

Thursday, October 3, 2024, 8:30 AM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

**ZONING ADMINISTRATOR
AGENDA**

8:30 a.m.

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

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, October 3, 2024. 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 October 22, 2024.

1. GENERAL

1A. CALL TO ORDER

2. PUBLIC HEARING

2A. CONDITIONAL USE PERMIT NO. CU-24-9

A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type-41 - On-sale Beer and Wine - Eating Place) at an existing approximately 2,079 square-foot restaurant (Damee Korean Restaurant) within the existing K-Spa located at 4520 Beach Boulevard.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is Norman Kim, 312 Los Padres Ln, Placentia, CA 92870.

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-24-9.

2B. SITE PLAN NO. SP-24-12

A request to construct an approximately 375 square-foot single-story addition to the rear (south) elevation, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling with a 440 square-foot attached two-car garage on a property located at 5576 Cuba Circle.

The property owner is BSX Investments, 13047 Artesia Boulevard #C200, Cerritos, CA 90703. The applicant is Fady Tawadrous, 2944 East Blueridge Avenue, Orange, CA 92867.

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-24-12.

3. ADJOURNMENT

3A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Zoning Administrator less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

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

Ruth Santos
Sr. Administrative Assistant

Date Posted: September 26, 2024



Zoning Administrator Meeting Agenda Report

A. CONDITIONAL USE PERMIT NO. CU-24-9

A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type-41 - On-sale Beer and Wine - Eating Place) at an existing approximately 2,079 square-foot restaurant (Damee Korean Restaurant) within the existing K-Spa located at 4520 Beach Boulevard.

The property owner is Beach Vista Properties, LLC, PO Box 5166, Cerritos, CA 90703. The applicant is Norman Kim, 312 Los Padres Ln, Placentia, CA 92870.

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-24-9.

Meeting	Agenda Group
Thursday, October 3, 2024, 8:30 AM	PUBLIC HEARING Item: 2A.
Presented By	Prepared By
Ian McAleese	Ian McAleese, Senior Planner

PROPERTY INFORMATION:

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

SURROUNDING LAND USE CHARACTERISTICS:

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

BACKGROUND:

DATE	ACTION/ENTITLEMENT
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July 24, 1968		CU-262 allowed for the development of an integrated shopping center consisting of two connected commercial buildings and one proposed freestanding multi-tenant building
September 10, 1970		CU-262 Mod #1 allowed for a new driveway entrance off Los Coyotes Drive with a break in the median to allow for left-hand turns into the center
November 25, 1970		CU-262 Mod #2 was approved by the Planning Commission to allow for the operation of a retail drug store, Vons
April 27, 1988		CU-262 Mod #4 allowed for the off-sale of beer and wine within an existing drug store
September 14, 2022		Interdepartmental Review No. IDR-22-5 approved a facade remodel of the existing building
August 14, 2024		Variance No. V-24-3 and Sign Program No. SN-24-5 were approved by the Planning Commission to allow for an additional four wall signs, and a comprehensive sign program for the center as a whole

APPLICATION ANALYSIS:

Project Description

The applicant, on behalf of the property owner, has submitted the subject application, plans, and business plan requesting Zoning Administrator approval to establish the sale of beer and wine for on-site consumption (Alcohol Beverage Control License Type-41 – On-Sale Beer and Wine – Eating Place) ancillary to the operation of an existing restaurant containing approximately 2,079 square feet (Damee Korean Restaurant) which operates within K-Spa. According to the submitted business plan, alcoholic (beer and wine) beverage sales will be incidental to the sale of food and be limited to consumption within the designated restaurant area. The restaurant business hours of operation are from 11:00 a.m. to 9:00 p.m. Monday through Sunday.

DISCUSSION:

Section 19.512.010 (Uses Permitted) of the Buena Park Municipal Code (BPMC) requires a Conditional Use Permit approval in order for a restaurant to sell beer and wine for on site consumption. BPMC Section 19.128.020 (Conditional Use Permit) authorizes the Zoning Administrator to grant a conditional use permit in matters involving existing facilities and development when not more than a twenty percent expansion of floor area is involved. As stated above, the request for the sale of beer and wine is in conjunction with existing restaurant and there is no expansion of floor area involved with this request.

Staff reviewed the plans and visited the property and is of the opinion that the facility and site are adequate to support the sale of beer and wine for on-site consumption within the existing restaurant. Further, on-site sale and consumption of alcoholic beverages (beer and wine) will be appropriate within the context of the existing full service restaurant and will not negatively impact the subject and surrounding properties.

The Buena Park Police Department provided a memo, dated September 17, 2024, regarding the proposed request and concluded that there were no issues.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the full service restaurant use. To reaffirm the incidental use, a condition of approval requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. To be consistent with other restaurants of similar size and operational characteristics, a condition of approval requiring that the sale and serving of alcoholic beverages shall stop 30 minutes before the designated restaurant closing time and no later than 8:30 p.m. As conditioned, appropriate interior signage shall be displayed to prohibit the consumption of alcohol outside of the restaurant, in the common shared areas, or other businesses that share the building.

ENVIRONMENTAL ASSESSMENT:

In accordance with the California Environmental Quality Act (CEQA), the City has determined that the proposed project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State CEQA Guidelines, because the restaurant is within an existing structure with no proposed expansion. The sale of alcoholic beverages (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) is ancillary to the operation of an existing full service restaurant

PUBLIC HEARING NOTICE:

Notice of the public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on September 23, 2024, and 37 notices of this Zoning Administrator public hearing were mailed to property owners located within 300-feet of the subject property on September 23, 2024. As of the publication of this report, no public comments have been received regarding the proposed actions.

Reviewed By: Harald Luna, Senior Planner

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

Attachments

[Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-24-9.pdf](#)

[CU-24-9 Development Plans stamped "RECEIVED SEP 24 2024 PLANNING DIV".pdf](#)

[CU-24-9 Memo from Buena Park Police Department, containing Project Narrative Business Plan.pdf](#)

[CU-24-9 Vicinity Map.pdf](#)

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-24-9

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A REQUEST FOR ISSUANCE OF CONDITIONAL USE PERMIT NO. CU-24-9, TO ALLOW SALE OF BEER AND WINE (ALCOHOLIC BEVERAGE CONTROL [ABC] LICENSE TYPE-41 – ON-SALE BEER AND WINE – EATING PLACE) AT AN EXISTING 2,079 SQUARE-FOOT RESTAURANT (DAMEE KOREAN RESTAURANT), WITHIN AN EXISTING MEDICAL SPA (K-SPA) ON A PROPERTY LOCATED AT 4520 BEACH BOULEVARD (APN: 066-530-01), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Norman Kim, applicant, 312 Los Padres Ln, Placentia, California 92870, on behalf of Beach Vista Properties, LLC, property owner, PO Box 5166, Cerritos, CA 90703, has filed an application for a Conditional Use Permit No. CU-24-9 to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] license Type-41 – On-sale Beer and Wine – Eating Place) at an existing approximately 2,079 square-foot restaurant (Damee Korean Restaurant) within the existing K-Spa at 4520 Beach Boulevard in Buena Park, California, 90621, in the County of Orange (APN: 066-530-01). Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as the “application.”

(ii) On October 3, 2024, the Zoning Administrator conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Zoning Administrator has reviewed and considered all components of the proposed Conditional Use Permit No. CU-24-9 and concluded its public hearing prior to adoption of this Resolution.

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

B. Resolution.

NOW, THEREFORE, THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK, does hereby finds, determines, and resolves 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 report, verbal testimony, and the Conditional Use Permit No. CU-24-9 Development Plans stamped “RECEIVED SEP 24 2024 PLANNING DIV.,” this Commission hereby specifically finds, determines, and resolves as follows:

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

FACT: The proposed on-site sale and consumption of beer and wine in conjunction with a full service restaurant 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 developed with a multi-tenant commercial center and includes uses such as restaurants and personal service uses. The site is adequate in size, shape, topography, location, and other factors, to accommodate the on-sale and consumption of beer and wine in conjunction with an existing full service restaurant. Based on the distance and buffering from nearby residences, the conditioned hours of operation, and in view of operation consistent with adjacent tenants and operating restrictions, as conditioned, there will be no conflicts or incompatibility created based on the ancillary nature of the proposed associated 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 southeast corner of Beach Boulevard and Rosecrans Avenue. Beach Boulevard 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 of 120 feet. As such, adequate street access and traffic capacity are available to serve the existing full service restaurant with proposed ancillary beer and wine sales as well as existing 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 on-site sale and consumption of beer and wine in conjunction with the existing full service restaurant use as well as existing and anticipated development in the surrounding area. The site is fully developed with a multi-center commercial center 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 on-site sale and consumption of beer and wine in conjunction with the existing full service restaurant use 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 City Code Section 19.552.030 (Restaurants Serving Alcoholic Beverages), any restaurant which serves alcoholic beverages shall provide such alcoholic beverage service only as an incidental activity to the primary activity of food service. Each such restaurant shall keep records of food sales separate from records of alcoholic beverage sales and make such records available to City inspection personnel for the purpose of enforcing this section. Further, at least 50 percent of the indoor area provided for the service of customers shall be arranged and equipped with tables and chairs and/or table-height counters for dining use. As conditioned, the proposed restaurant will comply with these standards.

