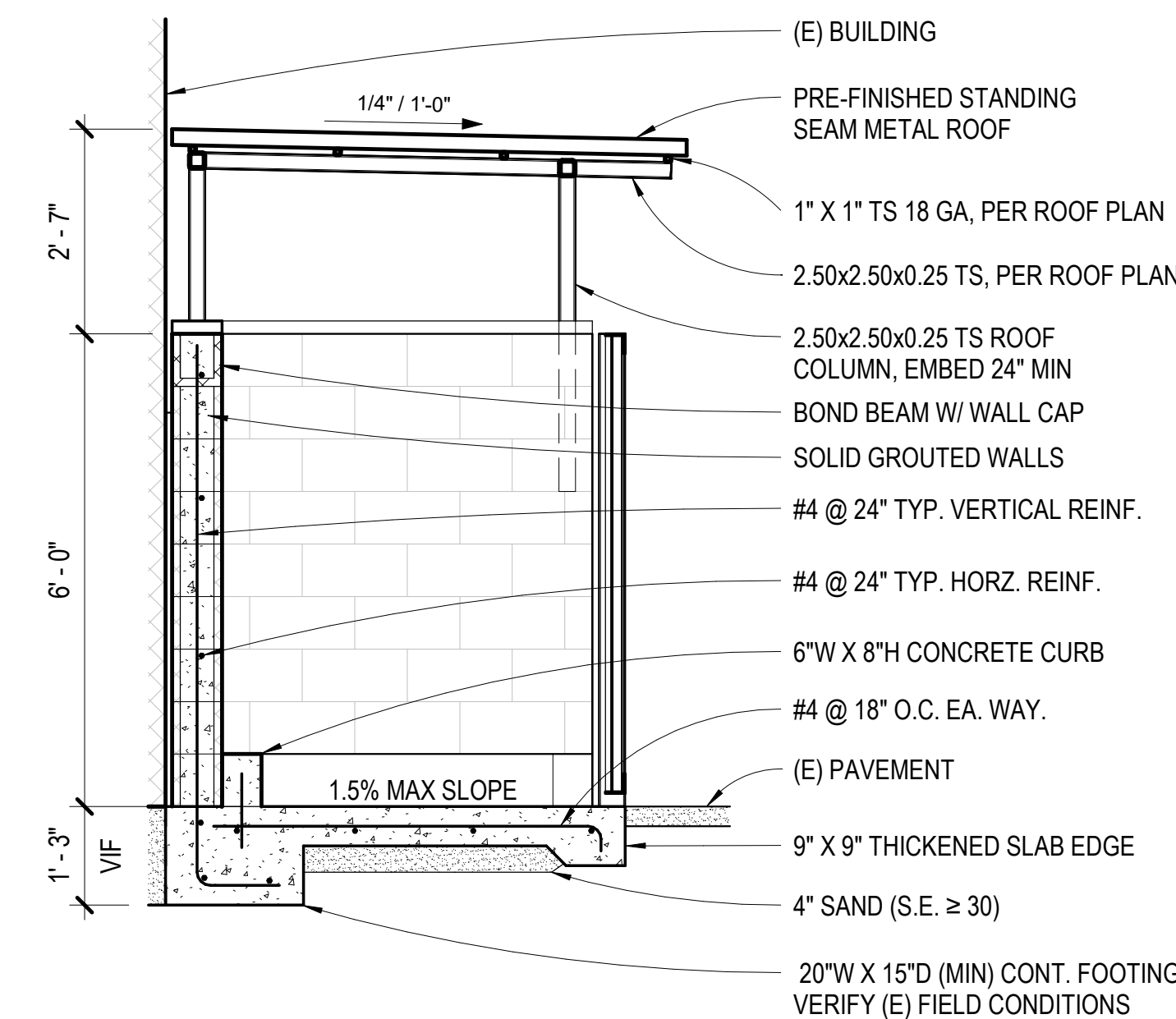




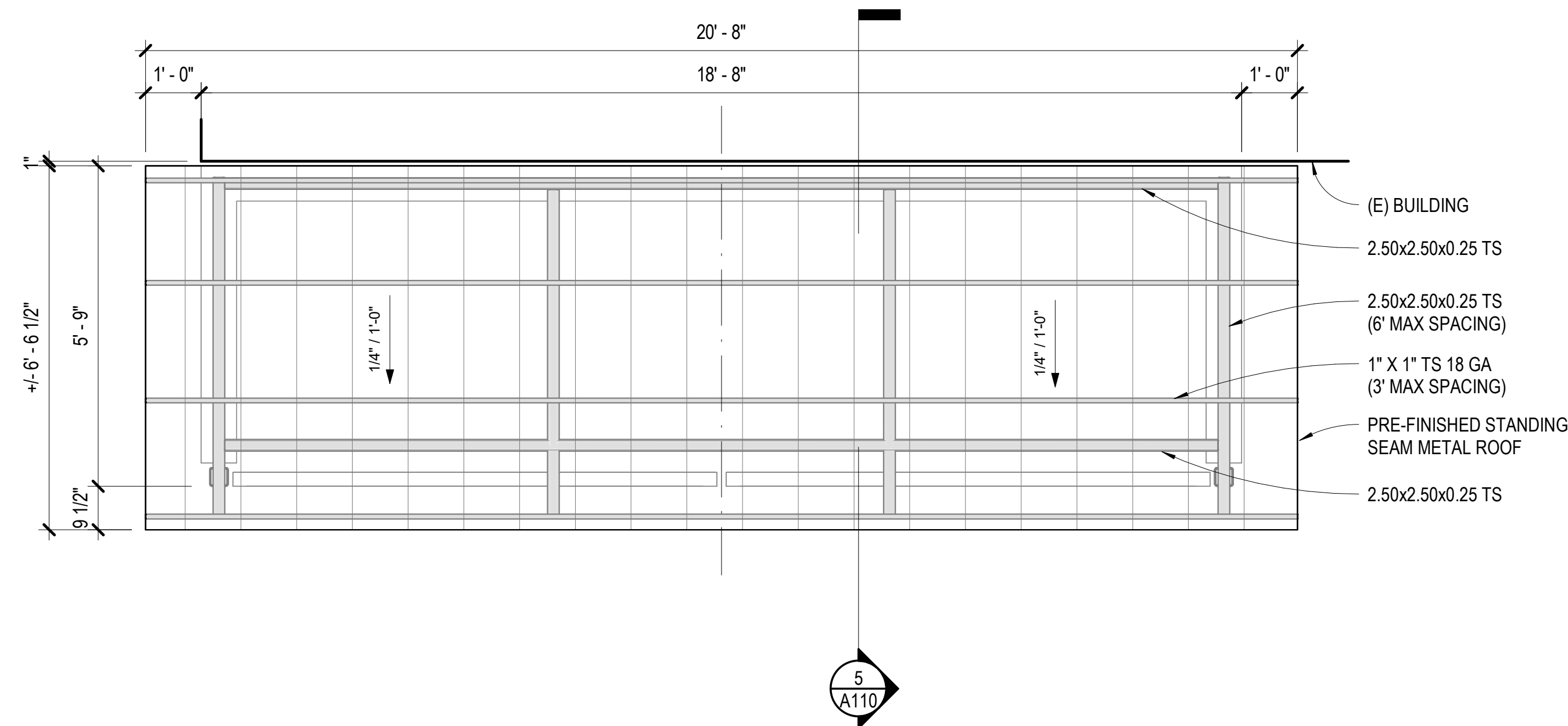
TRASH ENCLOSURE - SIDE ELEVATION 4  
1/2" = 1'-0"



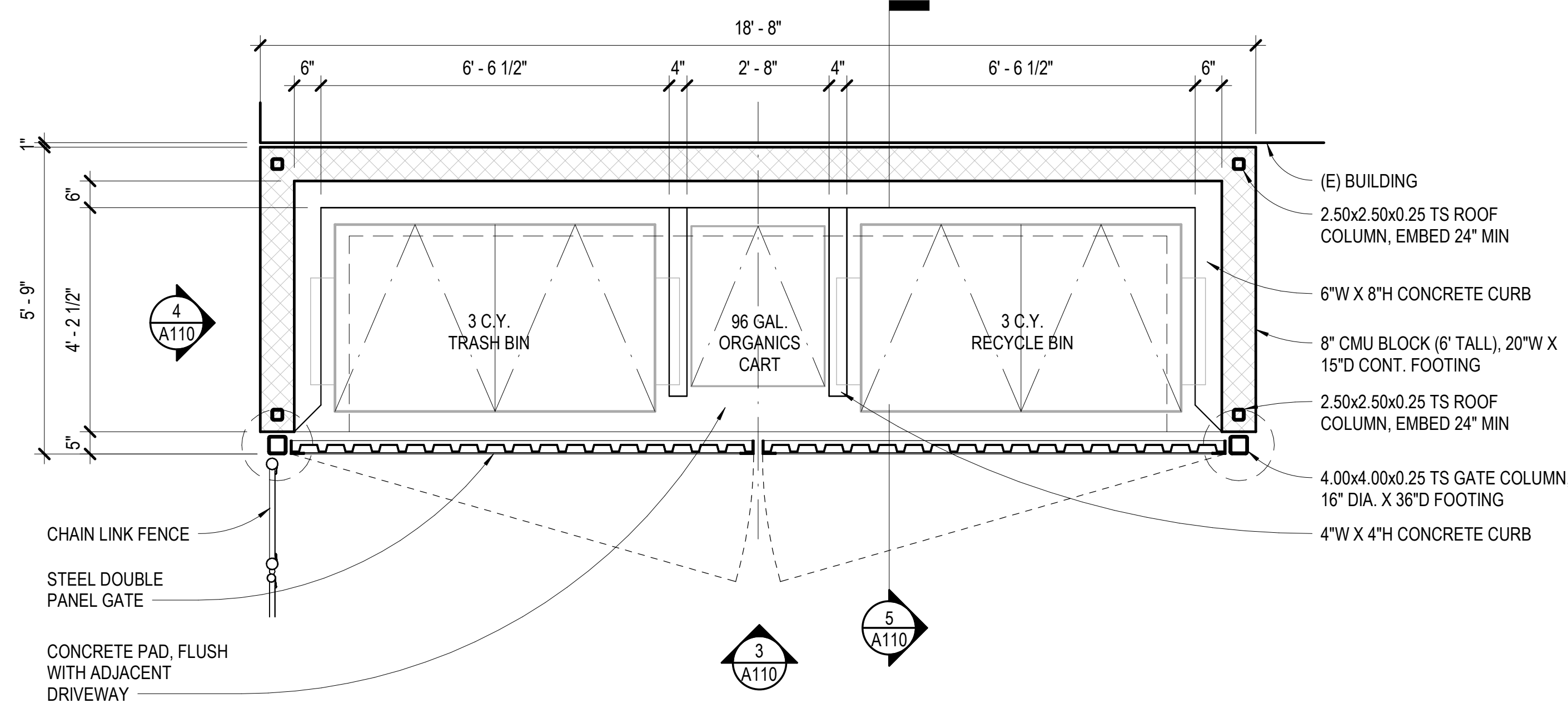
TRASH ENCLOSURE - FRONT ELEVATION 3  
 $1\frac{1}{2}" = 1'-0"$



## TRASH ENCLOSURE - CROSS SECTION



TRASH ENCLOSURE - ROOF PLAN



TRASH ENCLOSURE PLAN 1/2" = 1'-0"	1
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## TRASH ENCLOSURE STANDARDS

**STANDARDS SPECIFIC TO AUTHORITY HAVING JURISDICTION:**  
CITY OF BUENA PARK

**ACCESS/LOCATION REQUIREMENTS:**

MANEUVERING AREAS SHALL MEET THE MINIMUM REQUIREMENTS OF EQUIVALENT SIZE LOADING AREA INCLUDING:

- OVERHEAD CLEARANCE OF 20 FEET MUST BE PROVIDED IN FRONT OF THE ENCLOSURE TO ALLOW CONTAINERS TO BE EMPTIED BY THE FRONT-END LOADER COLLECTION VEHICLES.
- A TURNAROUND MUST BE PROVIDED FOR ANY STREET, DRIVEWAY, OR TRAVEL AISLE THAT WOULD OTHERWISE REQUIRE THE COLLECTION TRUCK TO BACK UP A DISTANCE GREATER THAN 100 FEET. A MINIMUM OF A 42-FOOT TURNING RADIUS IS REQUIRED FOR SOLID WASTE COLLECTION VEHICLES.
- DRIVEWAYS AND TRAVEL AISLES SHALL CONFORM TO SECTION 19.436.040 (RESIDENTIAL DRIVEWAY STANDARDS) FOR MULTIFAMILY PROPERTIES OR SECTION 19.536.030 (DRIVEWAY STANDARDS) FOR COMMERCIAL AND INDUSTRIAL PROPERTIES, OR THE SAME STANDARDS OF ORANGE COUNTY FIRE AUTHORITY'S (OCFA) MASTER PLANS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT FOR ACCESS AND CLEARANCE, WHICHEVER IS GREATER.

**CONSTRUCTION REQUIREMENTS:**

- PROVIDE A MINIMUM 6-INCH REINFORCED BLOCK WALL CONSTRUCTION.
- ENCLOSURES SHALL BE CONSTRUCTED OF MASONRY BLOCK OR CONCRETE TILT-UPS AND A HORIZONTAL OR SLOPED NON-COMBUSTIBLE MATERIAL SOLID ROOF, DESIGNED TO SCREEN THE BINS.
- ENCLOSURES SHALL BE APPROPRIATELY LOCATED AND SCREENED FROM VIEW ON AT LEAST 3 SIDES BY A WALL AT LEAST 6 FEET IN HEIGHT, AND ON THE 4TH SIDE BY GATES NOT LESS THAN 5 FEET IN HEIGHT MADE OF A SOLID NON-COMBUSTIBLE MATERIAL WITH LATCHES AND BOLTS.
- THE GATES SHOULD BE MAINTAINED IN GOOD WORKING ORDER AND SHOULD REMAIN CLOSED EXCEPT WHEN IN USE. THE ENCLOSURE OPENING, INCLUDING GATES AND HINGES, MUST PROVIDE A MINIMUM OPENING OF 9 FEET TO ALLOW CONTAINERS TO BE MOVED IN AND OUT OF THE ENCLOSURE.
- THE FLOOR OF THE ENCLOSURE SHALL BE A PORTLAND CEMENT CONCRETE (PCC) PAD, FLUSH WITH ADJACENT DRIVEWAY.
- PROVIDE A MINIMUM 10-FOOT BY 10-FOOT PCC PAD OUTSIDE THE ENTRANCE TO THE ENCLOSURE THAT IS CAPABLE OF WITHSTANDING THE IMPACT OF BINS BEING SET DOWN, AND A 20-TON STATIONARY LOAD, AS NEEDED.
- PROVIDE A 6-INCH-WIDE BY 8-INCH-HIGH CONCRETE CURB AT THE BASE OF INTERIOR WALLS FOR THE PROTECTION OF WALLS FROM TRASH CONTAINERS AND BINS.
- IF MULTIPLE CONTAINERS ARE TO BE STORED IN ANY ONE TRASH ENCLOSURE, SPACE MUST BE PROVIDED TO ALLOW ACCESS TO EACH OF THE BINS OR CARTS. ACCESS AISLES BETWEEN CONTAINERS MUST BE A MINIMUM OF 30 INCHES WIDE.
- THE ROOF SHALL EXTEND SUFFICIENTLY OUTWARD IN ALL DIRECTIONS SO THAT WIND-BLOWN RAIN WILL NOT ENTER THE INTERIOR OF THE STORAGE AREA. A MINIMUM OF 8 FEET OF VERTICAL CLEARANCE WITHIN THE STORAGE AREA SHALL BE PROVIDED TO ALLOW THE CONTAINER LIDS TO BE FULLY OPENED AND CLOSED INSIDE THE TRASH ENCLOSURE. IF FIRE SPRINKLERS OR DROP LIGHTING ARE INSTALLED WITHIN THE ENCLOSURE, THE MINIMUM VERTICAL CLEARANCE OF 8 FEET WILL BE MEASURED FROM THE LOWEST POINT OF THE SPRINKLER HEADS, LIGHTING, OR ANY OTHER FIXTURE.
- ENCLOSURES FOR COMPACTORS LOCATED OUTSIDE THE BUILDING SHALL BE CONSTRUCTED OF MASONRY BLOCK, DESIGNED TO SCREEN THE BINS, HYDRAULIC LINES, AND ACCESSORY COMPONENTS, AND TO BE ARCHITECTURALLY COMPATIBLE WITH OTHER BUILDINGS ON THE SITE.
- STRUCTURAL DETAILS SHALL BE APPROVED BY THE BUILDING DIVISION.
- FOR CONTAINERS EXCEEDING 4 CUBIC YARDS, THE FOLLOWING DESIGN FEATURES SHALL BE FOLLOWED:
  1. A MINIMUM OF A 15-FOOT VERTICAL CLEARANCE IS REQUIRED WITHIN THE ENCLOSURE SO THE COLLECTION VEHICLE CAN REACH THE BIN.
  2. DOOR OPENINGS SHALL BE A MINIMUM OF 10 FEET IN WIDTH TO ALLOW FOR DIRECT PICK UP BY THE COLLECTION VEHICLE.
  3. THE ENTRANCE GATE SHOULD BE CAPABLE OF BEING LATCHED OPEN SO THAT AN 8-FOOT-WIDE TRUCK CAN ACCESS THE ENCLOSURE.
  4. PROVIDE FOR DIRECT ACCESS BY THE COLLECTION VEHICLE. AT A MINIMUM, A LANE, 10 FEET WIDE BY 30 FEET IN LENGTH, DIRECTLY IN FRONT OF THE ENCLOSURE.

## DESIGN/FINISH:

- BLOCK WALLS SHALL BE OF A DECORATIVE FINISH AND COLOR TREATED TO BE COMPATIBLE WITH THE PRIMARY STRUCTURES OR WALLS LOCATED ON THE PROPERTY.
- ROOF SHALL BE OF A NON-COMBUSTIBLE DECORATIVE MATERIAL AND COLOR TO COMPLEMENT THE DESIGN OF THE PRIMARY STRUCTURE.
- ARCHITECTURAL FEATURES AND DESIGN SHALL BE APPROVED BY THE PLANNING DIVISION.

**NOTE:**

- DEVIATIONS FROM THESE STANDARDS MAY BE CONSIDERED AT THE DISCRETION OF THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT.

6430 ROLAND

CONDITIONAL USE PERMIT

PROJECT ADDRESS:  
6430 & 6450 ROLAND ST  
BUENA PARK, CA 90621

OWNER:

TONY LEE  
6430 & 6450 ROLAND ST  
BUENA PARK, CA 90621

ARCHITECT:



**DAVID VAN ARSDELL ARCHITECTS**  
1948 S SHENANDOAH ST, #3  
LOS ANGELES, CA 90034  
Tel: 323-413-7710  
Email: david@dva.la



CONSULTANTS:

[illegible]

DRAWING TITLE:

**TRASH  
ENCLOSURE**

SHEET NUMBER:

# A110

SCALE: As indicated

THIS DRAWING IS THE PROPERTY OF DAVID VAN ARSDELL  
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WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER  
PROJECT AND IS TO BE RETURNED ON REQUEST.







## Project Narrative

**Address:** 6430 and 6450 Roland Street Buena Park, CA 90621

**APN:** 070-241-20 and 070-241-21

**Zoning:** ML / Light Industrial Zone

**Project Description:** A request for the issuance of a Conditional Use Permit to operate a contractor's office and storage facility as well as establish a list of permitted uses for an existing industrial building located at 6430 Roland Street and 6450 Roland Street in the ML (Light Industrial) Zone.

---

### 1. Project Setting

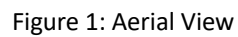
- a. **Project Location** - The Project Site is located at the eastern side of Roland Street between Dale Street and Whitaker Street ("Site" is defined as the property location, property addresses, Assessor's Parcel Number and total acreage). The existing condition of the Project Site and surrounding area are shown in Figure 1, Aerial View. Regional access to the Project Site is provided by the 5 and 91 freeways to the south. Local access to the Project Site is via Roland Street. The Project Site consists of 23,666 SF total lot area separated into 2 parcels (070-241-20, and 070-241-21).
- b. **Existing Project Site** - The Project Site currently contains 2 separate Light Industrial Buildings totaling 12,253 square feet situated on the eastern side of Roland Street on a 23,666 SF lot in the City of Buena Park, California. The Project Site is bounded by an existing industrial building to the west, north, and south, and residential to the east that is separated by a CMU perimeter wall. Existing access to the Project Site on Roland Street is through Whitaker Street to the south and Dale Street to the north/west. The Project Site's existing vicinity conditions are shown in Figure 2, Project Vicinity.
- c. **Existing General Plan and Zoning** - The project's proposed uses through the Conditional Use Permit are consistent with and satisfy criteria consistent with the existing Light Industrial (ML) zoning.

### 2. Proposed Project

- a. **Project Characteristics** – The project is retaining both buildings at 6430 Roland and 6450 Roland, 5,984 SF and 6,269 SF respectively. All existing conditions will remain as-is, in exception to a new trash enclosure that is to be constructed on the Project Site.
- b. **Access & Circulation** – 6430 Roland Street and 6450 Roland Street is accessible by two exiting separate driveway aprons, one for each building. In addition, there is a third driveway apron at the conjoining parcel line that provides direct access to the truck yard behind the existing chain-link fence.
- c. **Parking** – The Project Site is to be serviced by twenty-one (21) surface parking stalls, which is consistent with the original construction of the buildings.
- d. **Proposed Uses** - A Contractor's Office and Storage facility as well as an established list of permitted uses for an existing industrial development located at 6430 and 6450 Roland Street. The CUP shall permit the following uses in addition to the uses permitted by right within the Light Industrial (ML) Zone:
  - Wholesale of auto parts or accessories; Auto window tinting; Photoengraving, offset printing; Printing; Packaging or assembly of products from previously manufactured components; Warehouse, distribution center, storage building; Wholesale business; Cabinet shop, machine shop, sheet metal shop, tinsmith, welding shop; Fabrication from shell, cellophane, cork, fiber, fur, glass, finished leather, gems, textiles, lumber; Metal engraving; Research and development institution or lab; Photo film and print processing plant; Repair or lawnmowers and larger



- No outdoor storage on-site for primary or ancillary use.



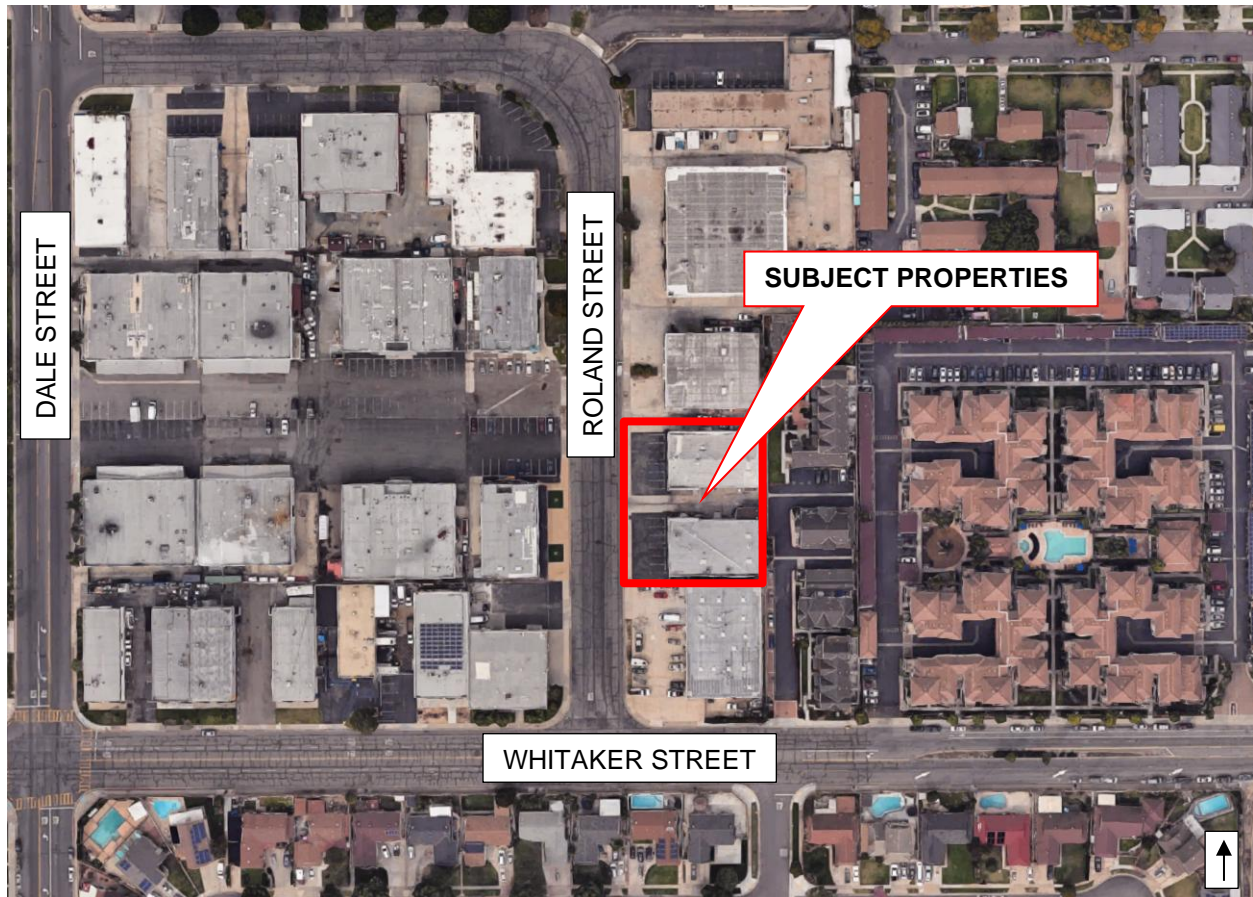




City of  
**BUENA PARK**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

## VICINITY MAP



## ZONING ADMINISTRATOR

Thursday, April 17, 2025 – 8:30 a.m.  
**CONDITIONAL USE PERMIT NO. CU-25-2**  
**6430 & 6450 Roland Street**  
APNs: 070-241-20 & 070-241-21

## Zoning Administrator Meeting Agenda Report

### C. SITE PLAN NO. SP-24-13:

A request to allow for the development of an approximately 145 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling located at 5846 Panama Drive, within the RS-6 (One-Family Residential) zone.

The property owners are Jose Silva and Estela T. Silva, 5846 Panama Drive, Buena Park, CA 90620. The applicant is Jeannice Carrillo, 110 Newport Center Drive, Suite 50, Newport Beach, CA 92660.

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-24-13.

Meeting	Agenda Group
Thursday, April 17, 2025, 8:30 AM	PUBLIC HEARING Item: 2C.
Prepared By	Presented By
Carlos Castellanos, Assistant Planner	Carlos Castellanos, Assistant Planner

### PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	5846 Panama Drive / 263-225-09
Lot Area:	6,000 square feet
Street Frontage:	60 feet
Zoning District:	RS-6 (One-Family Residential)
General Plan Designation:	Low Density Residential
Existing Development:	980 square-foot single-story, single-family dwelling with an attached 425 square-foot two-car garage, an approximately 268 square-foot and 284 square-foot attached patio covers

### SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
<b>North</b>	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
<b>South</b>	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
<b>East</b>	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
<b>West</b>	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 rear (south) elevation of an existing 980 square-foot single-story single-family dwelling unit with a 425 square-foot attached two-car garage, and an approximately 268 square-foot attached patio cover on the east elevation and an approximately 284 square-foot attached patio cover on the south elevation. The resulting residence will have a total of three (3) bedrooms and two (2) bathrooms.

### Development Standards Analysis:

Development Standards	Required	Proposed
Lot Coverage:	40% maximum	40%
Rear Yard Coverage:	30% maximum	7.6%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 17 ft. – 11 in. (Existing) Side: West 5 ft. East 5 ft. Rear: 23 ft.
Parking:	2-car garage	Existing 2-car attached garage (425 square feet)
Front Yard Landscape:	30% minimum	53%

### 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 1,100 square feet, 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 single-family 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 addition 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 slope and materials of the roof design for the addition to 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 provides stucco finish and window trims to match the existing house. The front (north) elevation of the single-family dwelling includes new decorative white trim around the existing windows and garage door that complements the design of the existing primary dwelling unit. Additionally, decorative light fixtures are proposed on the front elevation on either side of the garage door and front door.

*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 proposed windows will be consistent in style, design, and materials throughout the residence and will include white decorative trim.

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

The proposed expansion is setback 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 expansion of the single-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 Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on April 7, 2025, and eight (8) notices were mailed to adjacent property owners of the subject property on April 7, 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: Harald Luna, Acting Planning Manager

#### **Attachments**

[SP 24-13 Proposed Zoning Administrator Resolution for Site Plan No. SP-24-13.pdf](#)

[SP-24-13 Development Plans stamped 'RECEIVED APR 7 2025 PLANNING DIV'.pdf](#)

[SP-24-13 Vicinity Map.pdf](#)

RESOLUTION NO.  
SITE PLAN NO. SP-24-13

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF AN APPROXIMATELY 145 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (SOUTH) ELEVATION OF AN EXISTING 980 SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY DWELLING, LOCATED AT 5846 PANAMA DRIVE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Jeannice Carrillo, the applicant, 110 Newport Center Drive, Suite 50, Newport Beach, CA 92660, on behalf of Jose Silva and Estela T. Silva, property owners for 5846 Panama Drive, Buena Park, CA 90620, have filed an application for the issuance of Site Plan No. SP-24-13 to construct an approximately 145 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling. The addition will bring the total size of the single-family dwelling to 1,125 square feet with a total of three (3) bedrooms and two (2) bathrooms, and an attached 425 square-foot two-car garage on a property located at 5846 Panama Drive, Buena Park, CA 90620 (APN: 263-225-09) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On April 17, 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 APR 7 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 addition 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 addition to the single-family dwelling will comply with the General Plan and the Zoning Ordinance. The design of the proposed addition 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 addition 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 addition 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 APR 7 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. 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 permit the construction of a 145 square-foot addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling with an attached 425 square-foot 2-car garage in substantial compliance with the plans dated "RECEIVED APR 7 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
  - 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. The existing red brick veneer siding located along the front (north) elevation shall be maintained.
6. 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.

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 17<sup>th</sup> day of April 2025.

---

Eddie Fenton  
Zoning Administrator

ATTEST:

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Harald Luna, Acting Planning Manager

Resolution No.  
Site Plan No. SP-24-13  
April 17, 2025

AFFIDAVIT OF ACCEPTANCE:

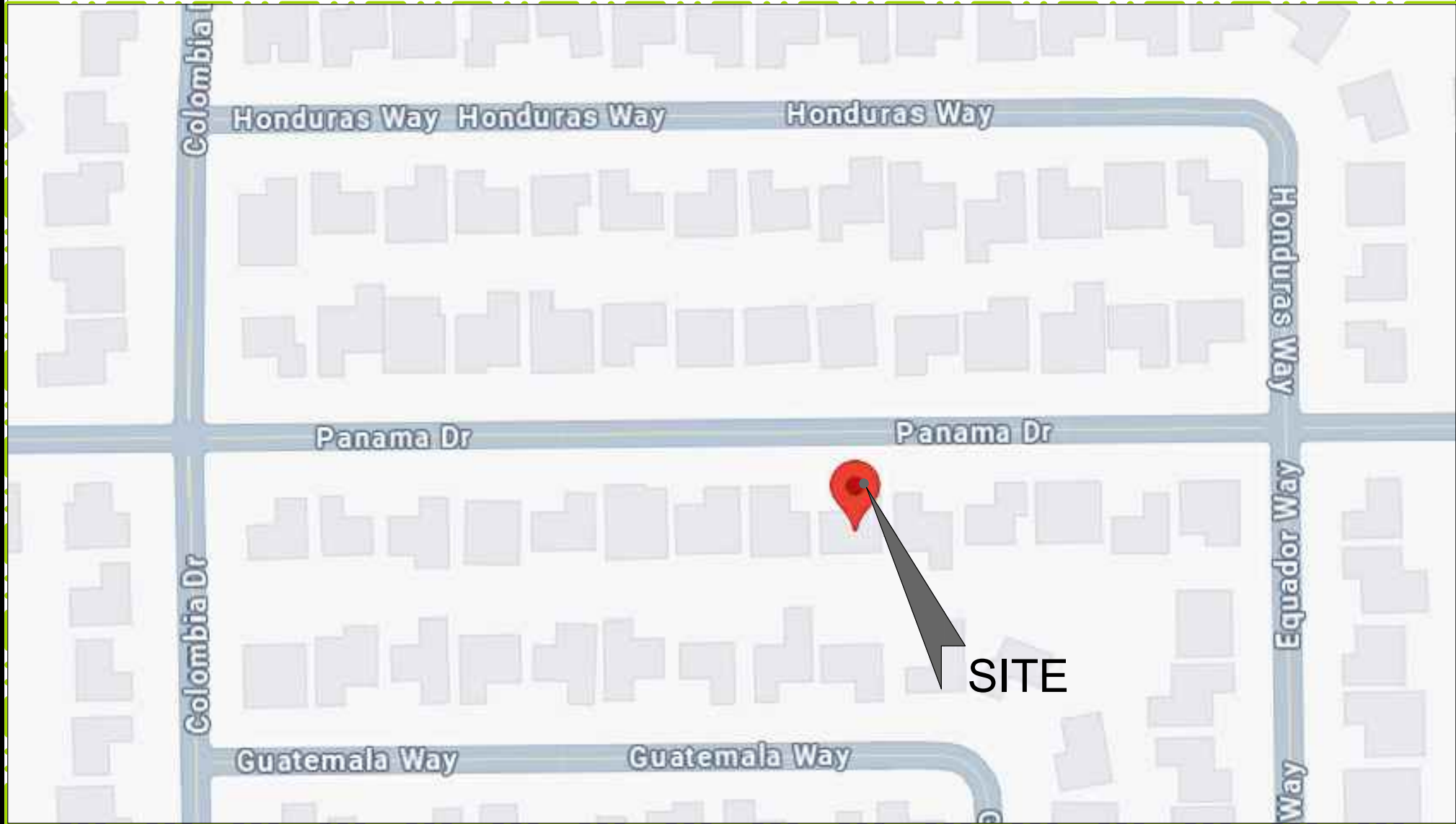
I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan No. SP-24-13 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner/Applicant