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 on-site sale and consumption of beer and wine in conjunction with the existing full service restaurant at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the existing restaurant is to serve food; the sale of alcohol will be incidental to the preparation and service of food. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public, due to the sale of alcohol for on-site consumption at this location.

3. The Zoning Administrator hereby finds and determines that the application, as identified above in this Resolution, is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) Class 1 of Title 14 of the California Code of Regulations, because the project consists of serving beer and wine for on-site consumption within an existing restaurant with no expansion.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves Conditional Use Permit No. CU-24-9

development plans stamped "RECEIVED SEP 24 2024 PLANNING DIV.," as modified herein and the following conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
5. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall be to allow for the sale and on-site consumption of beer and wine, through an ABC Type-41 (On-Sale Beer and Wine – Eating Place), in conjunction with an existing approximately 2,079 square-foot restaurant located at 4520 Beach Boulevard (APN: 066-530-01) in substantial compliance with Conditional Use Permit No. CU-24-9 Development Plans dated "RECEIVED SEP 24 2024 PLANNING DIV.," and as conditioned herein.
2. The restaurant business hours of operation shall be limited to from the hours of 11:00 a.m. to 9:00 p.m. Monday - Sunday.
3. The sale of alcoholic beverages (beer and wine) within the existing restaurant shall stop 30 minutes before the designated restaurant closing time and no later than 8:30 p.m. daily.
4. The sale of alcohol for off-site consumption, including any part of the building not designated for the restaurant use, shall be prohibited. Appropriate signage prohibiting the off-site consumption of alcohol shall be displayed and be clearly visible to patrons, including at doors leading to shared common space areas of the medical spa.
5. The on-site sale and consumption of beer and wine shall be incidental to the operation of the full service restaurant. Consumption of beer and wine shall only be in conjunction with food sales at the dining tables.
6. Sale of beer and wine for on-site consumption shall be made only with food sales to the person(s) ordering the beverage.

7. Quarterly gross sales of beer and wine shall not exceed quarterly gross sales of food. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of Buena Park upon request.
8. The premises shall be continuously maintained as a bona fide eating and beverage establishment, and shall provide menus containing an assortment of foods and beverages typically offered in such establishments.
9. The owner or designee shall be responsible for ensuring that all required employees receive "Responsible Beverage Service (RBS)" training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Evidence of such training records of all employees shall be maintained on-site during business hours and shall be made available for inspection upon request.
10. No live entertainment, including live music bands, performance acts, pool tables, video games, dancing, karaoke or other amusement devices, shall be permitted without first obtaining an Entertainment Permit approved by the Community and Economic Development Department and Police Department detailing permissible entertainment types and any requirements for security in accordance with the provisions of Chapter 5.24 (Entertainment Permits) of the Buena Park Municipal Code prior to commencing any entertainment on the premises.
11. Amplified music, except for special approved events, shall not be permitted, except background music that complements a dining experience. Such amplified music shall be at a level that does not impede normal conversation. Any interior and exterior amplified music shall be maintained at a level so as not to disturb adjacent residents.
12. All the storefront windows of the restaurant tenant space shall remain sufficiently uncovered to allow unobstructed view into the establishment from the exterior, except that mini-blinds or shades may be used during daytime hours for sun shielding.
13. Signs shall be posted within the parking area that prohibits loitering at any time.
14. The restaurant establishment shall maintain a business license as required by the Buena Park City Code.
15. Any appreciable modifications to the approved plans or conditions of approval shall require the approval of the Zoning Administrator. Minor modifications may be reviewed and approved by the Community and Economic Development Director.
16. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
17. 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.

18. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
19. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
20. 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.
21. The business owner/operator shall maintain all necessary permits and licenses to operate the use authorized by this approval, such as but not limited to Orange County Health Department, Orange County Fire Department, and California Department of Alcohol Beverage Control.
22. 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.
23. 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.
24. 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.
25. 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.

Resolution No.
Conditional Use Permit No. CU-24-9
October 3, 2024

PASSED AND ADOPTED this 3rd day of October 2024.

Eddie Fenton
Zoning Administrator

ATTEST:

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

DRAFT

Resolution No.
Conditional Use Permit No. CU-24-9
October 3, 2024

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-24-9 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner / Applicant

DRAFT



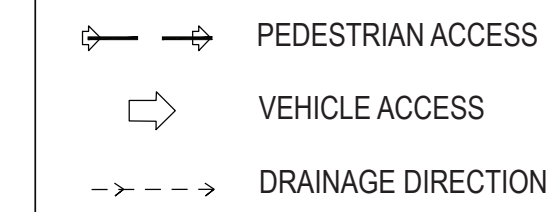
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MED SPA
& CLINIC

4520 Beach Blvd.
Juna Park, CA 90621

BEACH VISTA
PROPERTIES LLC

4520 Beach Blvd.
Jana Park, CA 90621

Engineer:




RECEIVED
SEP 24 2024
PLANNING DIV

CU-24-9

SITE PLAN

Scale: 1" = 30'-0"

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

[illegible]

Project No: 21016

Drawn By: DS

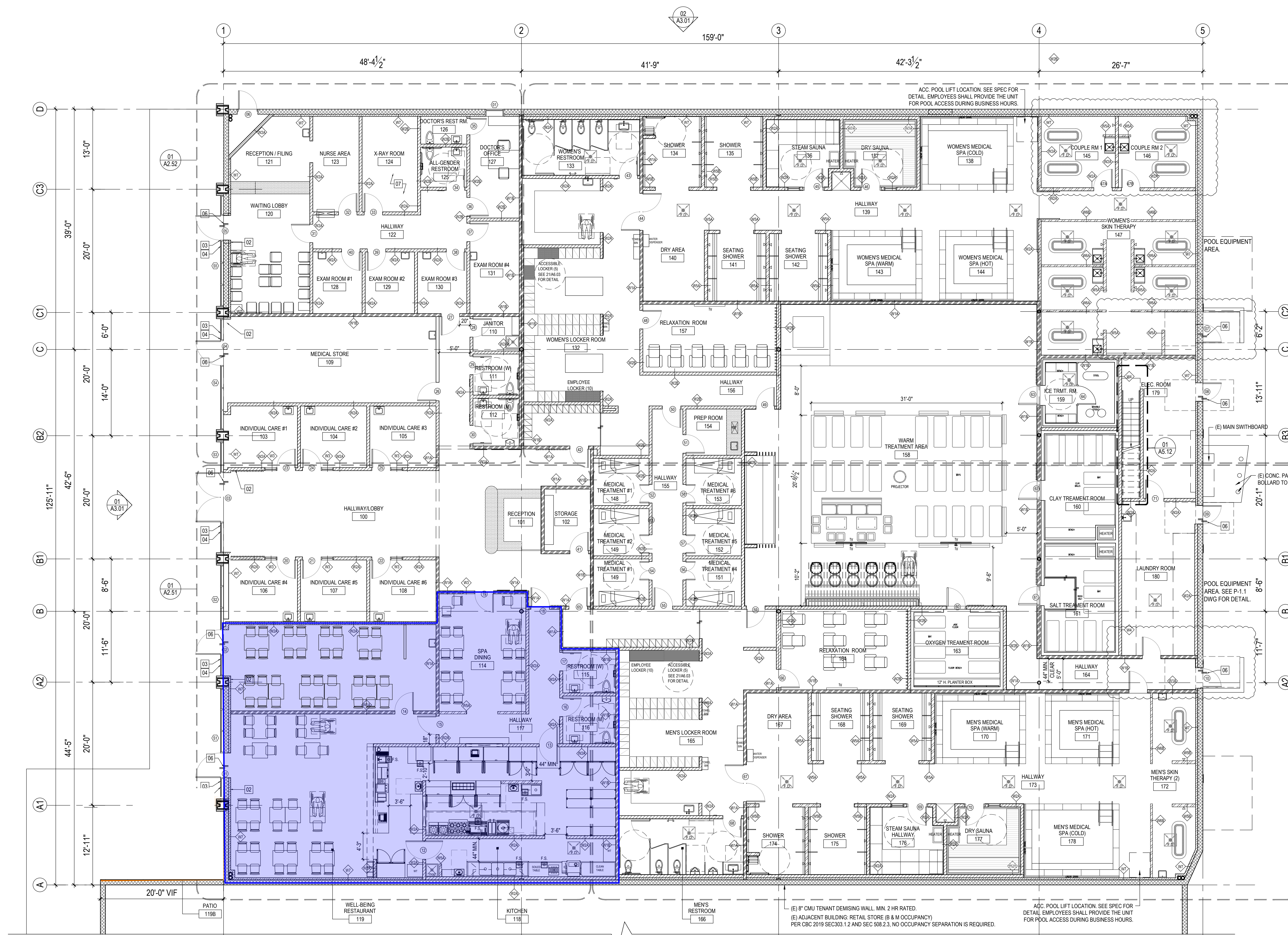
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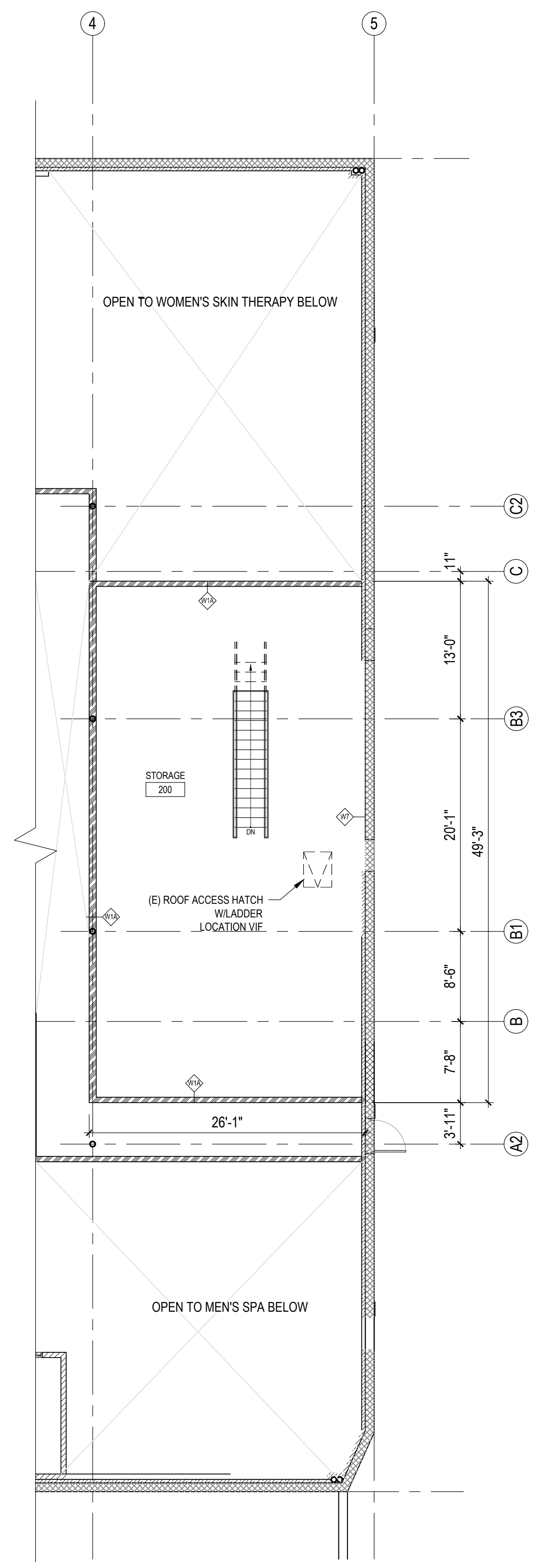
SITE PLAN