VICINITY MAP



CODE REFERENCES

ALL THE WORK WILL BE DONE IN COMPLIANCE WITH THE 2022 CALIFORNIA CODES  
CALIFORNIA RESIDENTIAL CODES 2022  
CALIFORNIA MECHANICAL CODES 2022  
CALIFORNIA ELECTRICAL CODES 2022  
CALIFORNIA PLUMBING CODES 2022  
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022  
CALIFORNIA ENERGY CODES 2022  
CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLE 24 PART 1)  
CALIFORNIA FIRE CODE 2022 (TITLE 24 PART 9)  
CALIFORNIA EXISTING BUILDING CODE 2022 ( TITLE 24 PART 10)  
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022

GENERAL CONDITIONS NOTES

- 1) ALL CONTRACTOR AND SUBCONTRACTOR MUST HAVE VALID BUSINESS LICENSES TO DO BUSINESS IN THE CITY OF BUENA PARK
- 2) ALL WORK SHALL CONFIRM TO THE CITY OF BUENA PARK. A BUILDING CODE STANDARD TO ANY OTHER APPLICABLE ORDINANCES. ALL WORKMANSHIP MATERIALS AND CONSTRUCTION SHALL COMPLY WITH OR EXCESS THE MINIMUM REQUIREMENTS OF THE 2022 CAL BUILDING CODE.
- 3) GENERAL CONTRACTOR SHALL VISIT THE BUILDING SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- 4) TYPICAL DETAILS ON ALL SHEETS SHALL BE USED WHERE APPLICABLE. UNLESS OTHERWISE NOTED.
- 5) ALL OMISSIONS AND OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- 6) THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF THE CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, SPANDRELS, ETC TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
- 7) THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY OF BUENA PARK MUNICIPAL CODE, CALIFORNIA BUILDING CODE, THE ORANGE COUNTY FIRE CODE AND OTHER REGULATIONS AS APPLICABLE.
- 8) IN CASE SHALL DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS AND DETAILS OF THE STRUCTURAL DRAWINGS. FIGURED DIMENSIONS ON DRAWINGS SHALL GOVERN.
- 9) THE REQUIRED FRONT, REAR, AND SIDE YARD SHALL BE LANDSCAPE AND SHALL CONSIST PREDOMINANTLY OF PLANT MATERIAL FOR NECESSARY WALKS, DRIVES AND FENCES.
- 10) ALL DRIVEWAY AND PARKING AREAS SHALL BE PAVED WITH CONCRETE AND MAINTAINED.
- 11) NO FENCE OR WALL SHALL BE CONSTRUCTED UNTIL A PERMIT IS OBTAINED FROM THE PLANNING DIVISION BLOCK WALL. SHALL REQUIRE A BUILDING PERMIT. A SOLID AND SIGHT OBSCURING FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF THE PROPERTY EXCEPT THE FRONT YARD SETBACK.
- 12) THE OWNER OR CONTRACTOR SHALL MAINTAIN A PROACTIVE APPROACH TO THE ELIMINATION OF GRAFFITI FROM THE STRUCTURES, FENCES AND ANY ACCESS BUILDING, ON A DAILY BASIS.
- 13) NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OF OTHER CONSTRUCTION RELATE MATERIALS SHALL BE ALLOWED TO ENTER STREET, GUTTERS OR STORM DRAIN ALL MATERIAL AND WAIST SHALL BE REMOVED FROM THE SITE.
- 14) AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE.
- 15) BUILDING ADDRESS SHALL BE PROVIDED ON BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"
- 16) MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- 17) CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE WILL BE HANGLED BY CERTIFIED HAULER.
- 18) PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PERSPECTIVE - TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES. PRODUCT, PRESERVATIVE AND END US. PERSPECTIVE SHALL BE LISTED IN SECTION 4 OF AWPA U1. PROJECT IS TO BE VIEWED AS A WHOLE -USE ALL DRAWING SHEETS TO REFER TO, AND DO NOT BREAK UP

ALL DESIGN AND PLANS BASED ON THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC) AND 2022 BUILDING ENERGY CODE.

# 5846 PANAMA DR. BUENA PARK, CALIFORNIA 90620

RECEIVED  
APR 7 2025  
PLANNING DIV

SP-24-13

SHEET INDEX

ARCHITECTURAL  
T-1 COVER PAGE , PROJECT DATA AND SITE PLAN  
T-1.0 EXISTING SITE PLAN  
T-1.1 PROPOSED SITE PLAN  
A-1.0 EXISTING FIRST FLOOR PLAN  
A-1.1 PROPOSED FIRST FLOOR PLAN  
A-2.0 PROPOSED ELEVATIONS  
A-2.1 PROPOSED ELEVATIONS

NOTE :  
THIS SITE PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF BOUNDARY SURVEY.  
NO TREES ARE BEING REMOVED OR DAMAGED FROM THE SITE DURIG CONSTRUCTION.

SCOPE OF WORK/ BUILDING DATA

SCOPE OF WORK:  
THE PROJECT IS DESCRIBED AS HOME ADDITION  
  
1. ADDITION TO FIRST FLOOR ENLARGEMENT OF BEDROOM(145.22 SQ.FT.)

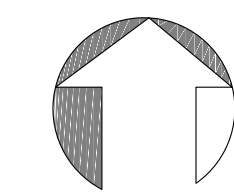
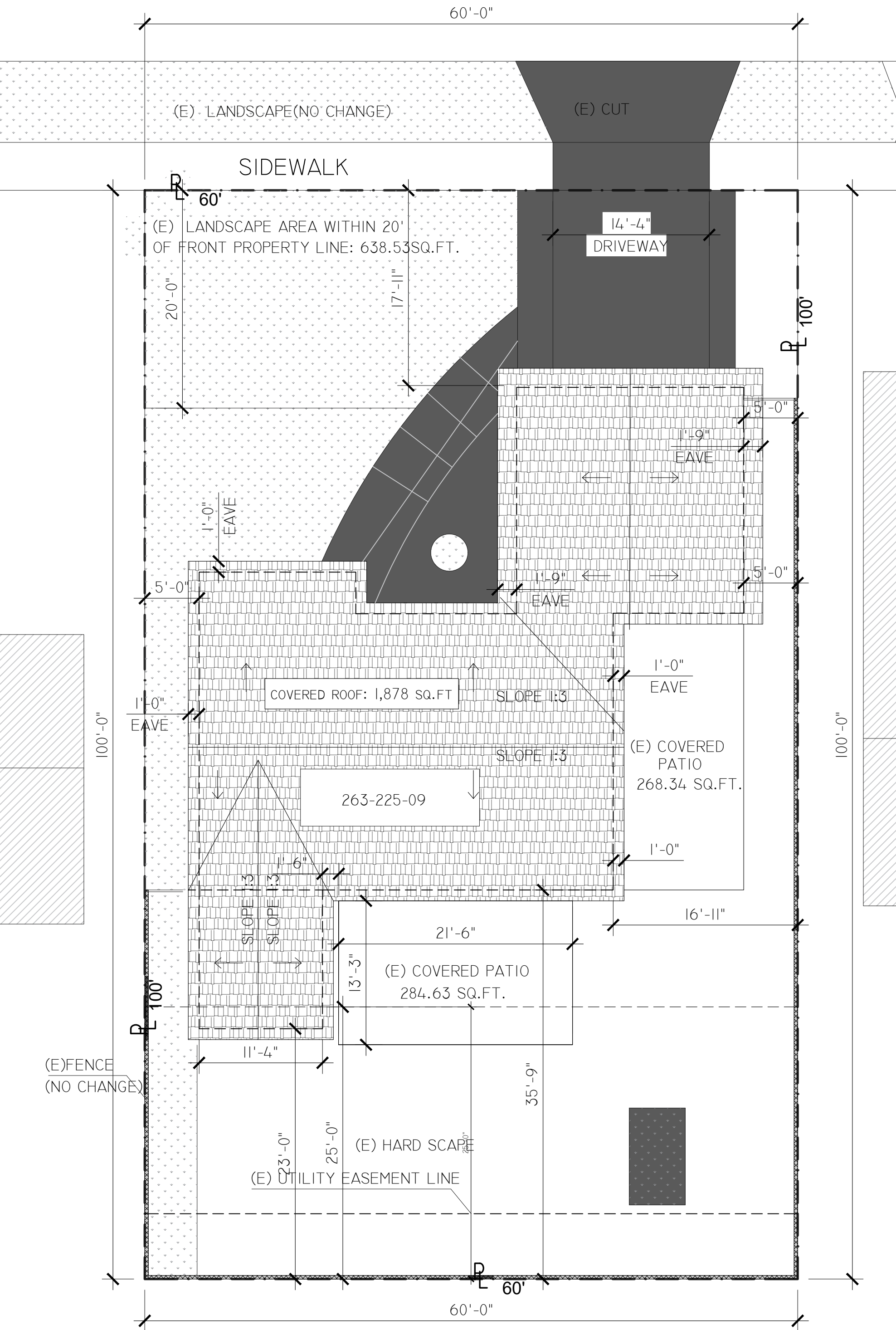
BUILDING DATA:  
BUILDING CODE: 2022 C.B.C  
NUMBER OF STORIES: 1  
USE: SINGLE FAMILY RESIDENTIAL  
BUILDING TYPE: VB NOT SPRINKLERED  
AREA OF EXISTING RESIDENCE: 980 SQFT  
AREA OF EXISTING LOT: 6,000 SQ.FT.  
PROPOSED ADDITION: 145.22 SQ.FT.  
TOTAL HOUSE: 1,125.22 SQFT  
COVER PATIO:284.63 SQ.FT. +268.34SQ.FT.  
LOT COVERAGE: 1,878(COVERED ROOF)+284.63+268.34= 2,430.97 SQ.FT/6,000= 40%  
ZONING: RS-6

EXISTING REAR YARD COVERAGE: 106.99 SQ.FT./1,500SQ.FT.= 7.1%  
PROPOSED REAR YARD COVERAGE: 114SQ.FT./1,500SQ.FT.= 7.6%

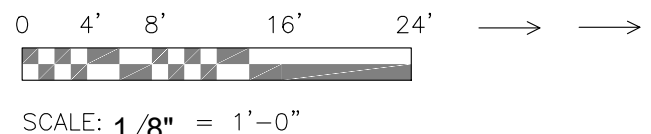
PROJECT TEAM:

OWNERS NAME - Jose & Estela 2016 Trust Silva  
CONTACT INFORMATION -  
EMAIL:  
  
DESIGNER: JEAN-PRESCOTT STUDIO  
110 NEWPORT CENTER DR, NEWPORT BEACH, CA 92660  
657-527-7588  
EMAIL:INFOJEANPRESCOTT@GMAIL.COM

## PANAMA



PLAN NORTH



SCALE: 1/8" = 1'-0"

MULTIPLE ARROWS INDICATE DRAINAGE AWAY FROM BUILDING. A 5% GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10 FT. ALTERNATELY, SWALES WITH SLOPE 2% GRADE SHALL BE LOCATED WITHIN 10' FT. OF THE BUILDING FOUNDATION.

SITE PLAN

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Project For: **Jose Residence**  
**5846 Panama Dr**  
BUENA PARK CA 90620

Jean-Prescott  
Studio

110 Newport Center Dr  
Newport Beach CA 92660  
email:infojeanprescott@gmail.com

Project Designer:  
Jeannice Carrillo

ISSUES & REVISIONS

EXISTING  
SITE PLAN

SHEET

T0.5



NOTE: CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND NOTIFY ENGINEER OR DESIGNER OF ANY DISCREPANCIES.

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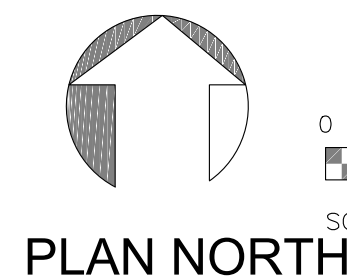
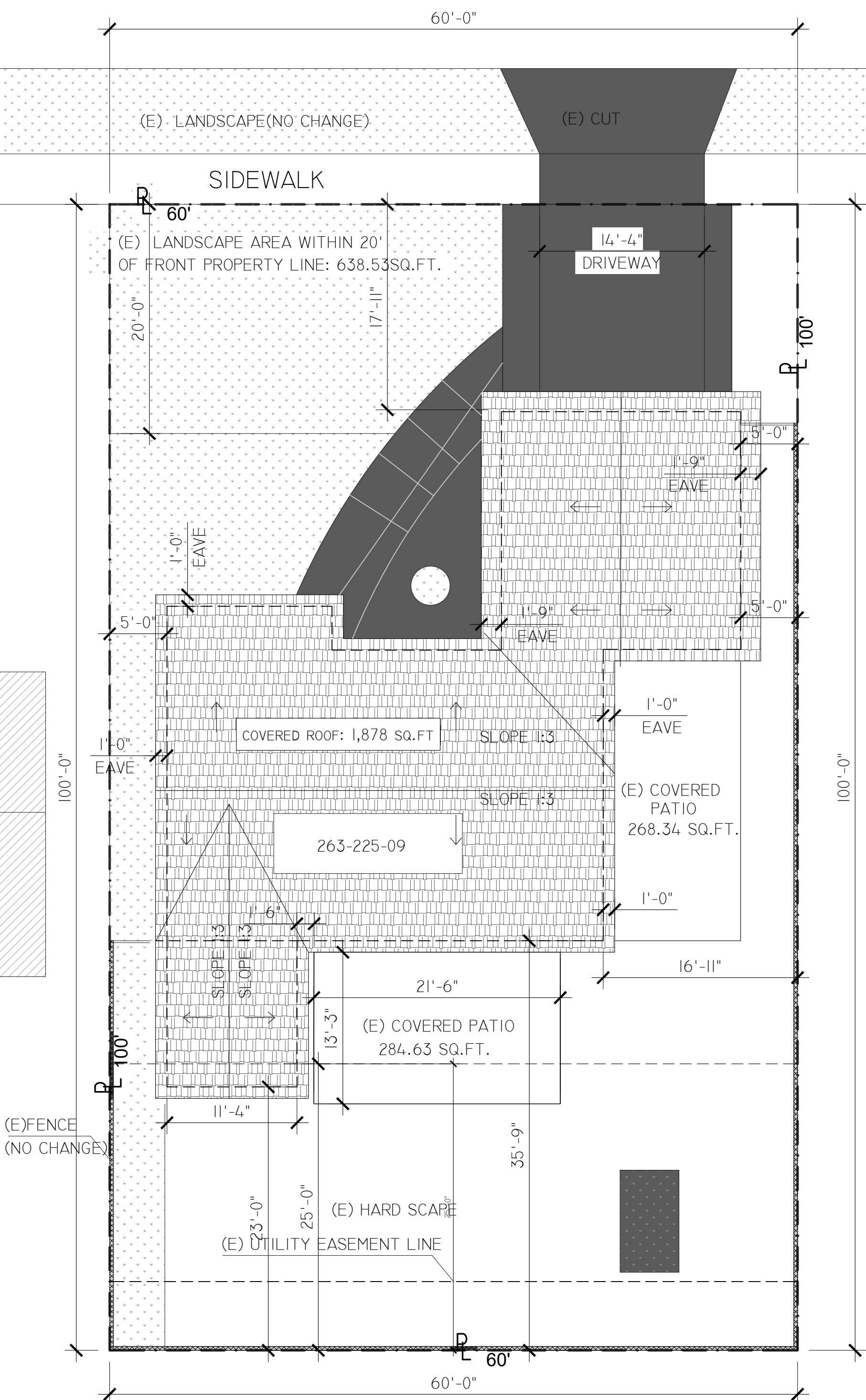
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NOTE: CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND NOTIFY ENGINEER OR DESIGNER OF ANY DISCREPANCIES.

PANAMA

DR



MULTIPLE ARROWS INDICATE DRAINAGE AWAY FROM BUILDING. A 5% GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10 FT. ALTERNATELY, SWALES WITH SLOPE 2% GRADE SHALL BE LOCATED WITHIN 10' FT. OF THE BUILDING FOUNDATION.

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

1  
A-1

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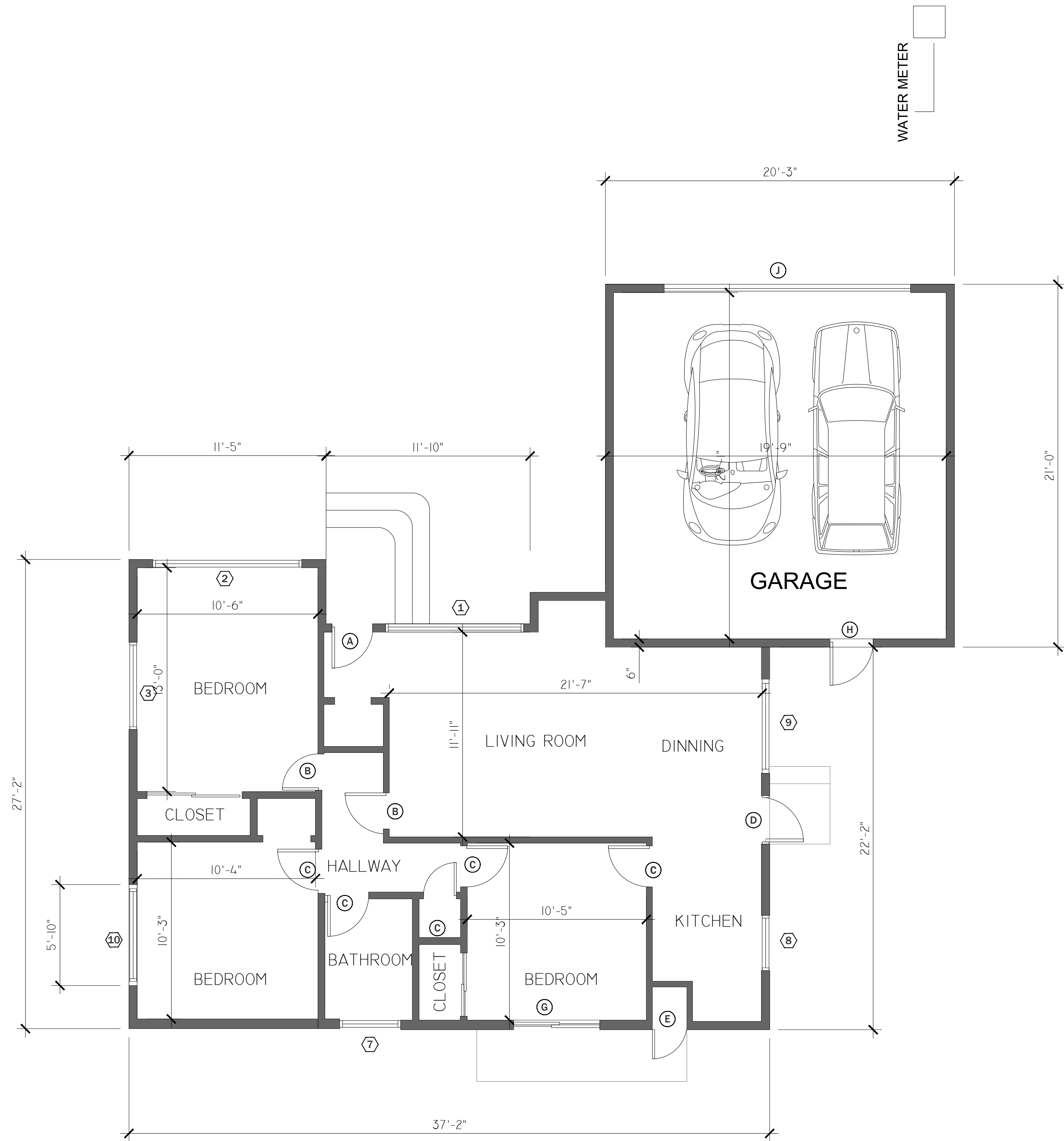
Project Designer:  
Jeannice Carrillo

ISSUES & REVISIONS

PROPOSED  
SITE PLAN

SHEET

T1.2



LEGEND

FLOOR PLAN KEY NOTES

All existing plumbing fixtures must be upgraded pursuant to California Civil Code, Sections 1101.1–1101.8 if the flow rates exceed the following consumption limits:

a.Any toilet manufactured to use more than 1.6 gallons of water per flush.

b.Any urinal manufactured to use more than one gallon of water per flush.

c.Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.

d.Any interior faucet that emits more than 2.2 gallons of water per minute.”

15.05.034 Section 202—Definitions—Substantial addition.1 Section 202 is amended to add a definition for substantial addition to read as follows:

All existing buildings or structures not classified as Group R–3 occupancy, any addition of floor area that is greater than twenty-five percent (25%) of the existing gross floor area.

(Ord. 750–2022 § 4, 2022)

15.05.140 Section 903.2.21.4—Remodels, alterations, or repairs. Section 903.2.21.4 is added to read as follows:

For remodels, alterations or repairs to an existing building involving demolition, removal or repair which meets the definition of a Substantial Remodel, the building shall meet the automatic fire sprinkler requirements for a newly constructed building.

Exceptions:

1. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.

2. Whenever there are practical difficulties involved, the Fire Code Official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life, and fire safety requirements as permitted in Section 104.8 of the Fire Code.

3. Additions or repairs solely for the purpose of seismic retrofit.

(Ord. 750–2022 § 4, 2022)

15.05.250 Section 905.3.1—Building height. Section 905.3.1 is amended to read as follows:

Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building’s fire sprinkler system.

(Ord. 750–2022 § 4, 2022)

15.05.034 Section 903.2.21.2 Additions to existing R–3 Occupancy residential buildings that meet the definition of substantial addition. Group R–3 shall meet the requirements for new construction. All addition to group R occupancy residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition.Additions to existing group R–1occupancies that result in additional guest room(s) shall meet the requirements for the newly constructed building.

(Ord. 750–2022 § 4, 2022)

EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

1  
A-1

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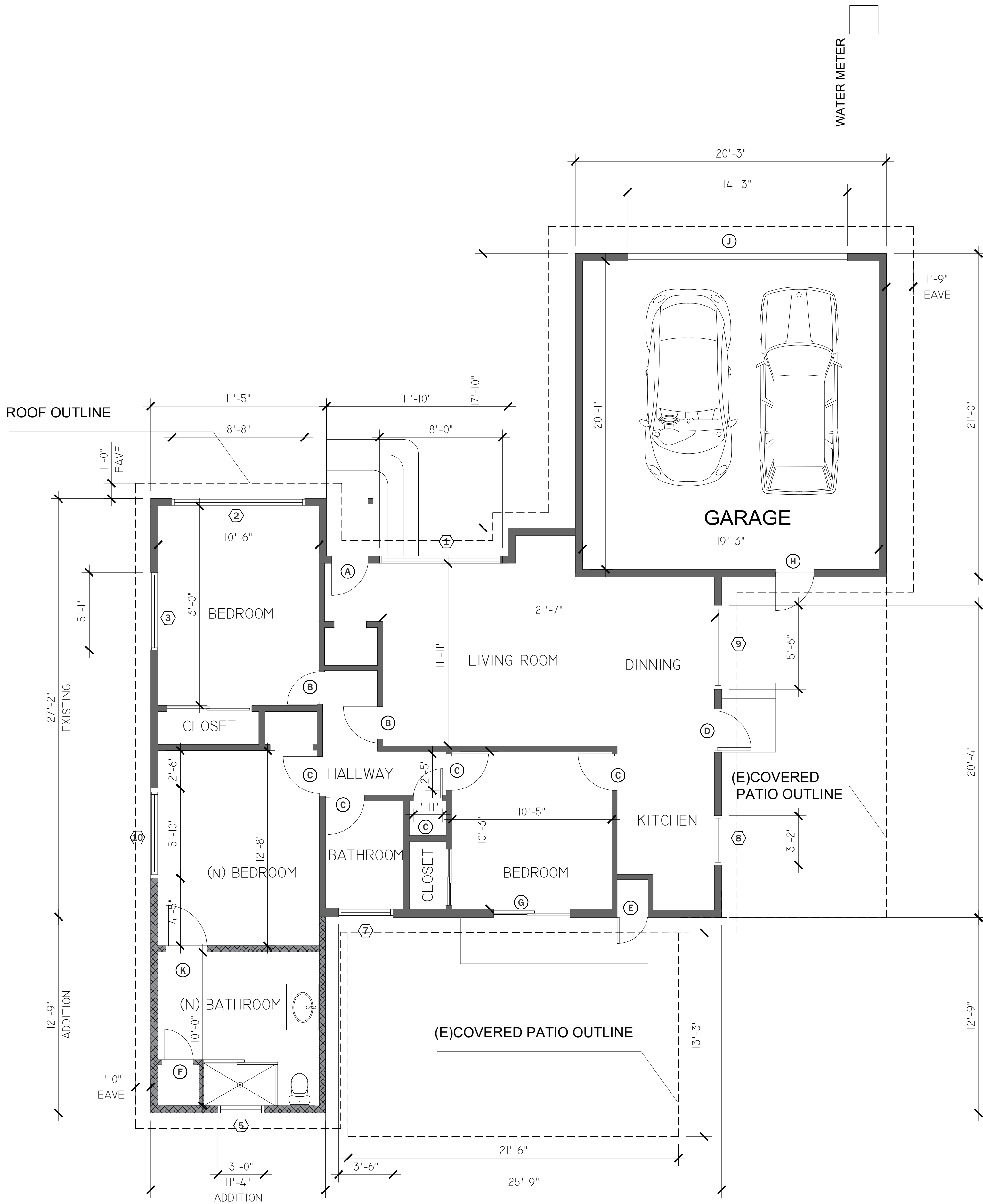
ISSUES & REVISIONS


EXISTING  
FLOOR PLAN

SHEET

A1.0





DOOR SCHEDULE						
STATUS	SYM	SIZE	TYPE	U-FACTOR	SHGC	QTY
(E)	(A)	2'-4" x 8'-0"	SOLID DOOR	--	--	1
(E)	(B)	2'-1" x 7'-0"	HOLLOW CORE	--	--	2
(E)	(C)	2'-6" x 7'-0"	HOLLOW CORE	--	--	5
(E)	(D)	2'-10" x 8'-0"	SOLID DOOR	--	--	1
(E)	(E)	2'-0" x 8'-0"	SOLID DOOR	--	--	1
(N)	(F)	2'-0" x 7'-0"	HOLLOW CORE	--	--	1
(E)	(G)	5'-0" x 8'-0"	SLIDING DOOR (TEMPERED)	--	--	1
(E)	(H)	2'-6" x 8'-0"	SOLID DOOR	--	--	1
(E)	(J)	14'-3" x 7'-0"	SOLID ROLL-UP GARAGE DOOR	--	--	1
(N)	(K)	2'-8" x 8'-0"	SOLID DOOR	--	--	1

(E)=EXISTING , (N) = NEW DOOR  
NOTE: ALL ROUGH OPENINGS SHOULD BE CHECKED PRIOR TO ORDERING, OR VERIFY WITH MANUFACTURER

WINDOW SCHEDULE						
STATUS	SYM	SIZE	TYPE	U-FACTOR	SHGC	QTY
(E)	(1)	8'-0" x 3'-7"	SLIDING	--	--	1
(E)	(2)	8'-8" x 3'-7"	SLIDING	--	--	1
(E)	(3)	5'-1" x 3'-0"	SLIDING	--	--	1
(N)	(5)	3'-0" x 2'-7"	SLIDING	--	--	1
(E)	(7)	3'-6" x 2'-7"	SLIDING	--	--	1
(E)	(8)	3'-2" x 3'-0"	SLIDING	--	--	1
(E)	(9)	5'-6" x 4'-0"	SLIDING	--	--	1
(E)	(10)	5'-10" x 3'-0"	SLIDING	--	--	1

(E)=EXISTING , (N) = NEW  
NOTE: ALL ROUGH OPENINGS SHOULD BE CHECKED PRIOR TO ORDERING, OR VERIFY WITH MANUFACTURER

LEGEND

- EXISTING WALL
- NEW WALLS

FLOOR PLAN KEY NOTES

All existing plumbing fixtures must be upgraded pursuant to California Civil Code, Sections 1101.1–1101.8 if the flow rates exceed the following consumption limits:  
a.Any toilet manufactured to use more than 1.6 gallons of water per flush.  
b.Any urinal manufactured to use more than one gallon of water per flush.  
c.Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.  
d.Any interior faucet that emits more than 2.2 gallons of water per minute.”  
15.05.034 Section 202—Definitions—Substantial addition.1  
Section 202 is amended to add a definition for substantial addition to read as follows:  
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Exceptions:  
1. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.  
2. Whenever there are practical difficulties involved, the Fire Code Official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life, and fire safety requirements as permitted in Section 104.8 of the Fire Code.  
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(Ord. 750–2022 § 4, 2022)  
15.05.034 Section 903.2.21.2  
Additions to existing R–3 Occupancy residential buildings that meet the definition of substantial addition.  
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(Ord. 750–2022 § 4, 2022)

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2779 E. Lizbeth Ave,  
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email:infojeanprescott@gmail.com

Project Designer:  
Jeannice Carrillo

ISSUES & REVISIONS

PROPOSED  
FLOOR PLAN

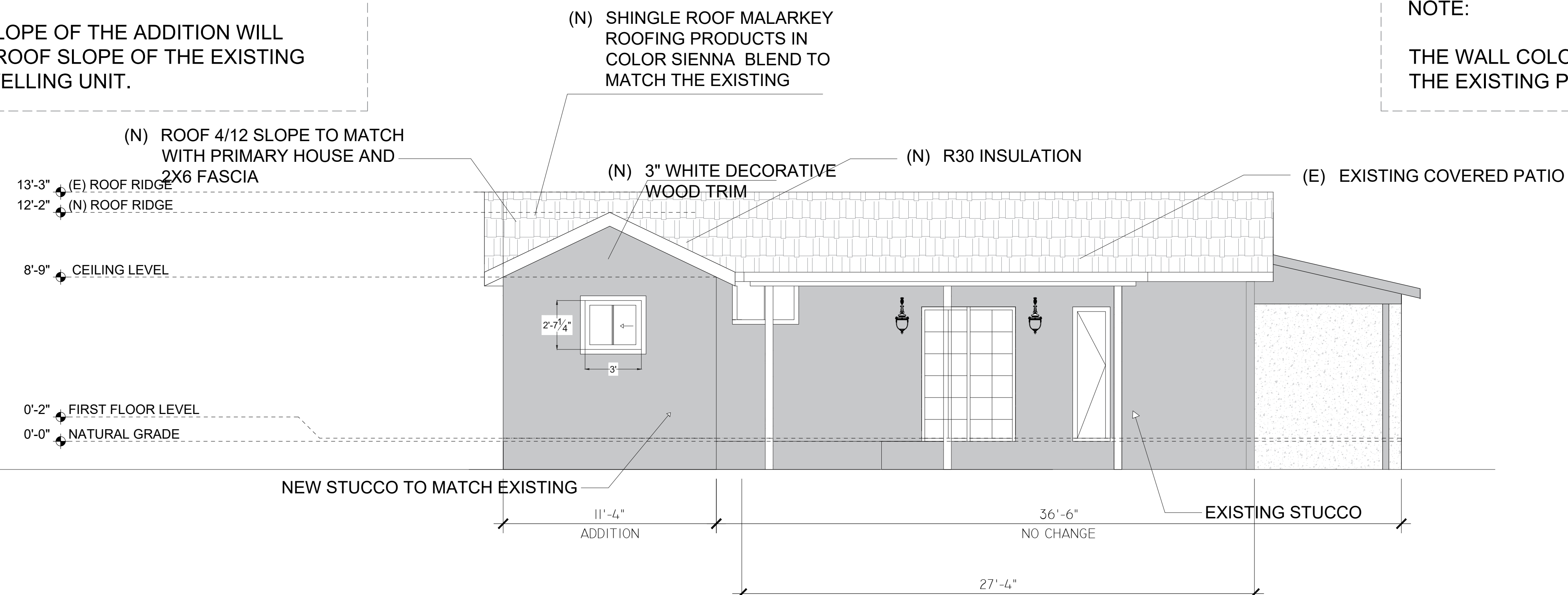
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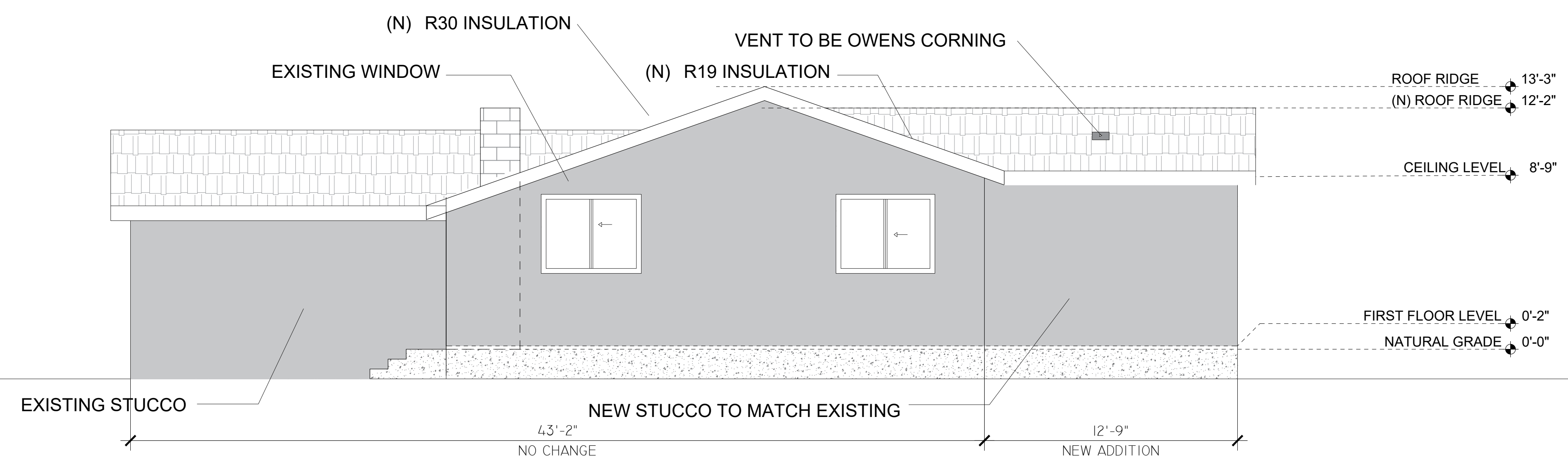
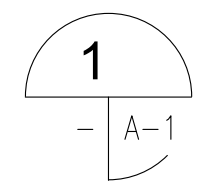
NOTE:  
THE ROOF SLOPE OF THE ADDITION WILL MATCH THE ROOF SLOPE OF THE EXISTING PRIMARY DWELLING UNIT.