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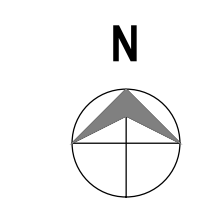
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GROUND LEVEL



MEZZANINE LEVEL





To: Frank E. Nunes, Chief of Police
Via Chain of Command

[Handwritten signature]

From: Nadia Semaan

Date: September 17, 2024

Subject: Comments and Conditions
For Type 41 ABC License

Location: 4520 Beach Blvd
Buena Park, CA 90621

I received a request for Police Department Comments and Conditions for a Type 41 ABC License for the above location.

This request is in the Census Tract No. 1106.04, Reporting District 2. Part I and Part II offenses for District 2 is 51, with 43.08 considered high crimes. There are currently five (5) "on-sale" active Type 41 ABC licenses with eleven (11) allowed.

The daily hours of operation are 7 days a week from 11 am – 9 pm.

Please see attachment for further information.

☒

NO ISSUES.

[Handwritten: Frank E. Nunes, NN#719]

☐

RECOMMENDATIONS:

BPPD No: 24-0073
CU-24-9





● Matched Address: 4520 Beach Blvd, Buena Park, California, 90621
 MSA: 11244 - ANAHEIM-SANTA ANA-IRVINE, CA || State: 06 - CALIFORNIA || County: 059 - ORANGE COUNTY || Tract Code: 1106.04

● Selected Tract
 MSA: || State: || County: || Tract Code:



2024 FFIEC Geocode Census Report

Matched Address: 4520 Beach Blvd, Buena Park, California, 90621

MSA: 11244 - ANAHEIM-SANTA ANA-IRVINE, CA

State: 06 - CALIFORNIA

County: 059 - ORANGE COUNTY

Tract Code: 1106.04

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$129,000
2024 Estimated Tract Median Family Income	\$123,014
2020 Tract Median Family Income	\$101,513
Tract Median Family Income %	95.36
Tract Population	8278
Tract Minority %	81.07
Tract Minority Population	6711
Owner-Occupied Units	2117
1- to 4- Family Units	2522

Census Income Information

Tract Income Level	Middle
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$106,451
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$129,000
% below Poverty Line	4.50
Tract Median Family Income %	95.36
2020 Tract Median Family Income	\$101,513
2024 Estimated Tract Median Family Income	\$123,014
2020 Tract Median Household Income	\$112,150

Census Population Information

Tract Population	8278
Tract Minority %	81.07
Number of Families	2237
Number of Households	2695
Non-Hispanic White Population	1567
Tract Minority Population	6711
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	4957
Black Population	186
Hispanic Population	1320
Other/Two or More Races Population	248

Census Housing Information

Total Housing Units	2695
1- to 4- Family Units	2522
Median House Age (Years)	46
Owner-Occupied Units	2117
Renter Occupied Units	578
Owner Occupied 1- to 4- Family Units	2074
Inside Principal City?	NO
Vacant Units	0

CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: License Type

County: ORANGE County

Census Tract: 1106.04

Report Date: Monday, September 16, 2024

Search

Results will be filtered as you type

0 Results

License Number: 647767

Status:ACTIVE **License Type:**41 **Orig. Iss. Date:**12/12/2023 **Expir. Date:**11/30/2024

5236 BEACH BLVD,

BUENA PARK, CA 90621-1230

Primary Owner:KPC BP, INC. **Premises Addr.:**Census Tract: 1106.04

Business Name: KOREATOWN PIZZA COMPANY **Geo Code:**3003

License Number: 653800

Status:ACTIVE **License Type:**41 **Orig. Iss. Date:**02/01/2024 **Expir. Date:**01/31/2025

5240 BEACH BLVD,
BUENA PARK, CA 90621-1283

Primary Owner:LEE & HRR, INC. **Premises Addr.:**Census Tract: 1106.04

Business Name: HOO ROO ROOK **Geo Code:**3003

License Number: 516230

Status:ACTIVE **License Type:**41 **Orig. Iss. Date:**12/28/2011 **Expir. Date:**11/30/2024

Primary Owner:JJANG ENTERPRISE CORPORATION **Premises Addr.:**

5258 BEACH BLVD,
BUENA PARK, CA 90621-1243

Census Tract: 1106.04 **Business Name:** JJANG RESTAURANT **Geo Code:**3003

License Number: 591150

Status:ACTIVE **License Type:**41 **Orig. Iss. Date:**04/26/2018 **Expir. Date:**03/31/2025

5248 BEACH BLVD,
BUENA PARK, CA 90621-1230

Primary Owner:SICOH INC **Premises Addr.:**Census Tract: 1106.04

Business Name: PHO HOUSE **Geo Code:**3003

License Number: 554035

Status:ACTIVE **License Type:**41 **Orig. Iss. Date:**03/26/2015 **Expir. Date:**02/28/2025

5232 BEACH BLVD,
BUENA PARK, CA 90621-1230

Primary Owner:HONG, SUN WON **Premises Addr.:**Census Tract: 1106.04

Business Name: GAMJA TANG HOUSE **Geo Code:**3003



CITY OF BUENA PARK

MEMORANDUM

TO: Building - Alex Lester; Robert Cull
BPPD - Nadia Semaan; Lorraine Cota

DATE: 7/30/2024

FROM: City of Buena Park Planning Division

Attached is the project narrative and a copy of the preliminary plans for:

Conditional Use Permit No. CU-24-9

Property Address: 4520 Beach Blvd.

Please provide conditions of approval or corrections in writing by **Tuesday, August 13, 2024.**

Project Planner: Ian McAleese-714-562-3616

IMcaleese@buenapark.com

Project Description: Commercial

Restaurant use in regards to applying ABC 41 sale beer & wine license

RECEIVED
JUL 29 2024
PLANNING DIV

Dear Mr. Ian McAleese

Subject: Letter of Project Narrative

I hereby confirm that I will narrate correctively the business plan of our restaurant as below in regards to applying ABC 41 sale beer & wine license at the 4520 Beach Blvd Buena Park, Ca 90621.