NOTE:  
THE WALL COLOR FOR ADDITION WILL MATCH THE EXISTING PRIMARY DWELLING UNIT.



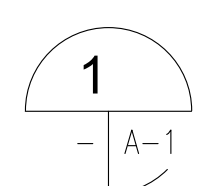
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



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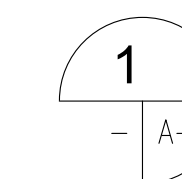
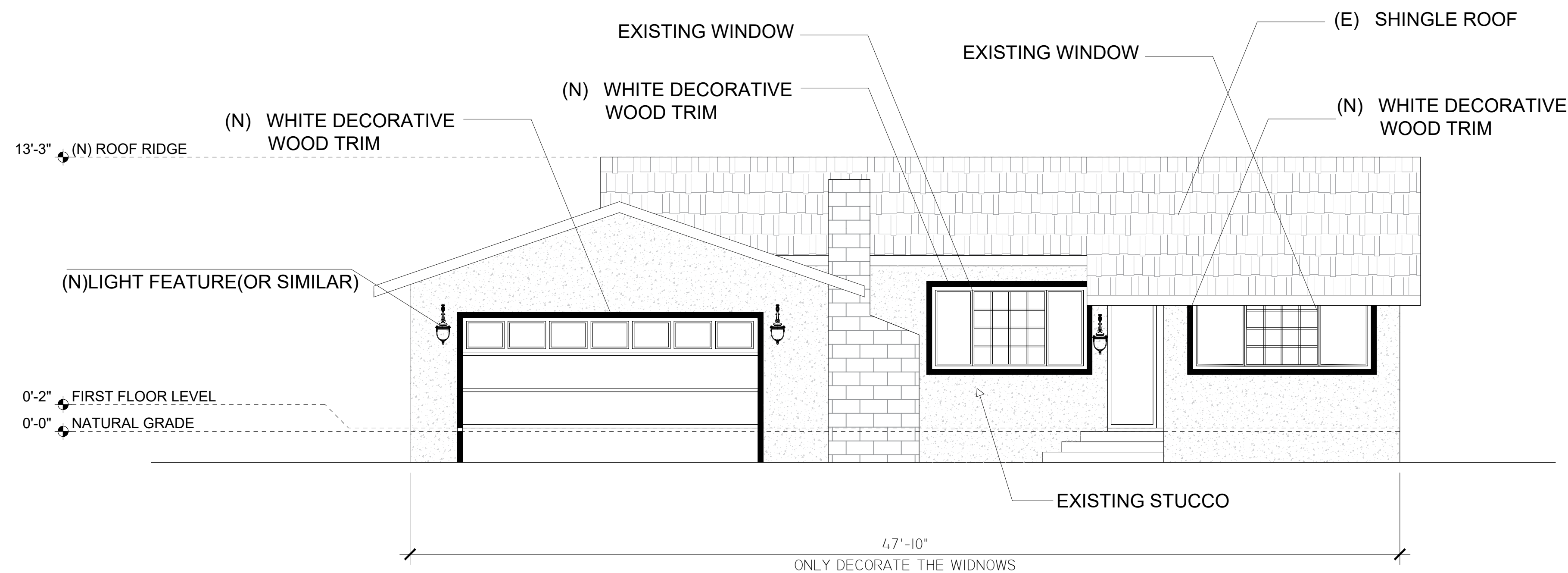
Project Designer:  
Jeannice Carrillo

ISSUES & REVISIONS				

PROPOSED ELEVATIONS

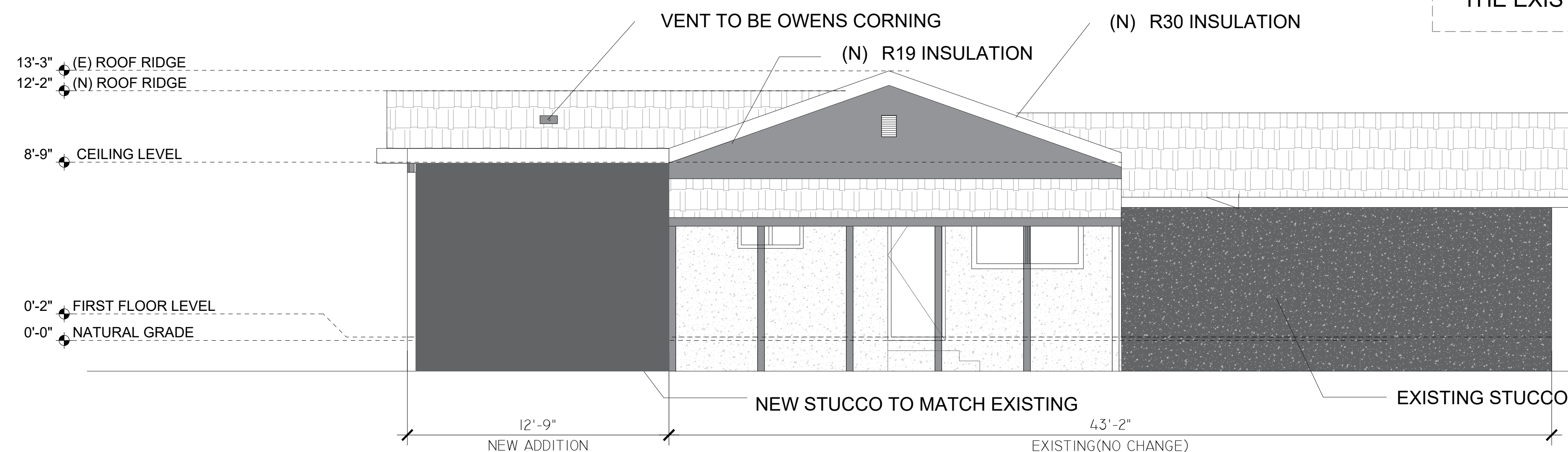
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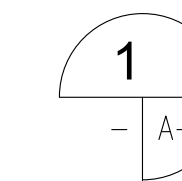
PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



NOTE:

THE WALL COLOR FOR ADDITION WILL MATCH THE EXISTING PRIMARY DWELLING UNIT.



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

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ISSUES & REVISIONS				

PROPOSED  
ELEVATIONS

SHEET  
**A2.0**







## Zoning Administrator Meeting Agenda Report

### D. SITE PLAN NO. SP-25-6:

A request to construct a 516 square-foot single-story addition to the rear (west) elevation of an existing 1,095 square-foot single-story, single-family dwelling at 8011 San Marino Drive. The proposed project will result in a 1,611 square-foot single-story, single-family dwelling with four (4) bedrooms, three (3) bathrooms, and a 360 square-foot attached two-car garage.

The property owners are Frank and Shirley J. Rodriguez, 8011 San Marino Drive, Buena Park, CA 90620. The applicant is Gabriel Flores, 10253 Chaney Avenue, Downey, CA 90241.

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-25-6.

Meeting	Agenda Group
Thursday, April 17, 2025, 8:30 AM	PUBLIC HEARING Item: 2D.
Prepared By	Presented By
Joshua Alvarez , Assistant Planner	Joshua Alvarez , Assistant Planner

### PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	8011 San Marino Drive 069-423-02
Lot Area:	6,000 square feet
Street Frontage:	60 feet
Zoning District:	RS-6 (One-Family Residential Zone)
General Plan Designation:	Low Density Residential
Existing Development:	1,095 square-foot single-story, single-family dwelling with an attached 360 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 a 516 square-foot single-story addition to the rear (west) elevation of an existing 1,095 square-foot single-story, single-family dwelling located at 8011 San Marino Drive. The addition will bring the total size of the single-family dwelling to 1,611 square feet with a total of four (4) bedrooms, three (3) bathrooms, and a 360 square-foot attached two-car garage.

### Development Standards Analysis:

Development Standards	Required	Proposed
Lot Coverage:	40% maximum	35%
Rear Yard Coverage:	30% maximum	28.5%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 24 ft. Side: North 5 ft. South 5 ft. 3 in. Rear: 10 ft. 4 in.
Parking:	2-car garage	2-car attached garage 360 square feet
Front Yard Landscape:	30% minimum	66%

### 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 1,100 square feet, 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 single-family 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 addition to the existing single-story single-family dwelling will be consistent with the character of the existing single-family residence and residential 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 composition shingle roof to match the roof of the existing dwelling.

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

The proposed addition area provides a stucco finish to match the existing house that will be painted to match. The front (east) elevation of the single-family dwelling features a combination of decorative stone veneer siding and horizontal wood siding along the north, south, and east elevations. No additional enhancements are required for the front elevation.

*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 proposed white vinyl trim windows will be consistent in style, design, operation, and materials throughout the residence. The proposed single-hung windows feature decorative muntins to match the existing windows of the home.

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

The proposed expansion is setback at the required distances to protect privacy of adjacent properties. The applicant has proposed, and as conditioned, to remove an approximately 3-foot wide by 43-foot long section of concrete area along the south property line within the front yard area to be replaced by a new landscape planter. A separate Driveway Modification Application will be required for the proposed driveway modification. No additional landscaping is required.

### **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 the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on April 7, 2025, and eight (8) notices were mailed to adjacent property owners of the subject property on April 7, 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: Harald Luna, Acting Planning Manager

### **Attachments**

[PROPOSED ZONING ADMINISTRATOR SP 25-6 RESOLUTION.pdf](#)

[SP-25-6 DEVELOPMENT PLANS 4.2.25.pdf](#)

[SP-25-6 VICINITY MAP.pdf](#)

RESOLUTION NO.  
SITE PLAN NO. SP-25-6

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF A 516 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (WEST) ELEVATION OF AN EXISTING 1,095 SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY DWELLING, LOCATED AT 8011 SAN MARINO DRIVE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE WITH FINDINGS

A. Recitals.

(i) Gabriel Flores, the applicant, 10253 Chaney Avenue, Downey, CA 90241, on behalf of Frank J. Rodriguez and Shirley Rodriguez, property owners for 8011 San Marino Drive, Buena Park, CA 90620, have filed an application for the issuance of Site Plan No. SP-25-6 to construct a 516 square-foot single-story addition to the rear (west) elevation of an existing 1,095 square-foot single-story single-family dwelling. The addition will bring the total size of the single-family dwelling to 1,611 square feet with a total of four (4) bedrooms, three (3) bathrooms, and a 360 square-foot attached two-car garage on a property located at 8011 San Marino Drive, Buena Park, CA 90620 (APN: 069-423-02) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On April 17, 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 APR 2 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 comply 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 residential neighborhood since the proposed additions to the single-family dwelling comply with the General Plan and the Zoning Ordinance. The design of the proposed addition to the single-family dwelling meets all applicable standards and criteria and will maintain the 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 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 APR 2 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. 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 permit the construction of a 516 square-foot single-story addition to the rear (west) elevation, of an existing 1,095 square-foot single-story single-family dwelling with an attached 360 square-foot garage in substantial compliance with the plans dated "RECEIVED APR 2 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
  - 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. The proposed driveway modification shall require separate Planning Division review and approval. A Driveway Modification Application shall be submitted to the Planning Division to ensure compliance with BPMC Section 19.336.040 (Residential Driveway Standards) of the Buena Park Municipal Code.
7. 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.
8. 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.
9. 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).
10. 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).
11. 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.
12. 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.
13. 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.
14. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
15. 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.
16. 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.

17. 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 17<sup>th</sup> day of April 2025.

---

Eddie Fenton  
Zoning Administrator

ATTEST:

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Harald Luna, Acting Planning Manager

Resolution No.  
Site Plan No. SP-25-6  
April 17, 2025

AFFIDAVIT OF ACCEPTANCE:

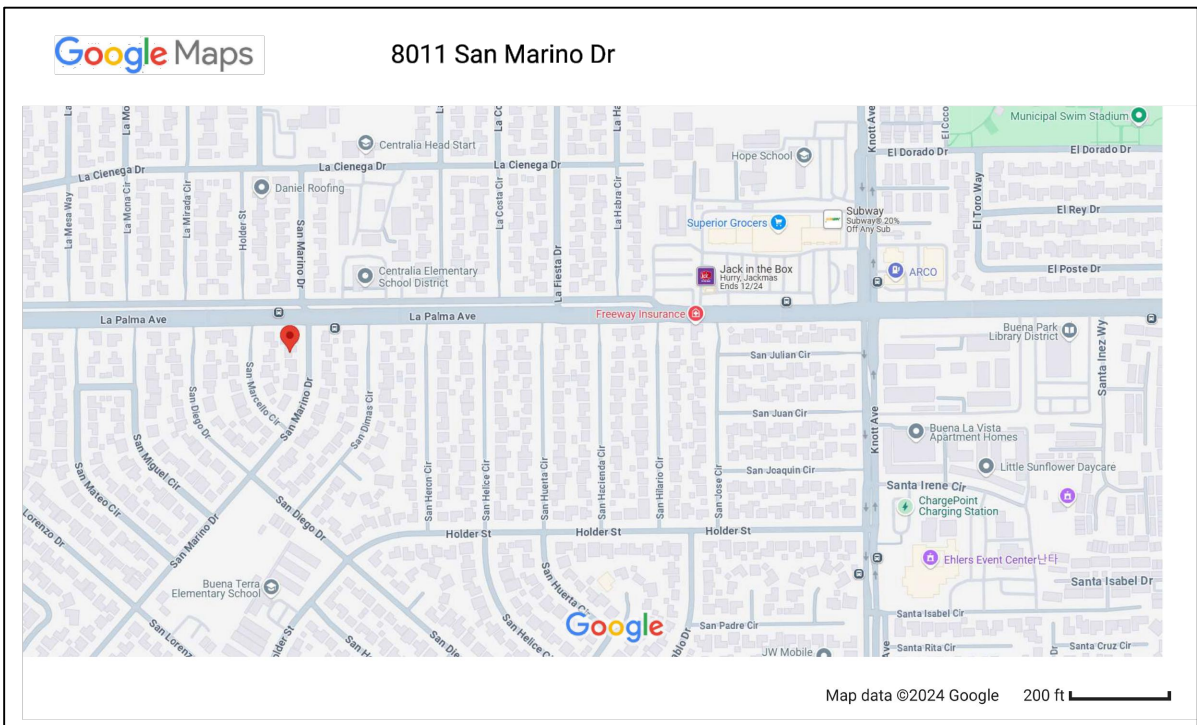
I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan No. SP-25-6 and do agree that I/We shall conform with and abide by all such conditions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Signature  
Owner/Applicant

DRAFT





### VICINITY MAP

SCALE: N.T.S.