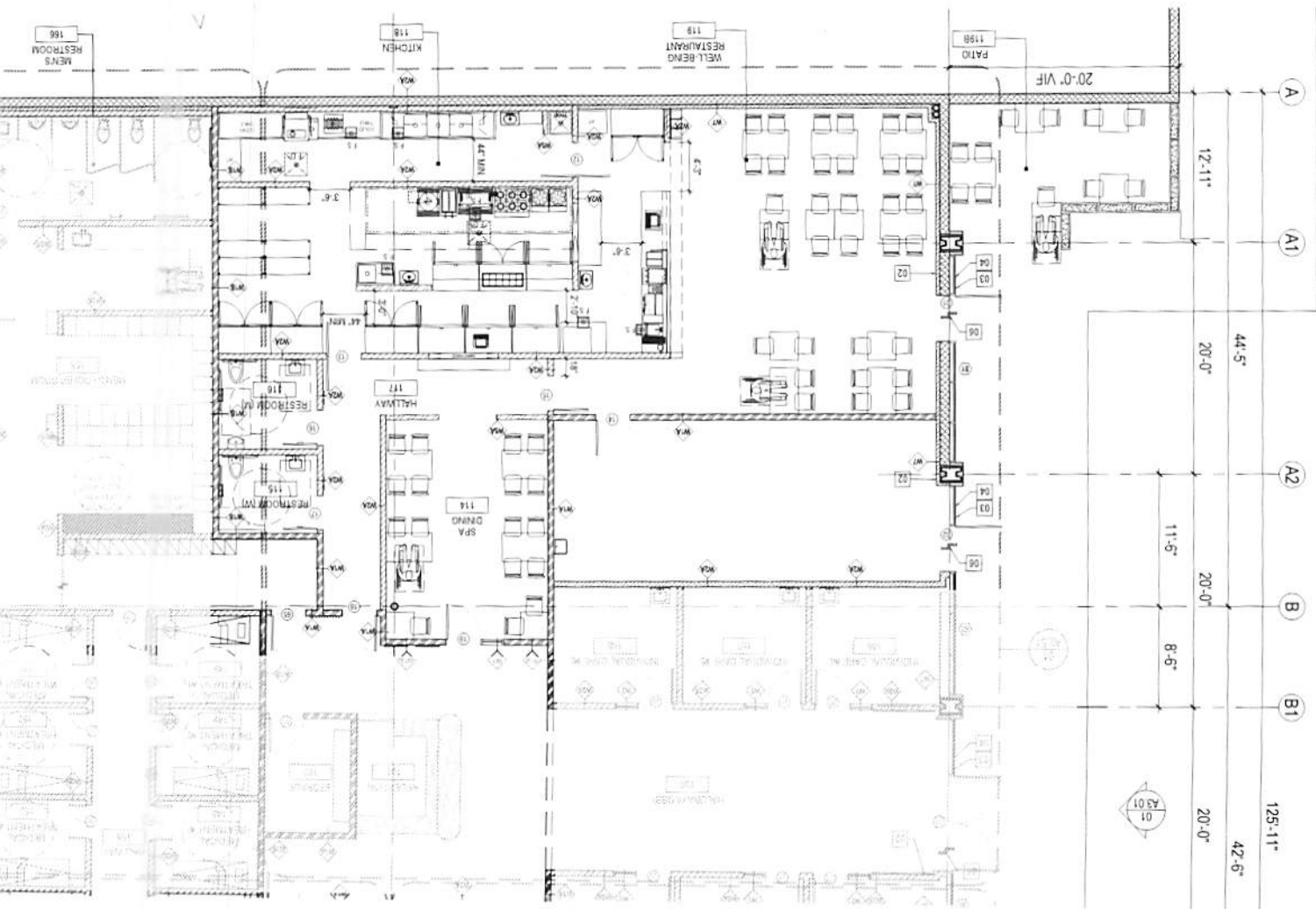
We are currently serving the traditional Korean Food for the lunch and dinner from 11am to 9pm for 7 days per week and want to serve the beer and wine with the foods and any noise from the restaurant will be kept inside of the premise only by installed sound barrier wall inside and keep the door shut always. We have a well-educated and trained waitresses who will serve the alcoholic beverages to the customers in a such a safe manner and refuse to serve the customer who are seems intoxicated already. We will continuously educate and train the employees for this issue and the customers as well for their safety. we will set a time for this particular education and training in every 3 months and make a mandatory training for the new employees. Specifically, there will be no live entertainment nor recorded music playing in the restaurant to make sure the premise in quiet as possible and the owners will be working together during the business hour to keep the restaurant in safe and quiet and make sure not to bother any residents around the restaurant. Also, we will assure the customers to enjoy the drinks only inside of the licensed facility and not to bring outside with them by posting the rules and the regulation of ABC license on the outside building window.

This letter serves as a formal declaration that I fully understand and agree to refrain from any actions that may hinder the progress or completion of the aforementioned activity/project. Furthermore, I acknowledge that any interference on my part may result in legal actions or other consequences as deemed appropriate.

Please feel free to contact me if you require any further information or clarification.

Sincerely,

Hye Jung Hong



A1.00

SITE PLAN

21016

DS

DK



BEACH VISTA PROPERTIES LLC

MED SPA & CLINIC

K



RECEIVED

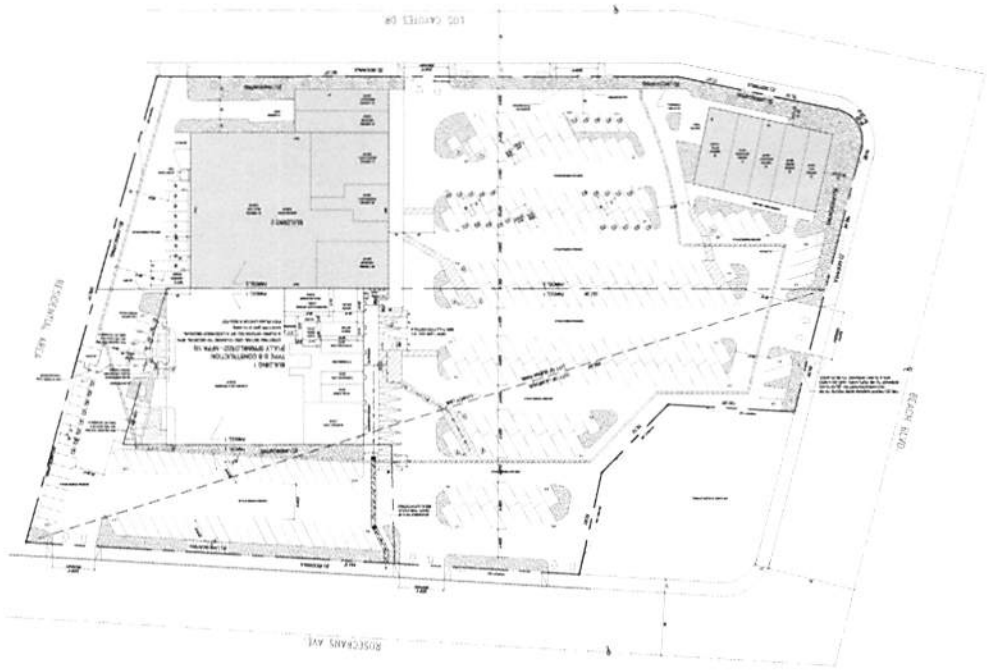
PLANNING DIV

JUL 29 2024

CD 24-9

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SITE PLAN



KEYNOTES

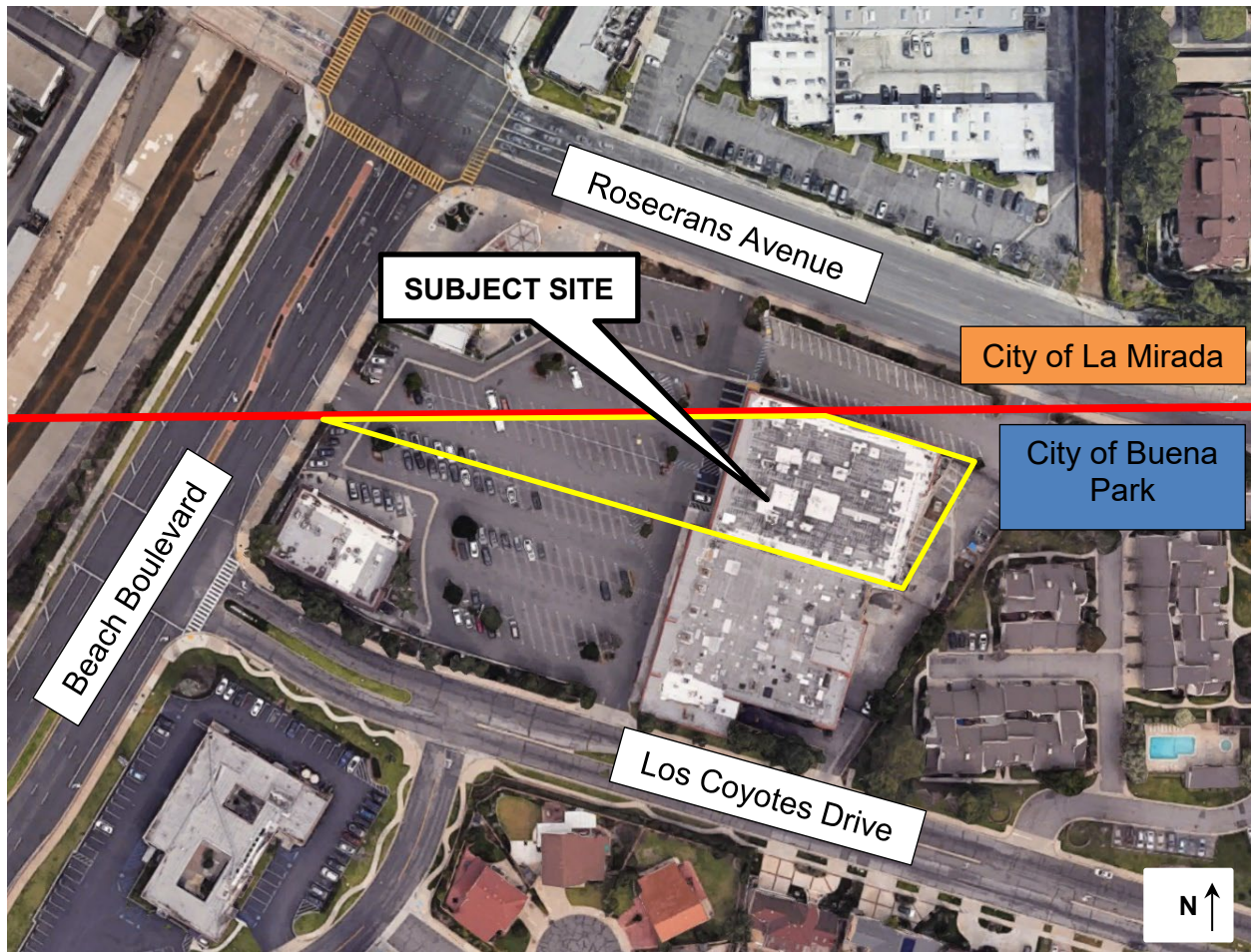
1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.



VICINITY MAP



ZONING ADMINISTRATOR

October 3, 2024 – 8:30 a.m.

CONDITIONAL USE PERMIT NO. CU-24-9

4520 Beach Boulevard

APN: 066-530-01

Zoning Administrator Meeting Agenda Report

B. SITE PLAN NO. SP-24-12

A request to construct an approximately 375 square-foot single-story addition to the rear (south) elevation, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling with a 440 square-foot attached two-car garage on a property located at 5576 Cuba Circle.

The property owner is BSX Investments, 13047 Artesia Boulevard #C200, Cerritos, CA 90703. The applicant is Fady Tawadrous, 2944 East Blueridge Avenue, Orange, CA 92867.

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-24-12.

Meeting	Agenda Group
Thursday, October 3, 2024, 8:30 AM	PUBLIC HEARING Item: 2B.
Presented By	Prepared By
Tianna De La Paz, Assistant Planner	Tianna De La Paz, Assistant Planner

PROPERTY INFORMATION:

Address /	5576 Cuba Circle /
Assessor Parcel Number (APN):	263-201-18
Lot Area:	6,120 square feet
Street Frontage:	60.17 feet
Zoning District:	RS-6 (One-Family Residential Zone)
General Plan Designation:	Low Density Residential
Existing Development:	1,088 square-foot single-story, single-family dwelling with an attached 440 square-foot two-car garage

SURROUNDING LAND USE CHARACTERISTICS:

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

APPLICATION ANALYSIS:

Proposal:

The Applicant is requesting to construct an approximately 375 square-foot single-story addition to the rear (south) and side (east) elevations, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot attached patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling with a 440 square-foot attached two-car garage. The proposed additions will bring the total size of the single-family dwelling to 1,463 square feet with a total of four (4) bedrooms and two (2) bathrooms.

Development Standards Analysis:

Development Standards	Required	Proposed
Lot Coverage:	40% maximum	38%
Rear Yard Coverage:	30% maximum	4.6%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street); 10 ft. minimum (abutting a street) Rear: 25 ft. minimum	Front: 21 ft. Side: West 5 ft. East 5 ft. - 1 in. Rear: 22 ft. - 1 in.
Parking:	2-car garage	Existing 2-car attached garage (440 square feet)
Front Yard Landscape:	30% minimum	71.5%

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 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 roof materials of 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 existing siding under the roof eaves, decorative brick, decorative trim around the windows, and a new porch painted white to complement the existing dwelling.

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

The proposed project does not include balconies.

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

The new windows will be consistent in style, design, and materials throughout the residence and will include white vinyl decorative trim to match the existing windows.

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 City Hall, the Buena Park Library, and Ehlers Event Center on September 23, 2024, and 8 notices were mailed to adjacent property owners of the subject property on September 23, 2024. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

RECOMMENDATION:

The Planning Division recommends that the Zoning Administrator adopt a Resolution approving Site Plan No. SP-24-12, and find that the project is Categorically Exempt per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA) Guidelines based on the findings of fact and conditions provided herein.

Reviewed By: Harald Luna, Senior Planner

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

Attachments

[Proposed Zoning Administrator Resolution for Site Plan No. 24-12.pdf](#)

[SP-24-12 Development Plans Stamped Received SEP 17 2024 PLANNING DIV.pdf](#)

[SP-24-12 Vicinity Map.pdf](#)

RESOLUTION NO.
SITE PLAN NO. SP-24-12

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO CONSTRUCT AN APPROXIMATELY 375 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (SOUTH) AND SIDE (EAST) ELEVATIONS, AN APPROXIMATELY 140 SQUARE-FOOT PORCH TO THE FRONT (NORTH) ELEVATION, AND AN APPROXIMATELY 283 SQUARE-FOOT PATIO COVER TO THE REAR (SOUTH) ELEVATION OF AN EXISTING 1,088 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED 440 SQUARE-FOOT 2-CAR GARAGE ON A PROPERTY LOCATED AT 5576 CUBE CIRCLE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Fady Tawadrous, the applicant, 2944 East Blueridge Avenue, Orange, CA 92867, on behalf of BSX Investments, the property owners for 5576 Cube Circle, Buena Park, CA 90620, and have filed an application for the issuance of Site Plan No. SP-24-12 to construct an approximately 375 square-foot single-story addition to the rear (south) and side (east) elevations, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling. The resulting residence will have a total of four (4) bedrooms and two (2) bathrooms on a property located at 5576 Cuba Circle, Buena Park, CA 90620 (APN: 263-201-18) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On October 3, 2024, 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 SEP 17, 2024 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 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 SEP 17, 2024 PLANNING DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code.

PLANNING DIVISION:

1. This approval shall permit the construction of an approximately 375 square-foot single-story addition to the rear (south) and side (east) elevations, an approximately 140 square-foot porch to the front (north) elevation, and an approximately 283 square-foot patio cover to the rear (south) elevation of an existing 1,088 square-foot single-family dwelling with an attached 440 square-foot two-car garage in substantial compliance with the plans dated "RECEIVED SEP 17, 2024 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 dated "RECEIVED SEP 17, 2024 PLANNING DIV." 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 asphalt shingles
 - c. Window stucco trim and framed doors
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 driveway shall be repaired and replaced with Portland cement and the driveway dimensions shall be in substantial compliance with the plans dated "RECEIVED SEP 17,

2024 PLANNING DIV.” to ensure the property complies with BPMC Section 19.336.040 (Residential Driveway Standards) of the Buena Park Municipal Code.

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 3rd day of October 2024.

Eddie Fenton
Zoning Administrator

ATTEST:

Swati Meshram, PhD, AICP, LEED AP
Planning Manager

Resolution No.
Site Plan No. SP-24-12
October 3, 2024

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-24-12 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

GENERAL:

- 1* IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE, THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- 2* ALL MATERIALS AND FIXTURES ARE TO HAVE APPROVAL FROM AN APPROVED TESTING AGENCY.

FOUNDATIONS:

- 1* ULTIMATE CONCRETE STRENGTH TO BE 2500 P.S.I., TYPE V, W/C 0.45 AFTER 28 DAYS.
- 2* PROVIDE 5/8" DIAMETER FOUNDATION BOLTS IMBEDDED 7" IN CONCRETE AND SPACED 6'-0" ON CENTER (MAXIMUM) AND WITHIN 12" OF A CORNER, OPENING OR SPLICE
- W/3"x3"x0.229" SLOTTED SQUARE WASHERS
- 3* A CORROSION RESISTANT WEEP SCREED AT FOUNDATION PLATE LINE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. 4" MINIMUM HEIGHT ABOVE GRADE.
- 4* DRAINAGE PIPING IN THE GROUND SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH AND BACKFILLED IN THIN LAYERS TO 12" ABOVE TOP OF PIPE WITH CLEAN EARTH, FREE FROM STONES AND BOULDERS.