### SCOPE OF WORK

- 1) ADDITION TO REAR OF HOME  
MASTER BEDROOM W/ BATH AND LAUNDRY ROOM
- 2) REDUCE DRIVEWAY WIDTH TO 20'.

### PROPERTY ANALYSIS

LOT SIZE	6,000 SQ.FT.
(E) SFR	1,095 SQ.FT.
(E) FRONT PORCH	36 SQ.FT.
(E) SHED	120 SQ.FT.
(E) ATTACHED GARAGE	360 SQ.FT.
(N) REAR ADDITION	516 SQ.FT.

LOT COVERAGE = 2,127 / 6,000 =35%

CONSTRUCTION TYPE V-B

FIRE SPRINKLER:	
(E) HOME PROTECTED:	NO
(E) GARAGE	NO

PARCEL NUMBER: 069-423-02

LEGAL DESCRIPTION

N TR 2136 BLK LOT 115

ZONE = RS-6

OCCUPANCY=

SINGLE FAMILY HOME = R-3  
DETACHED GARAGE = U

HEIGHT OF SFR = 15'-6"

### PROJECT CONSULTANTS:

TITLE 24	STRUCTURAL CONSULTANT
PERFECT DESIGN & INVESTMENTS	WOOD FRAME PRESCRIPTIVE
RAYMOND ZHONG	
LICENSE NUMBER : M-27635	
EXPIRES 6-30-23	
2416 W VALLEY BLVD.	
ALHAMBRA, CA 91803	

### GOVERNING CODES

2022 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
2022 CALIFORNIA RESIDENTIAL CODE, TITLE 24 PART 2.5
2022 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
2022 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
2022 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TITLE 24, PART 11
CITY OF BUENA PARK MUNICIPAL CODES

IT IS THE RESPONSIBILITY OF THE HOME OWNER TO  
CONFIRM ALL EASEMENTS ON THE PROPERTY

### SHEET INDEX

A-1	SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	EXISTING EXTERIOR ELEVATIONS
A-5	PROPOSED EXTERIOR ELEVATIONS
A-6	ROOF PLAN

#### BUILDING AND GRADING GOOD HOUSEKEEPING NOTES:

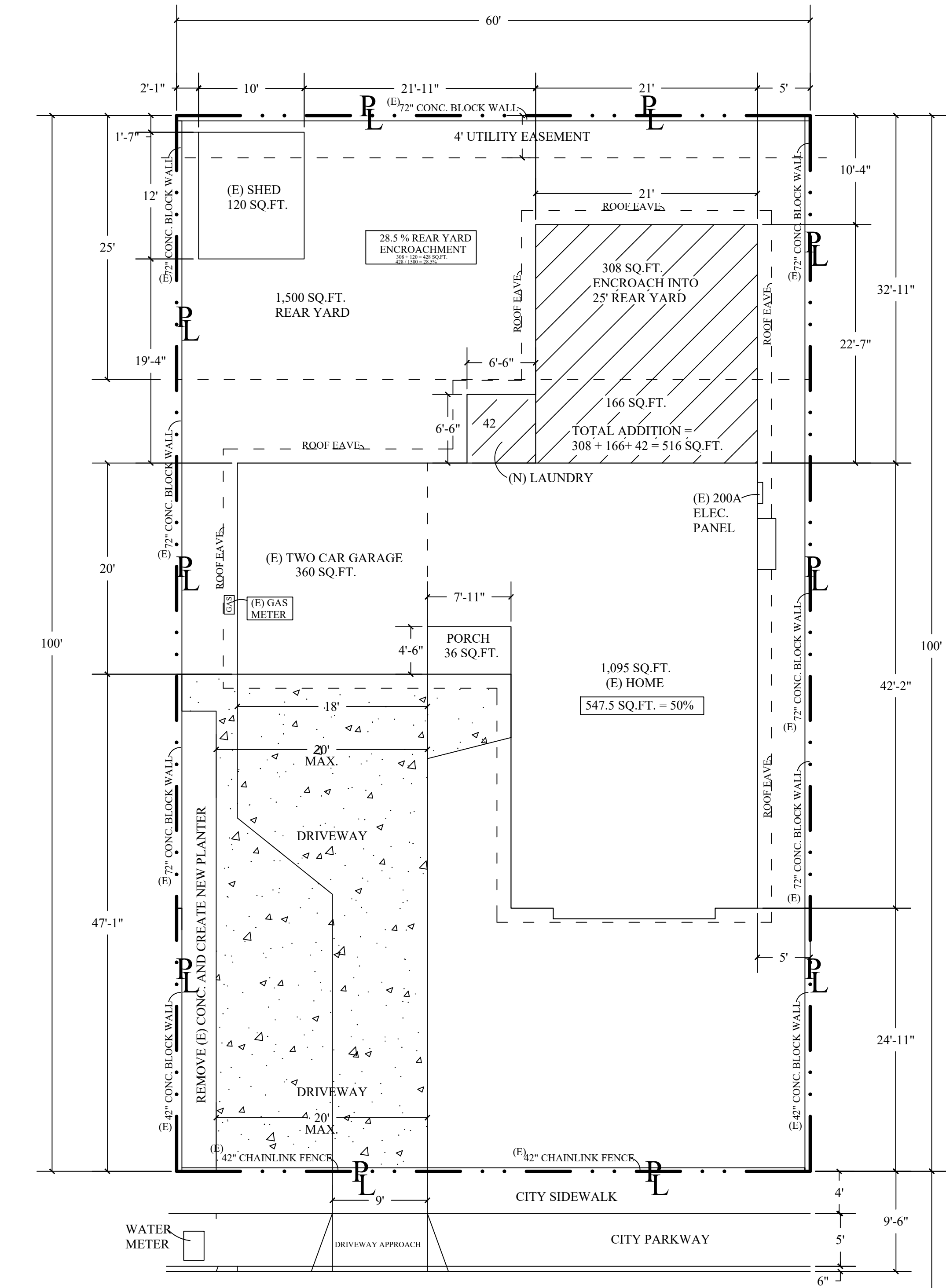
1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND
2. STOCK PILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DIPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUN-OFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN DISPOSED AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDEIMENTS FROM BEING DEPOSITED IN PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL N.P.D.E.S. REQUIREMENTS.
10. THERE WILL BE NO CHANGE IN EXISTING GRADES/ GROUND ELEVATIONS.
11. NO STOCKPILES, MATERIAL STORAGE ON THE PUBLIC RIGHT OF WAY ANYTIME DURING CONSTRUCTION UNLESS ALLOWED UNDER A TEMPORARY ENCROACHMENT PERMIT OBTAINED THROUGH PUBLIC WORKS.
12. IF ANY EQUIPMENT/TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OR MORE WIDTH OF THE LAND AND/OR DISRUPTING THE NORMAL TRAFFIC FLOW, THE CONTRACTOR WILL SUBMIT A TRAFFIC CONTRL PLAN AND GET IT APPROVED PRIOR TO START OF WORK.

#### SITE NOTES:

- A.-THE DISCHARGE OF POLLUTANTS TO ANY STORM SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- B. RAIN/ STORM WATER SHALL NOT BE DIVERTED TO NEIGHBORING PROPERTIES.
- C. 5% DRAINAGE AROUND/ AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10', 2% SLOPE THEREAFTER SHEET FLOW TO STREET.

#### GENERAL COMMENTS:

- A. PLAN CHECK APPLICANTS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- B. PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO THE EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
- C. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)
- D. STRUCTURAL DESIGN AND DETAILS FULLY CONFORM TO ALL APPROPRIATE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE. SHOULD A PORTION OR ALL OF THE STRUCTURAL DESIGN CONFORM TO THE REQUIREMENTS OF CALIFORNIA BUILDING CODE, AS ALLOWED IN THE CRC, THE FULL STRUCTURAL DESIGN IN CONFORMANCE WITH THE STRUCTURAL REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
- E. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
- F. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINALIZED OR APPROVED TO REMOVE THE FENCE HAS OBTAINED FROM THE CITY BUILDING DIVISION. 24-HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.
- G. TO COMPLY TO CAL GREEN- THIS PROJECT REQUIRES USE OF FRANCHISE HAULER

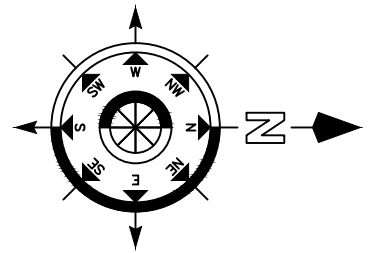


8011 SAN MARINO DR

60' WIDE STREET

SITE PLAN

SCALE: 1/8"=1'-0"



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REVISIONS		
#	DESCRIPTION	DATE

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c21designgroup@gmail.com  
*Gabriel Flores*  
drawn by: Gabriel Flores

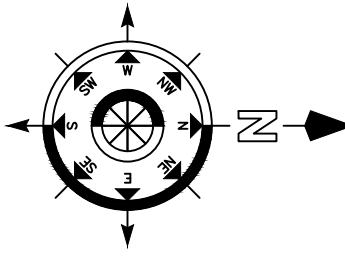
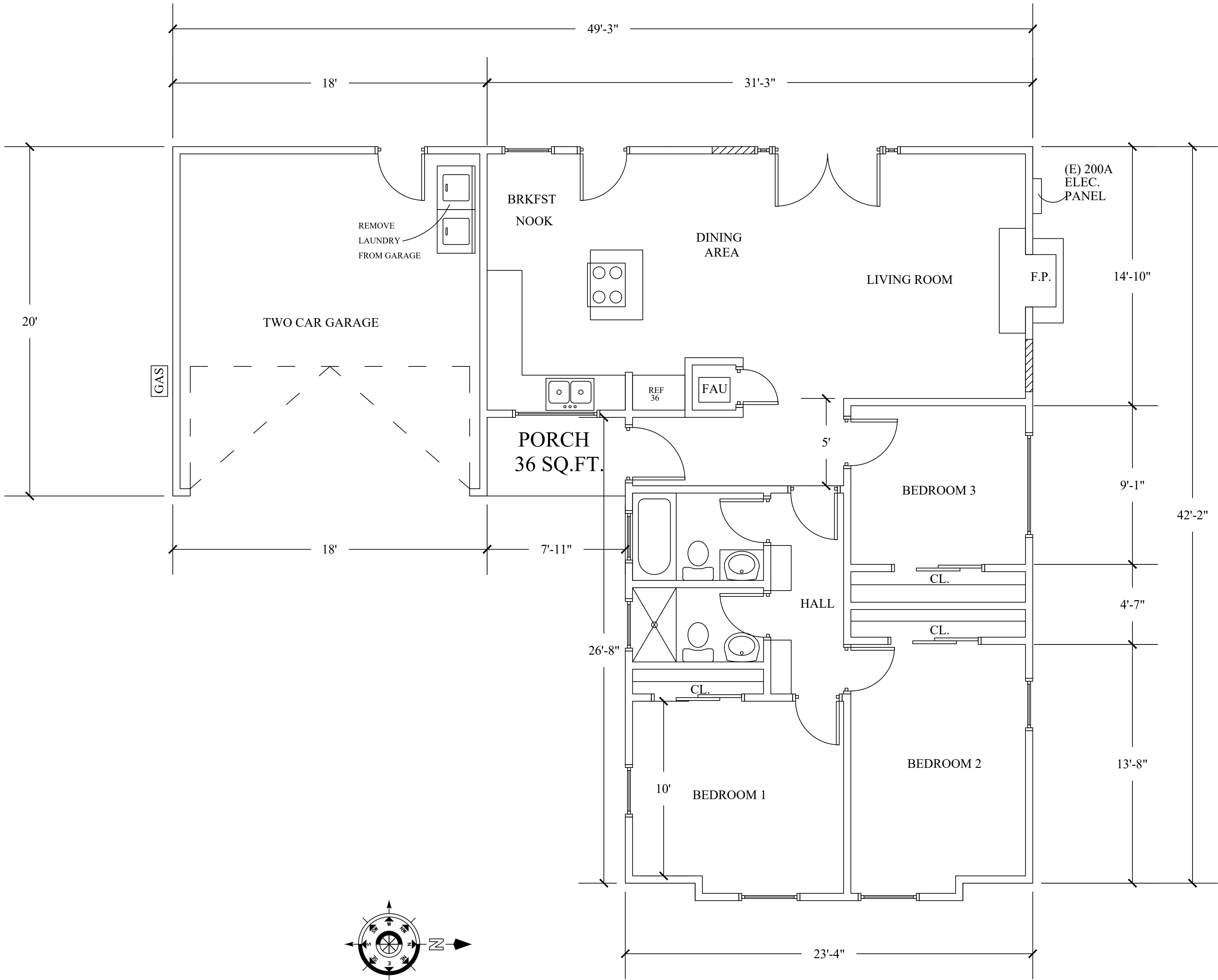
OWNER:  
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sjrodriguez2006@gmail.com  
714-299-4613

SITE ADDRESS:  
8011 SAN MARINO DR.,  
BUENA PARK, CA

APN: 069-423-02

Project	2024-128	Sheet <b>A-1</b>
Date	03-27-2025	
Scale	1/8" = 1'-0"	

WALL LEGEND	
	EXISTING WALLS
	WALLS TO BE REMOVED
	NEW WALLS
	1 HR. RATED EXT. WALL 7/8" STUCCO EXT. - 5/8" TYPE "X" GYP. BD @ INTERIOR
	5/8" TYPE "X" GYP. BD @ INTERIOR



(E) FLOOR PLAN

SCALE: 1/4"=1'-0"



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Project	2024-128	Sheet <b>A-2</b>
Date	03-27-2025	
Scale	1/4" = 1'-0"	



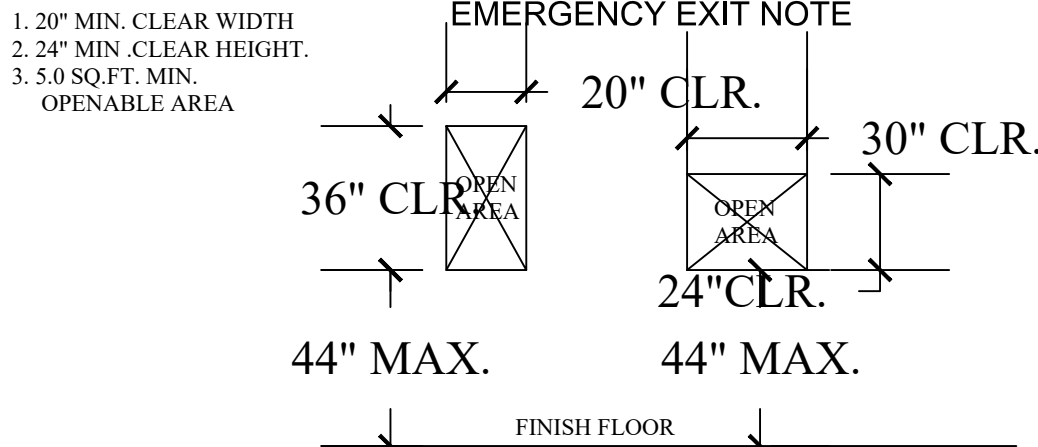
WALL LEGEND	
	EXISTING WALLS
	WALLS TO BE REMOVED
	NEW WALLS
	1 HR. RATED EXT. WALL 7/8" STUCCO EXT. - 5/8" TYPE "X" GYP. BD @ INTERIOR
	5/8" TYPE "X" GYP. BD @ INTERIOR

### WINDOW SCHEDULE

U-FACTOR 0.30  
SHGC = 0.23  
VINYL FRAME LOW "E"

MARK	SIZE	TYPE	MATERIAL	REMARKS	(E) / (N)	EGRESS
1	6'-0" X 4'-0"	SLIDER	VINYL		(E)	NO
2	3'-0" X 4'-6"	S.HUNG	VINYL		(E)	NO
3	3'-6" X 4'-6"	S.HUNG	VINYL		(E)	YES
4	3'-0" X 4'-6"	S.HUNG	VINYL		(E)	
5	3'-0" X 4'-6"	S.HUNG	VINYL		(E)	
6	3'-0" X 3'-0"	SLIDER	VINYL	TEMPERED	(E)	
7	3'-0" X 3'-0"	SLIDER	VINYL	TEMPERED	(E)	
8	5'-0" X 3'-0"	S.HUNG	VINYL		(N)	
9	3'-0" X 4'-0"	SLIDER	VINYL		(N)	
10	2'-0" X 3'-0"	SLIDER	VINYL	TEMPERED	(N)	
11	3'-0" X 4'-0"	S.HUNG	VINYL		(N)	
12	3'-0" X 4'-0"	S.HUNG	VINYL		(N)	
13	3'-0" X 5'-0"	S.HUNG	VINYL		(N)	

- 1- LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300
- 2-WINDOWS USED FOR EGRESS SHALL COMPLY WITH THE PROVISIONS OF CRC R310 THE REQUIRED MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24" AND NET CLEAR OPENABLE SHALL BE 20" WIDTH A MINIMUM CLEAR OPENING OF 5.7 SQ.FT. (5.0 SF ON GROUND FLOOR). THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- 3-FIRE-RESISTIVE ASSEMBLIES FOR THE PROTECTION OF OPENINGS, WHEN REQUIRED BY THE BUILDING CODE SHALL COMPLY WITH TABLE 715.4 AND TABLE 715.5. BUILDING CODE SECTION 705.6.2
- 4- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED
- 5- WINDOWS TO BE DOUBLE GLAZED TO MATCH THE CALCULATIONS
- 6- ALL GLAZING TO HAVE NON-METAL FRAMES TO MATCH CALCULATIONS
- 7- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC.) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES.

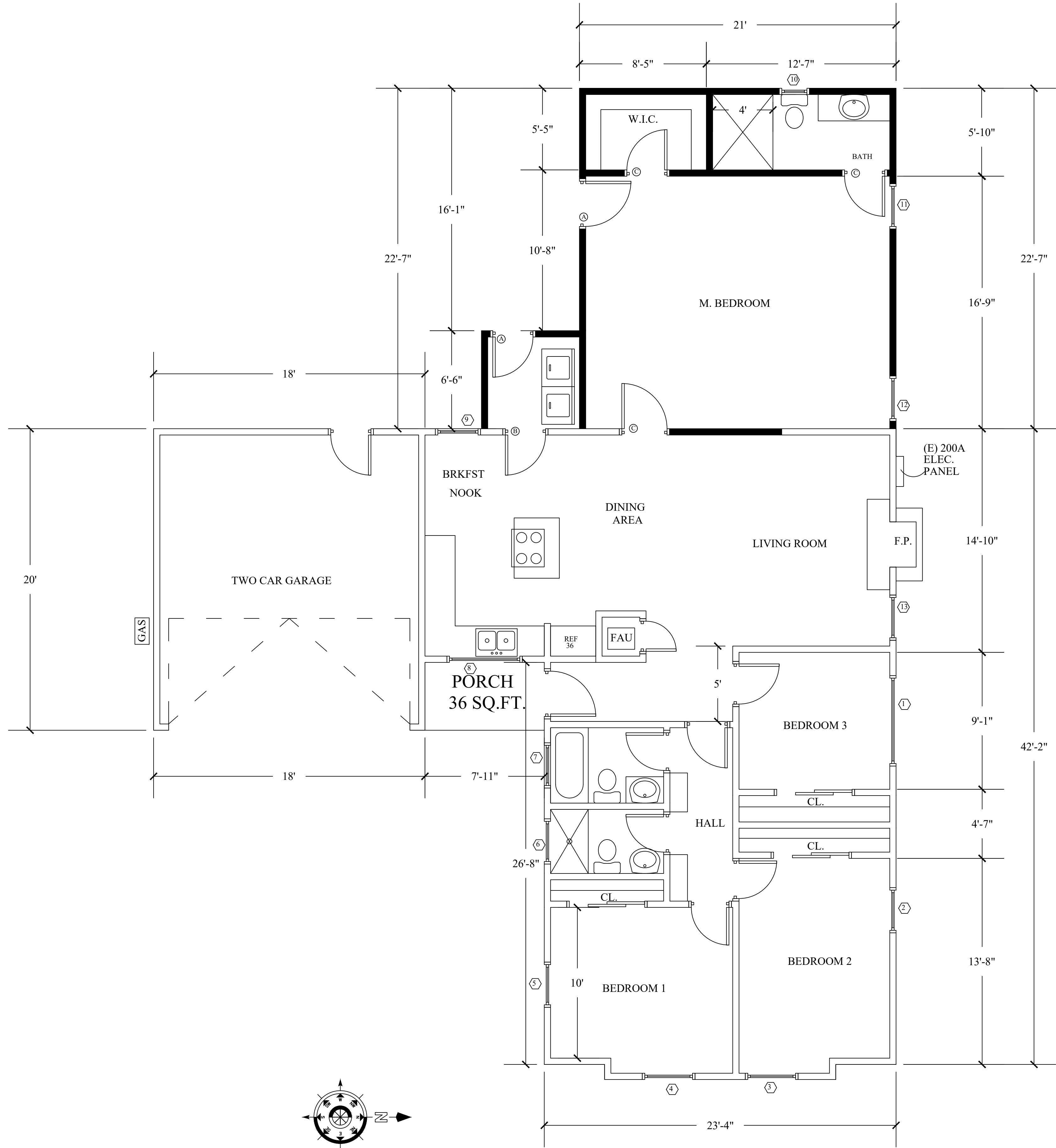


### DOOR SCHEDULE

MARK	SIZE	TYPE	REMARKS
Ⓐ	3'-0" X 6'-8"	SOLID CORE 1-3/4" DOOR	
Ⓑ	2'-8" X 6'-8"	SOLID CORE 1-3/8" THICK	
Ⓒ	3'-0" X 6'-8"	SOLID CORE 1-3/8" THICK	

#### NOTES:

- 1- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE)
- 2- LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD, SECTION R3111.3.1.



### (N) FLOOR PLAN

SCALE: 1/4"=1'-0"



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#### REVISIONS

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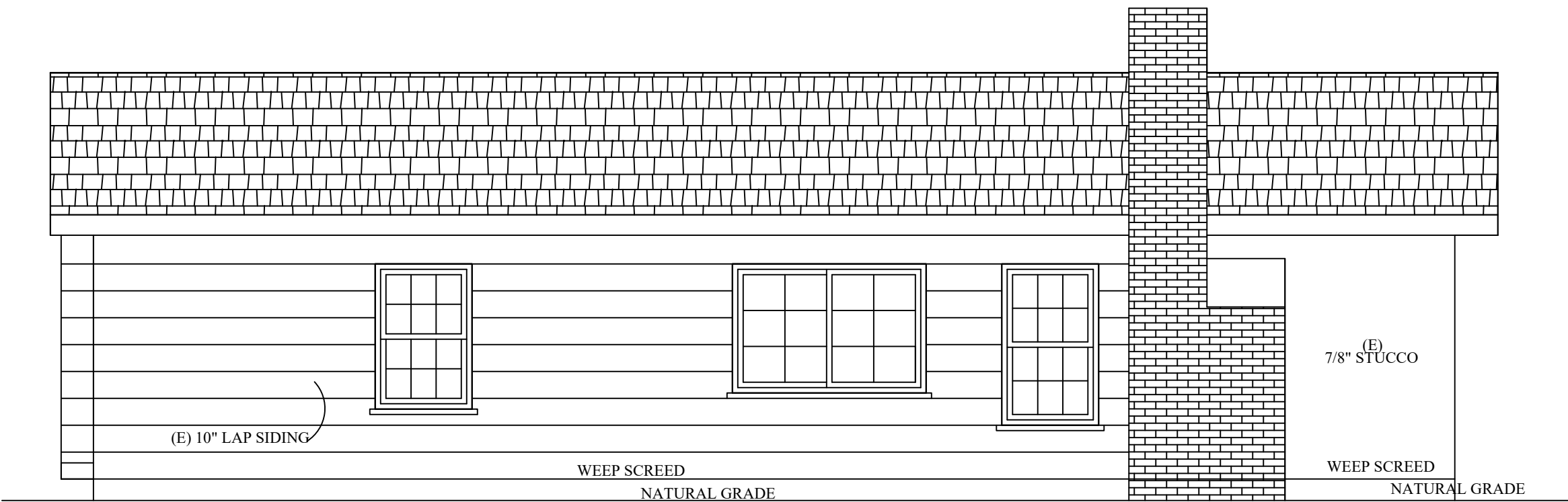
Project	2024-128	Sheet <b>A-3</b>
Date	03-27-2025	
Scale	1/4" = 1'-0"	

NOTE:  
1. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.  
2. A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

NOTE:  
• THE ROOF SHAPES AND ROOFING MATERIALS FOR ALL BUILDINGS AND ADDITIONS SHALL BE CONSISTENT THROUGHOUT THE PROPERTY.  
• STUCCO FINISH AND COLOR TO MATCH EXISTING.

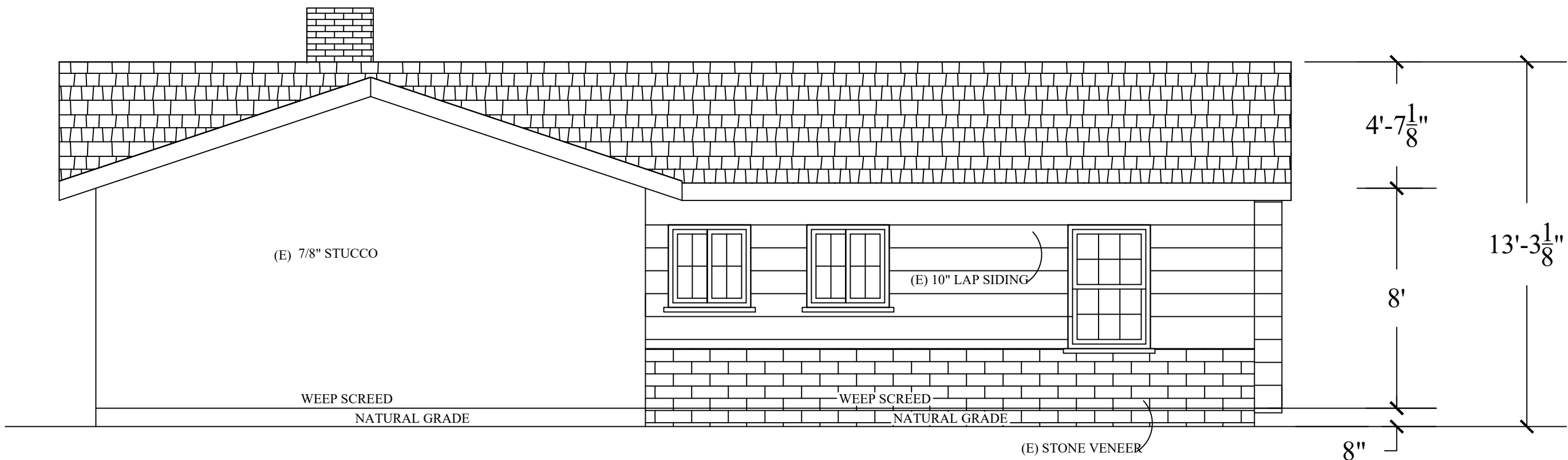
ROOF SHEATHING  
15/32" OSB, RADIANT PLYWOOD  
W/ 8D @ 6, 12 O.C. COMMON NAILS  
\*FACE PERPENDICULAT TO R.R.

EXTERIOR DOOR LANDING DETAILS:  
1. WIDTH OF LANDING SHALL BE EQUAL TO DOOR.  
2. THE LANDING AT REQUIRED OUT-SWING DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.  
3. THE LANDING AT IN-SWING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7-5/4" BELOW THE TOP OF THE THRESHOLD.  
4. MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4"INCH PER FOOT



NORTH ELEVATION

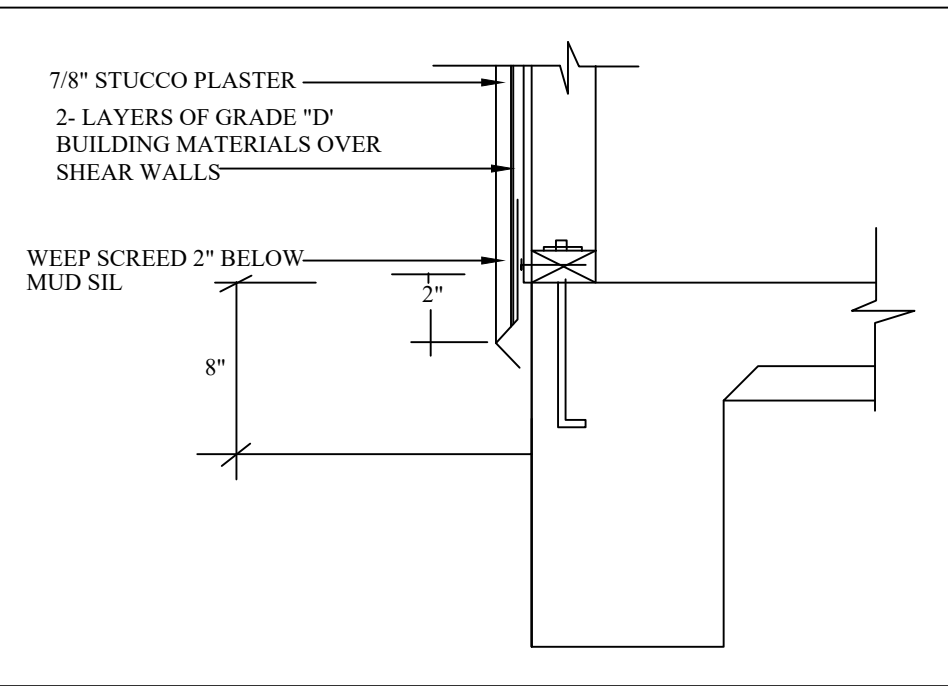
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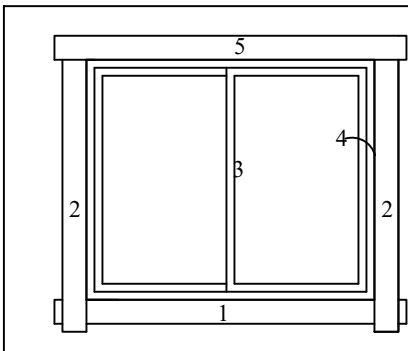
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

EXISTING EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN CRC SECTION R703.1.1



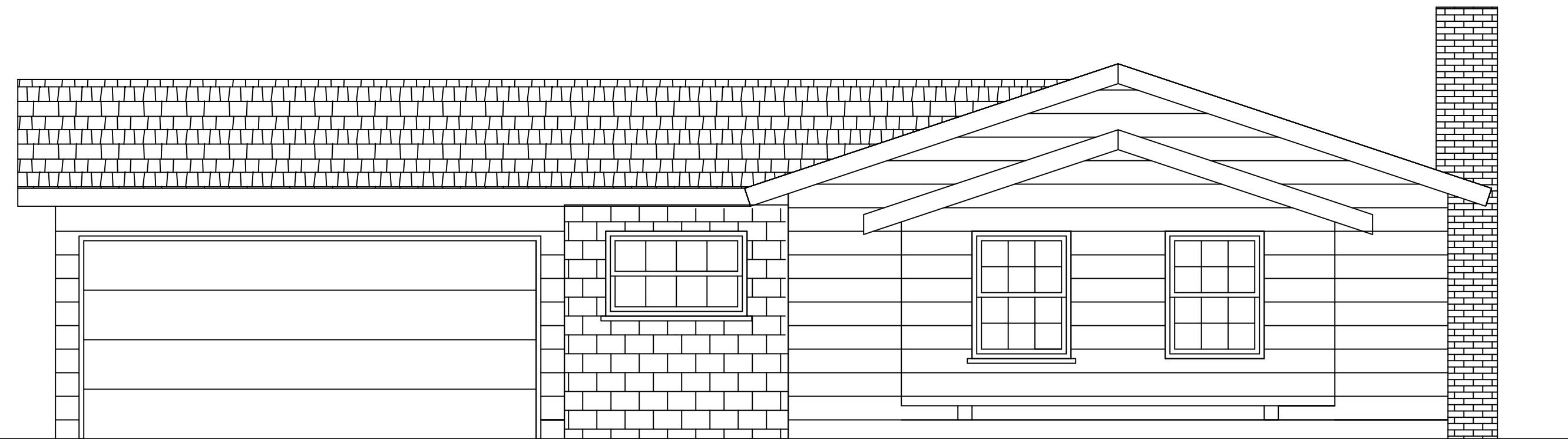
ESR-1194  
STUCCO SPECIFICATIONS:  
2 LAYERS OF GRADE D BUILDING PAPER  
LATHING WIRE- 1-1/2" 16 GAUGE STUCCO NETTING  
APPLY SCRATCH COAT TO A NOMINAL THICKNESS OF 3/8"  
APPLY BROWN COAT TO A NOMINAL THICKNESS OF 3/8"  
APPLY STUCCO COLOR TOP COAT THICKNESS 1/8"  
TOTAL THICKNESS = 7/8"  
BASE COATS IN ACCORDANCE WITH ASTM C 926