LUMBER AND FRAMING:

- 1* USE DOUGLAS FIR CONSTRUCTION GRADE #1 FOR 6x6 AND LARGER, D.F. GRADE #2 FOR ALL 4x4 AND SMALLER.
- 2* LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR WOOD RESISTANT TO DECAY.
- 3* RAFTER TIES 4'-0" O.C. ARE REQUIRED IMMEDIATELY ABOVE CEILING JOISTS WHEN RAFTERS DO NOT PARALLEL CEILING JOISTS.
- 4* PLYWOOD EDGES AT SUBFLOOR SHALL HAVE TONGUE AND GROOVE OR SOLID BLOCKING AT
- 5* WALLS CONTAINING 3" OR 4" DIAMETER DRAIN, WASTE AND VENT PIPING SHALL BE SIZED TO ALLOW CUTTING, NOTCHING AND BORING (2X6 MIN.).
- 6* BRACING OF WALLS SHALL CONFORM WITH C.B.C. 2022
- 7* PLYWOOD ROOF PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE, AND WHERE EXPOSED TO WEATHER, SHALL BE EXTERIOR GRADE.
- 8* NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING OR
- 9* CUTTING, NOTCHING, AND BORING OF FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH CBC 2022. WALLS/FLOORS CONTAINING DRAIN, WASTE AND VENT PIPES, GAS AND/OR ELECTRICAL PIPING CONDUIT SHALL COMPLY WITH C.B.C. 2022
- 10* TWO (2) LAYERS OF GRADE "D" PAPER (FELT) OVER PLYWOOD SHEAR WALLS.

BUILDING:

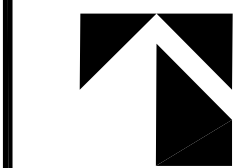
- 1* ALL DOORS AND SWINGING WINDOWS SHALL BE WEATHER STRIPPED.
- 2* ALL METAL WINDOWS AND SLIDING GLASS DOORS SHALL BE IN COMPLIANCE WITH ANSI STANDARDS A1341 OR A1342.
- 3* ALL GLAZING INSTALLATION SHALL COMPLY WITH TITLE 24 OF ENERGY CONSERVATION REQUIREMENTS
- 4* EXIT DOORS & ESCAPE WINDOWS MUST BE OPERABLE FROM INSIDE WITHOUT SPECIAL KNOWLEDGE OR THE USE OF TOOLS.
- 5* ROOFING MATERIALS TO BE CLASS "A" MINIMUM , ROOF PITCH IS 1/4" PER FOOT.

LIGHT AND VENTILATION:

- 1* ROOMS USED FOR LIVING, SLEEPING, EATING OR COOKING SHALL BE PROVIDED WITH NATURAL LIGHT EQUAL TO ONE TENTH OF THE FLOOR AREA WITH A MIN. OF 10 SQ. FT
- 2* ROOMS USED FOR LIVING, SLEEPING, EATING OR COOKING SHALL BE PROVIDED WITH NATURAL VENTILATION EQUAL TO ONE TWENTIETH OF THE FLOOR AREA, 15 SQ. MIN.
- 3* BATHROOMS, LAUNDRY AND SIMILAR ROOMS SHALL HAVE NATURAL VENTILATION NOT LESS THAN 1/20- OF THE FLOOR AREA OR 1.5 SQ.FT. OR PROVIDE MECHANICAL VENTILATION WITH A MIN. OF 5 AIR CHANGES PER HOUR. DISCHARGE POINT SHALL BE 3' FROM NEAREST OPENING.
- 4* BEDROOMS MUST HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY TO AN OPEN YARD THE MIN. NET CLEAR AREA OF THE WINDOW SHALL HAVE 5.7 SQ.FT. WITH A MIN. WIDTH OF 20" AND A MIN. HEIGHT OF 24". THE MAX. SILL HEIGHT IS 44 INCHES.
- 5* EVERY DWELLING ROOM SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAIN A ROOM TEMPERATURE OF 70 DEGREES AT ANY POINT 3 FT ABOVE THE FLOOR.
- 6* A DOOR IS NOT PERMITTED FROM THE GARAGE TO ANY BEDROOM.
- 7* EXTERIOR DOORS REQUIRE AN EXTERIOR LIGHT FIXTURE AND A LANDING.
- 8* WHEN APPLYING STUCCO OVER PLYWOOD, THE MOISTURE BARRIER SHALL CONSIST OF 2 LAYERS GRADE "D" PAPER MINIMUM.
- 9* RESCUE WINDOW MUST HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. MINIMUM 20" X 24" MINIMUM OPERABLE SPACE. 44" MAXIMUM ABOVE FINISHED FLOOR.
- 10* SMOKE DETECTORS SHALL BE INSTALLED IN AREAS GIVING ACCESS TO SLEEPING ROOMS ON OR NEAR THE CEILING, IN EACH SLEEPING ROOM, IN EACH STORY OF A MULTIPLE STORY DWELLING, AND WHERE CEILING HEIGHT EXCEEDS THE HALLWAY HEIGHT BY 24".

HARDWARE/BATTERY BACKUP/ AUDIBLE ALARM

- 11* HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" ALL OTHER ROOMS SHALL HAVE A CEILING HEIGHT OF 7'-0".
- 12* ATTIC ACCESS OF 22" X 30" (MINIMUM) WITH 30" OF HEAD ROOM ABOVE OPENING. 30" X 30" IF FAU IS INSTALLED IN ATTIC. AND SHALL BE READILY ACCESSIBLE.
- 13* ATTIC VENTILATION, EQUAL TO 1/150 OF SPACE VENTILATED, SHALL BE PROVIDED OR AS REQUIRED FOR FORCED AIR UNIT.
- 14* PROVIDE A MINIMUM OF TWO 3/4" HOSE BIBS, ONE READILY ACCESSIBLE TO THE FRONT AND ONE READILY ACCESSIBLE TO THE BACK, PROVIDE ANTI-SIPHON DEVICE.
- 15* DETAILS OF STAIRWAY MUST COMPLY WITH C.B.C & C.R.C. 2022.



OWNER AND PROJECT INFORMATION
OSVALDO SANTA ANA
5576 CUBA CIR
BUENA PARK, CA 90620
562-637-3392
EMAIL: CERRITOSASSISTEDLIVING@YAHOO.COM

STRUCTURAL PLANS PREPARED BY
FAR ENGINEERING
AMGAD FARAG
27050 MAPLE TREE CT.
VALENCIA CA, 91381
818-793-2980
EMAIL: A.FARAG@ENGINEERINGSERVICES.COM

DUE TO NATURE OF THIS JOB AND UNAVAILABLE INFORMATION OF EXISTING STRUCTURES AND INVASIVE INSPECTIONS WERE NOT PERFORMED, REVISIONS AND CORRECTIONS OF THE DRAWINGS MAY BE NECESSARY. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

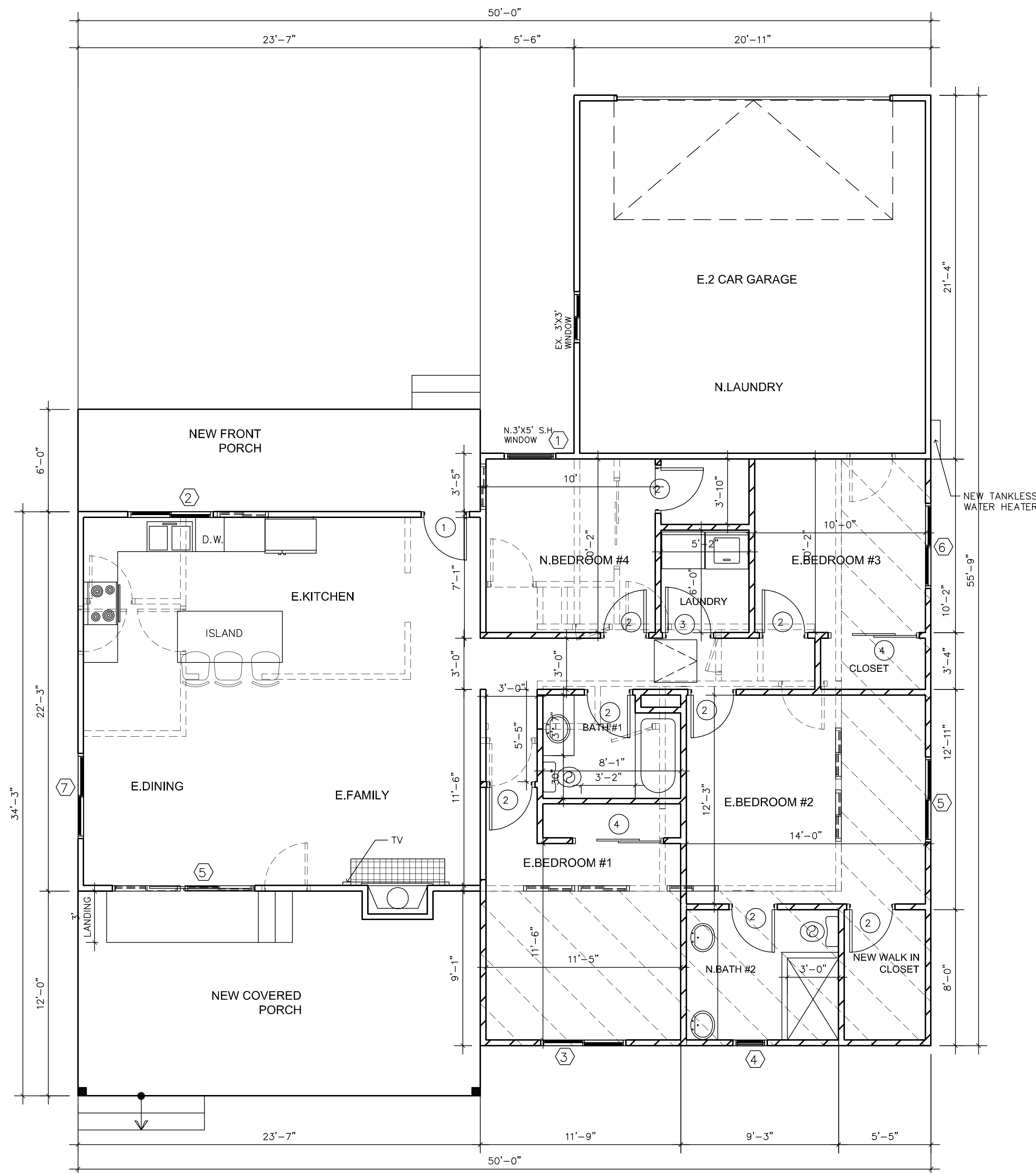
NO SPRINKLER SYSTEM ON EXISTING HOUSE.

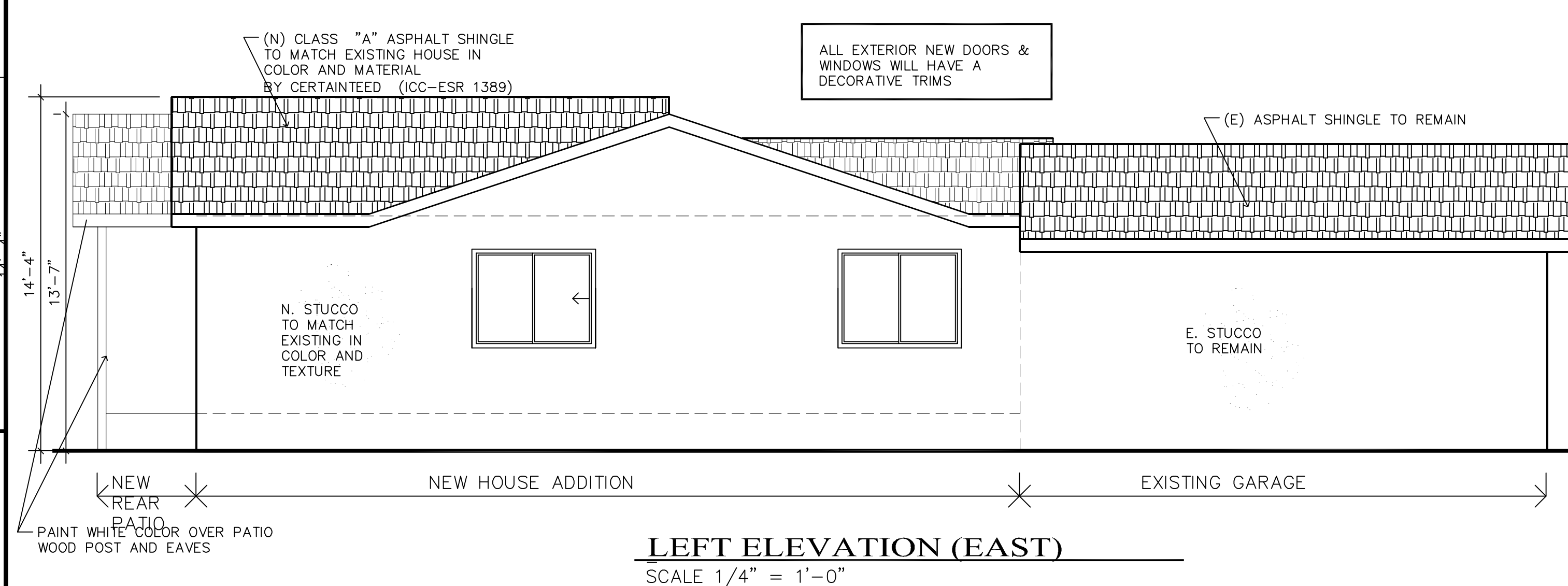
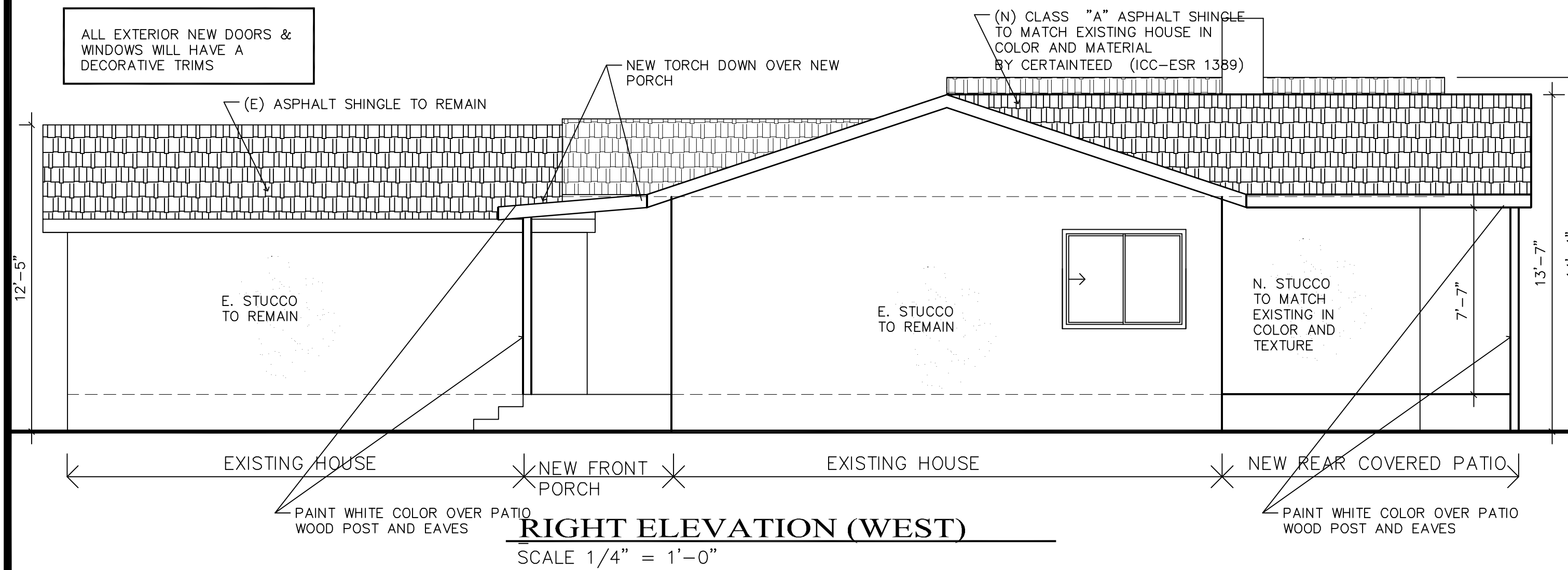
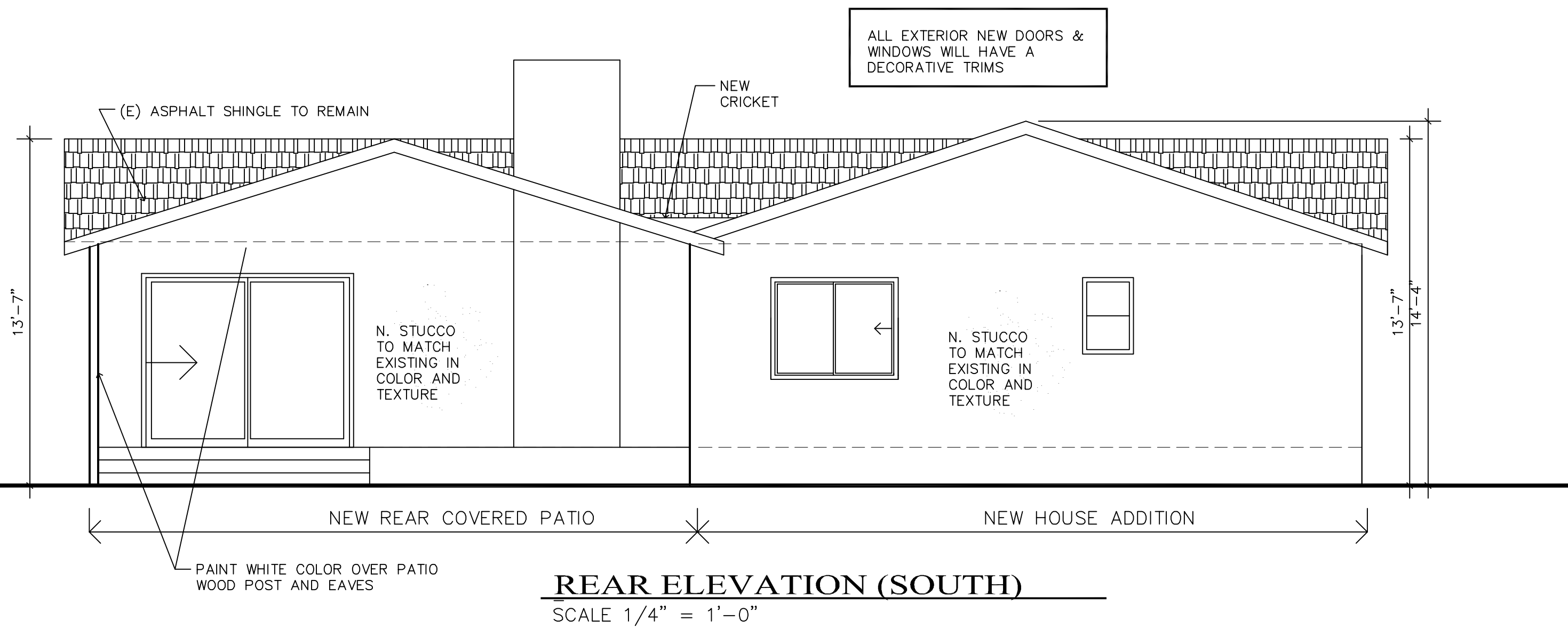
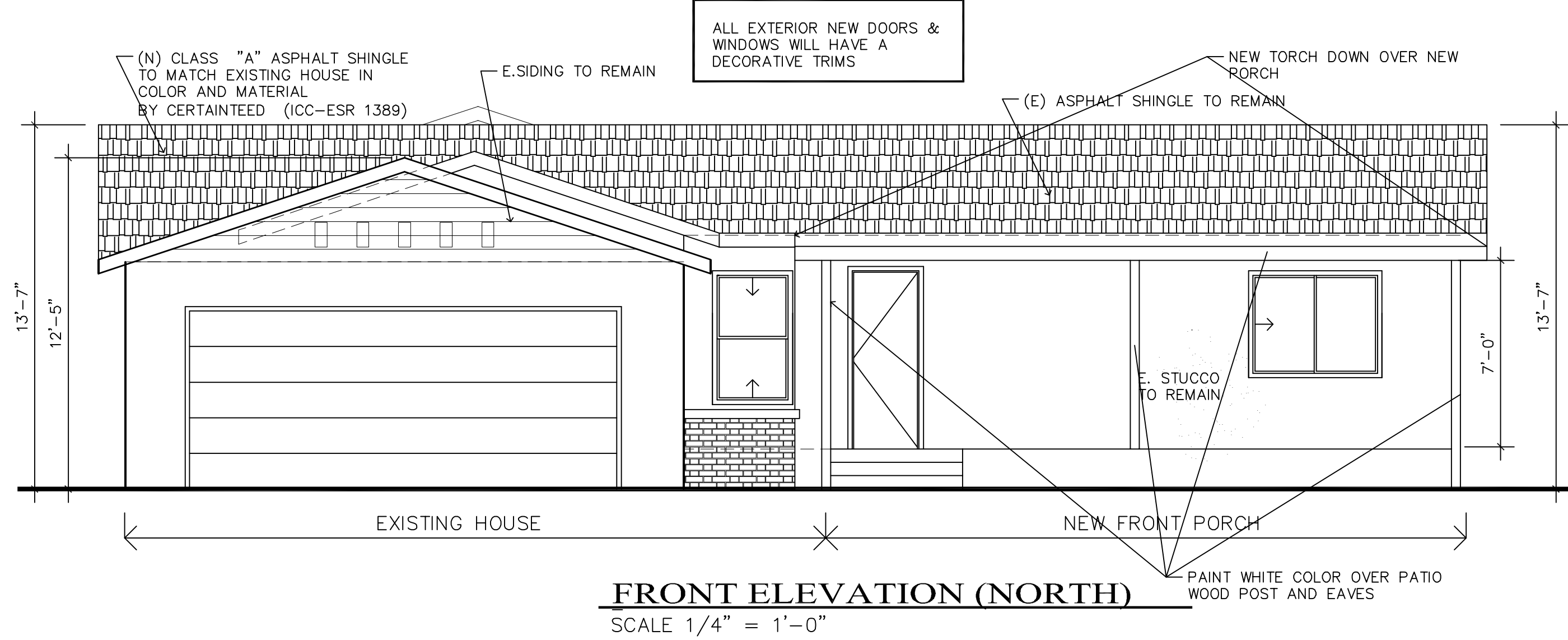
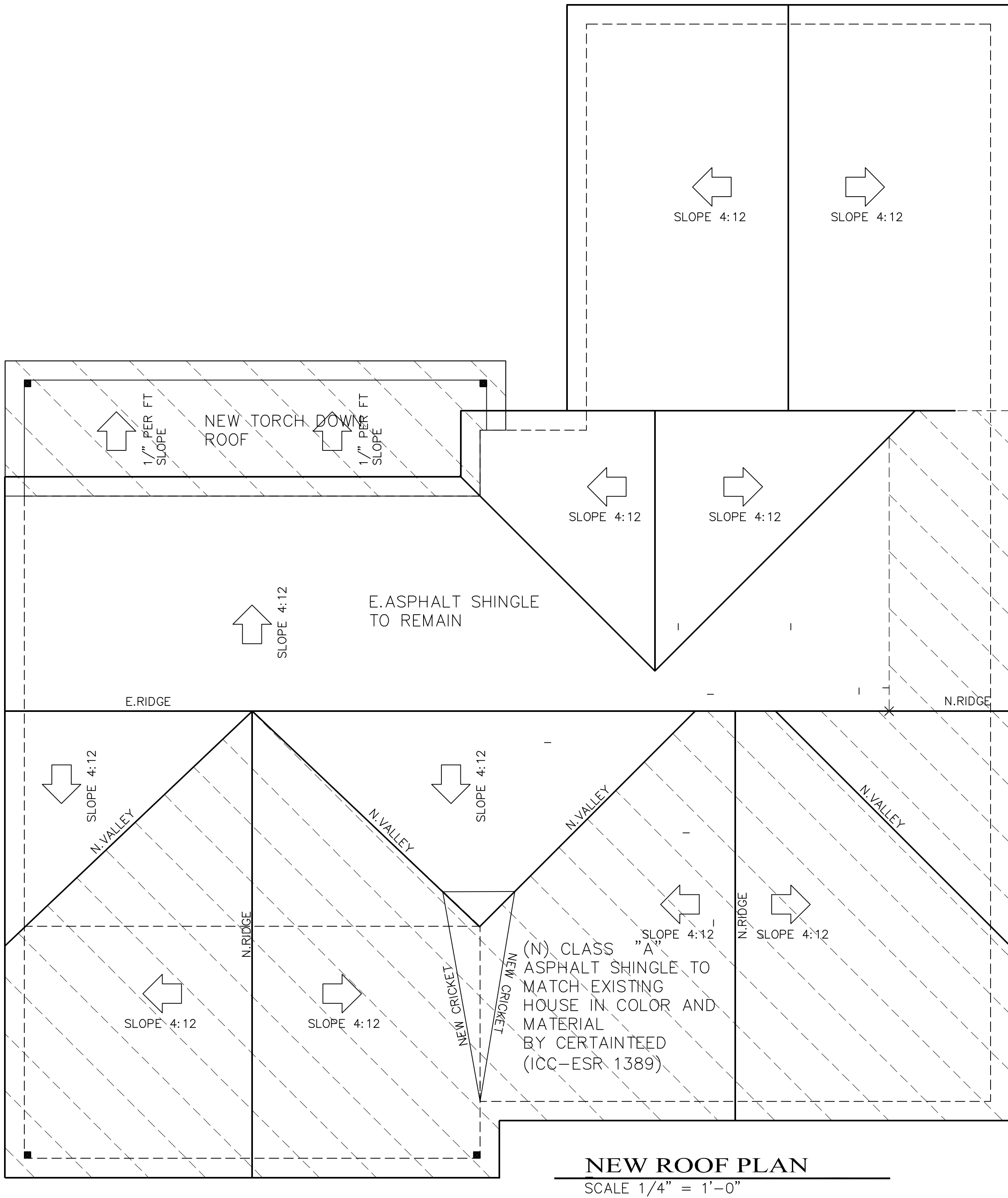
PROJECT DESCRIPTION:
ROOM ADDITION
OSVALDO SANTA ANA
5576 CUBA CIR
BUENA PARK CA, 90620

SITE PLAN

1 OF 3 SHEETS







REVISIONS	BY

PROJECT DESCRIPTION:
ROOM ADDITION
OSVALDO SANTA ANA
5576 CUBA CIR
BUENA PARK CA, 90620

PLAN PREPARED BY:
FADY TAWADROUS
F.T. DESIGN GROUP
2944 E. BLUERIDGE AVE
ORANGE CA, 92867
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f_tawadrous@hotmail.com

DRAWING TITLE:
ROOF
PLAN &
ELEVATIONS

DRAWN
CHECKED
DATE 08-14-24
SCALE
JOB NO. 240602
SHEET



City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

PUBLIC HEARING NOTICE

VICINITY MAP



ZONING ADMINISTRATOR

October 3, 2024 – 8:30 a.m.

SITE PLAN REVIEW NO. SP-24-12

5576 Cuba Circle

APN: 263-201-18