WINDOWS AND DOORS  
ALL WINDOWS SHALL HAVE FLASHING PAPER AND CAULKED/ SEALED. FLASHING TO BE INSTALLED AS FOLLOWS  
1) INSTALL AT BASE OF WINDOW  
2) INSTALL AT VERTICAL SIDES  
3) INSTALL WINDOW  
4) CAULK AND SEAL  
5) INSTALL TOP HORIZONTAL FLASHING

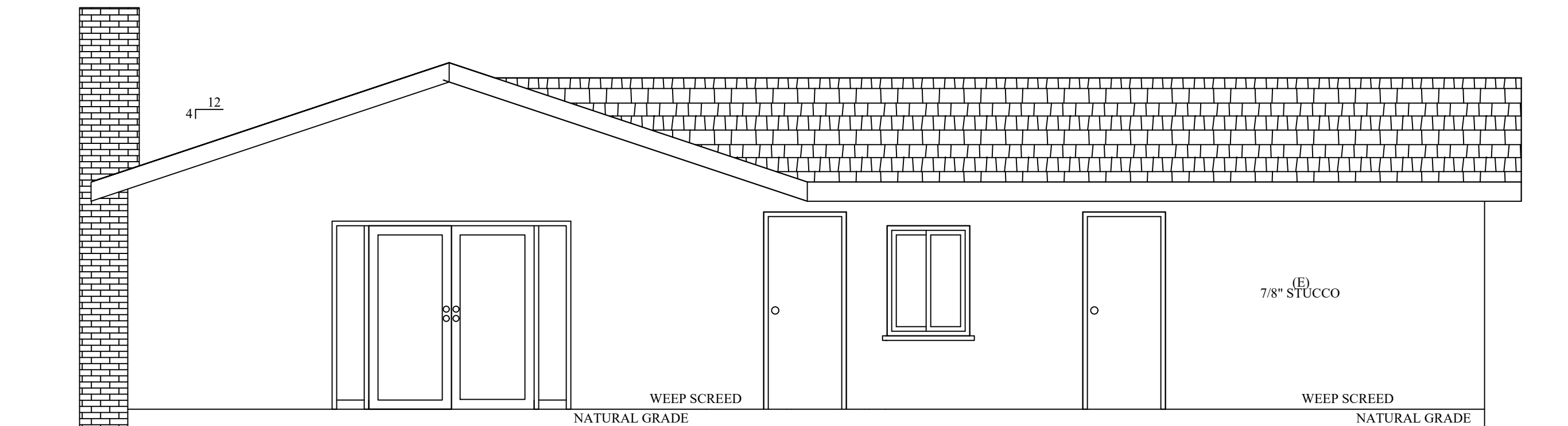
EXTERIOR WALL WATER RESISTIVE BARRIER:  
1) ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, OR OTHER APPROVED WATER RESISTIVE BARRIER, IS REQUIRED FOR EXTERIOR. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2" AND WHERE JOINTS OCCUR, THE MATERIAL SHALL BE LAPPED NOT LESS THAN 6 INCHES. WHERE APPLIED OVER WOOD BASE SHEATHING, A PERFORMANCE AT LEAST EQUIVALANT TO TWO LAYERS OF GRADE D PAPER IS REQUIRED.

WEEP SCREED NOTE:  
MINIMUM 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS (2512.1.2)



EAST ELEVATION

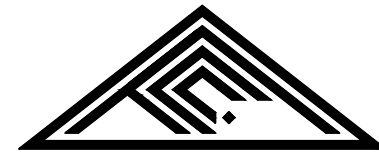
SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

EXISTING EXTERIOR ELEVATIONS



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REVISIONS		
#	DESCRIPTION	DATE

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APN: 069-423-02

Project	2024-128	Sheet  <b>A-4</b>
Date	03-27-2025	
Scale	1/4" = 1'-0"	

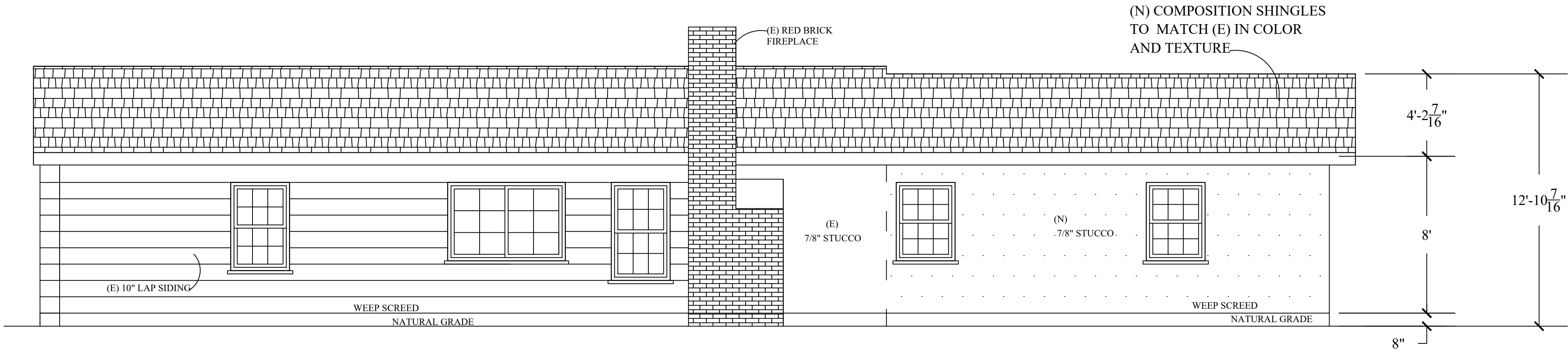


NOTE:  
1. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.  
2. A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

NOTE:  
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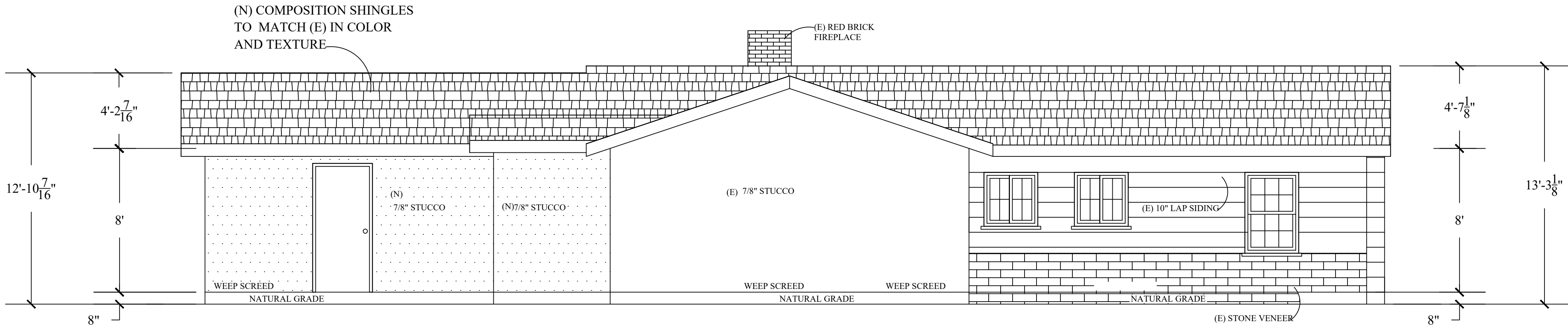
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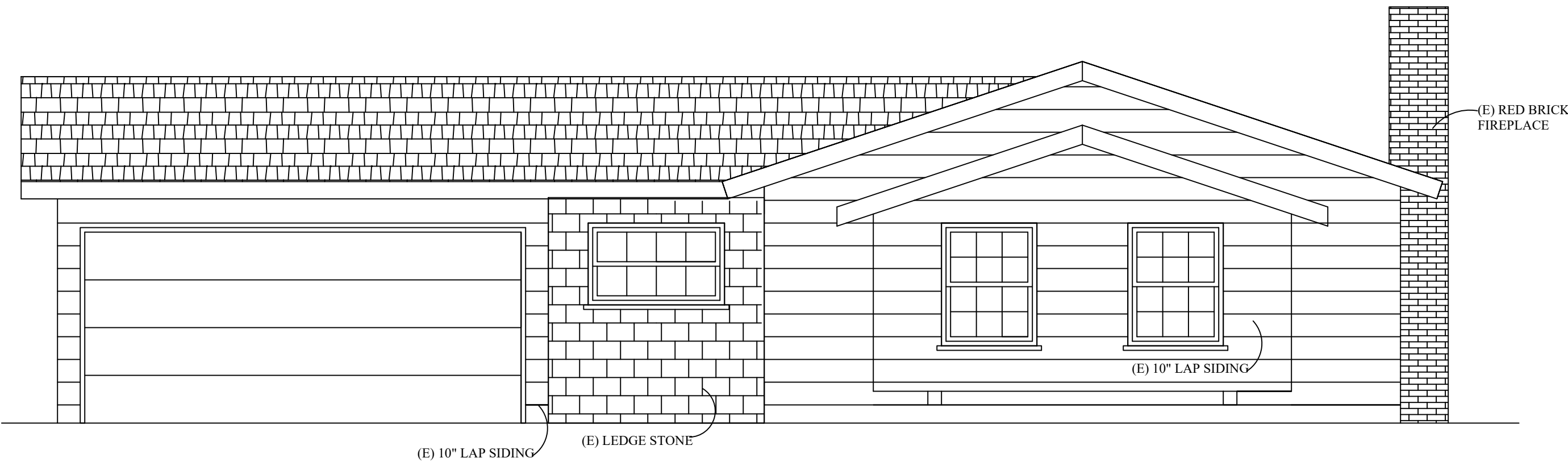
NORTH ELEVATION  
SCALE: 1/4"=1'-0"

- NEW WINDOWS TO MATCH EXISTING IN OPERATION, TRIM, COLOR, AND MATERIAL.  
- FASCIA BOARD TO MATCH EXISTING IN COLOR, STYLE, AND TEXTURE.

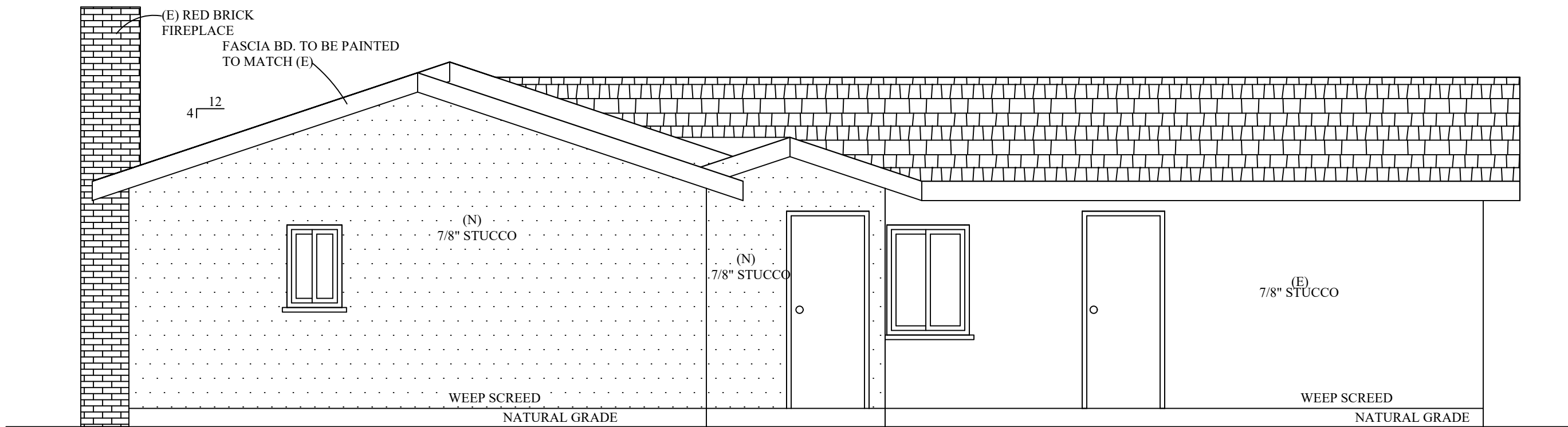


SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

NEW STUCCO AREA



EAST ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR ELEVATIONS



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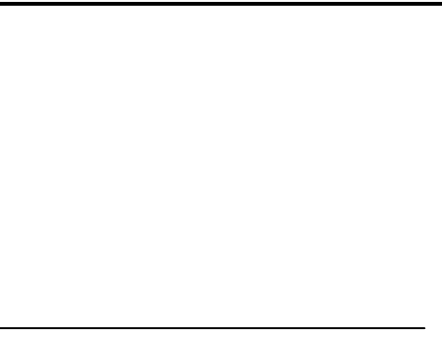
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Project	2024-128	Sheet <b>A-5</b>
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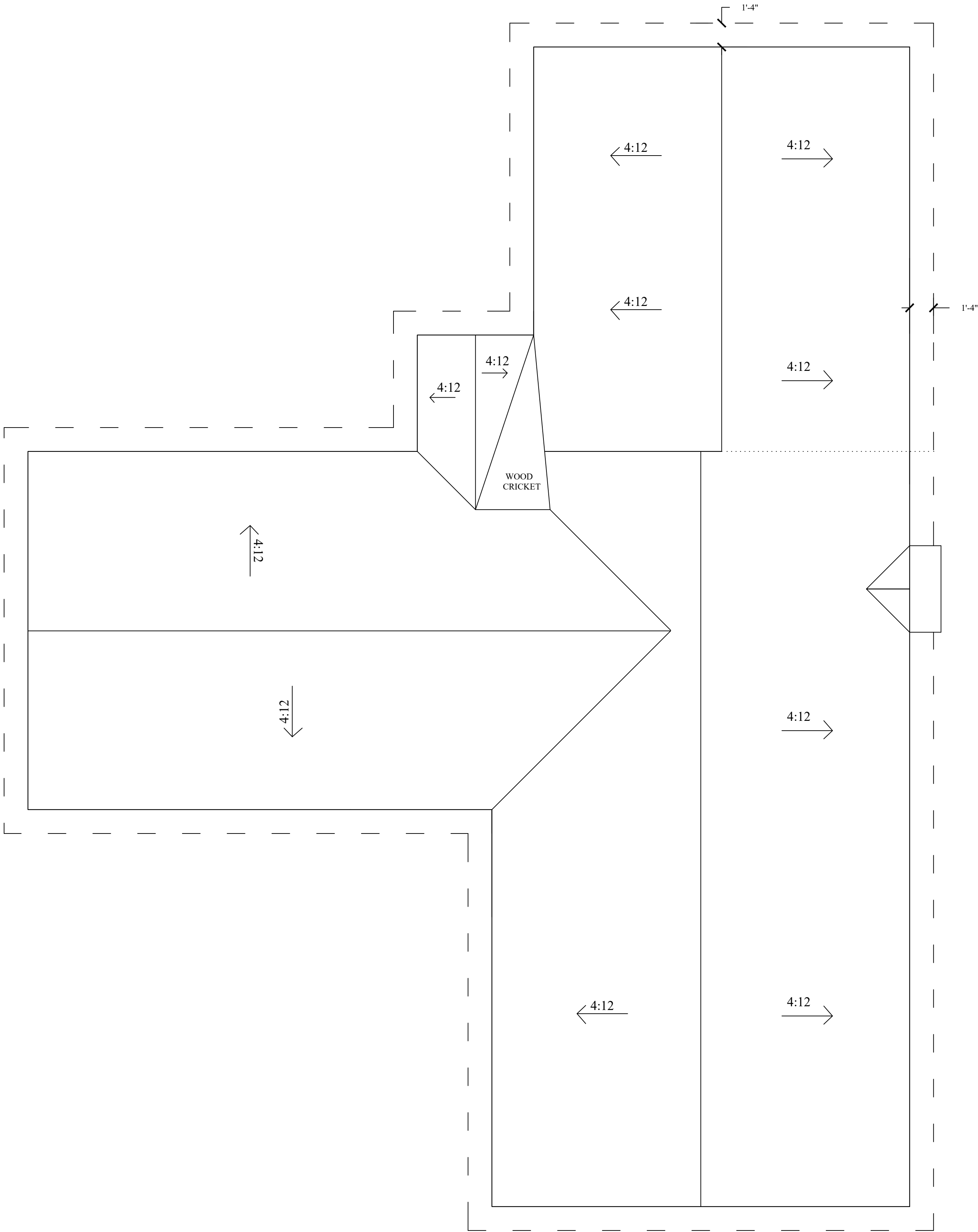
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Project	2024-128	Sheet  <b>A-6</b>
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ROOF PLAN

SCALE: 1/4"=1'-0"



## VICINITY MAP



**ZONING ADMINISTRATOR**

**Thursday, April 17, 2025 – 8:30 a.m.**

**SITE PLAN REVIEW NO. SP-25-6**

**8011 SAN MARINO DRIVE**

**APN: 069-423-02**