CHAIR JUDEH
VICE CHAIR CARVER
COMMISSIONER DAVIS
COMMISSIONER DIEP
COMMISSIONER PATINO

Wednesday, June 10, 2026, 6:30 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

PLANNING COMMISSION AGENDA

6:30 p.m.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

2.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Planning Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Those wishing to speak are asked to add their information at the digital kiosk located at the entrance of the Council Chamber.

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3. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Commissioner requests separate action. At this time the Commissioner or public may ask to speak on any item on the Consent Calendar.

3.A. APPROVAL OF MINUTES

Approval of minutes of the May 27, 2026 Planning Commission Meeting

4. PUBLIC HEARING

4.A. PARCEL MAP NO. PM-26-1 AND TENTATIVE TRACT MAP NO. TT-25-3

Tentative Parcel Map No. 2025-180, a request to subdivide the current three (3) existing parcels into three (3) new reconfigured parcels (Parcel 1-3); and a Vesting Tentative Tract Map No. 19418, to subdivide Parcel 3 containing approximately 1.43-acres for condominium purposes.

The applicant is Buena Park 3 Inv, LLC (City Ventures Holdings, LLC), 3121 Michelson Drive, Suite 150, Irvine, CA 92612, on behalf of the property owner JBL Holdings, LLC, 1616 Beverly Boulevard, Suite 240, Los Angeles, CA 90026.

The project is Categorically Exempt, pursuant to Section 15315 (Minor Land Divisions) Class 15 and Section 15332 (In-Fill Development Projects) Class 32 of the State of California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolutions with Conditions of Approval approving Parcel Map (PM-26-1) and Tentative Tract Map (TT-25-3).

5. STAFF REPORTS

5.A. STAFF REPORTS

6. AGENDA FORECAST

6.A. ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7. COMMISSION REPORTS

7.A. COMMISSION REPORTS

8. ADJOURNMENT

8.A. 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 Planning Commission less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the Planning Division Office. Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

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

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Planning Division at (714) 562-3620 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

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

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

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

Ruth Santos
Sr. Administrative Assistant

Date Posted: June 4, 2026

City of Buena Park

Planning Commission Agenda Report

A. APPROVAL OF MINUTES

Approval of minutes of the May 27, 2026 Planning Commission Meeting

Meeting	Agenda Group
Wednesday, June 10, 2026, 6:30 PM	CONSENT CALENDAR Item: 3A.

Prepared By	Department Head Approval
Harald Luna, Planning Manager	Matt Foulkes, Director of Community & Economic Development

Presented By
Harald Luna, Planning Manager

Attachments

2026-05-27 PC M Draft.pdf

CITY OF BUENA PARK
MINUTES OF CITY PLANNING COMMISSION MEETING
May 27, 2026

The meeting of the Planning Commission of the City of Buena Park convened at 6:30 p.m. on May 27, 2026, in the City Council Chamber, 6650 Beach Boulevard, Buena Park, California, with Chair Judeh presiding.

PRESENT: COMMISSIONERS: Carver, Davis, Diep, Patiño, and Judeh

Matt Foulkes, Community and Economic Development Director
Harald Luna, Planning Manager
Joshua Alvarez, Associate Planner
Adrian Flores, Associate Planner
John Lam, Assistant City Attorney
Deepthi Arabolu, P.E., T.E., Assistant City Engineer
Ruth Santos, Senior Administrative Assistant

1. GENERAL

1A. CALL TO ORDER
1B. ROLL CALL
1C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

None.

INTRODUCTION

Mr. Luna introduced Adrian Flores, Associate Planner.

3. CONSENT CALENDAR

3.A. APPROVAL OF MINUTES – May 18, 2026 Planning Commission Meeting.

RECOMMENDED ACTION: Approve

Commissioner Diep moved and Commissioner Patiño seconded the motion to approve the minutes of the May 18, 2026 Planning Commission meeting.

The motion passed with the following votes:

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

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4. PUBLIC HEARING

4.A DEVELOPMENT AGREEMENT NO. DA-25-1 AMD VARIANCE NO. V-25-1

A request to adopt resolutions recommending City Council approval of a Development Agreement (DA-25-1) and Variance (V-25-1) for the development of an approximately 8.63-acre site with an Aquarium (including eatery) at approximately 76,000 square feet, (57,500 square feet on level 1 and 18,500 square feet on level 2) and approximately 35-foot maximum building height. Additionally, a Butterfly Exhibit and Conservatory (including eatery) at approximately 42,000 square feet and approximately 30 feet in building height. Other commercial/retail spaces at approximately 5,500 square feet. Site Improvements include new parking lot, landscaping, utility connections, and street frontage improvements (sidewalk, driveways, curb and gutter) at 7711-7733 Beach Boulevard. The property owner is the City of Buena Park, 6650 Beach Boulevard, Buena Park, CA.

Mr. Foulkes presented the staff report.

Staff responded to Planning Commissioners' questions about traffic, parking, space for visitors and pedestrians viewing the outdoor display, and room for possible future expansion.

Chair Judeh opened the public hearing.

Mr. Knishinsky, representing the applicant, described the proposed project, including traffic, parking, viewing areas and safety measures in relation to the outdoor display, and the building design allowing room for possible future expansion.

There being no other speakers and no other written communication, Chair Judeh closed the public hearing.

Commissioner Davis moved and Commissioner Diep seconded the motion to approve the resolutions recommending City Council approval.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS: Patiño, Diep, Carver, Davis, and Judeh
NOES:	0	COMMISSIONER:
ABSENT:	0	COMMISSIONER:
RECUSED:	0	COMMISSIONER:

RESOLUTION NO. 6406
DEVELOPMENT AGREEMENT NO. DA-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK RECOMMENDING THAT THE CITY COUNCIL

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APPROVE DEVELOPMENT AGREEMENT NO. DA-25-1 TO DEVELOP AN AQUARIUM, BUTTERFLY EXHIBIT AND ASSOCIATED ONSITE IMPROVEMENTS AT 7711-7733 BEACH BOULEVARD (APNS: 136-203-40, 136-211-64 AND 136-211-57) WITHIN THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN (ECSP) ZONE AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF BUENA PARK

RESOLUTION NO. 6407
VARIANCE NO. V-25-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, RECOMMENDING THAT THE BUENA PARK CITY COUNCIL APPROVE A VARIANCE TO REDUCE THE MINIMUM LANDSCAPE SETBACK IN THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN (ECSP) FOR THE DEVELOPMENT OF AN AQUARIUM, BUTTERFLY EXHIBIT AND ASSOCIATED ONSITE IMPROVEMENTS ON PROPERTY LOCATED AT 7711-7733 BEACH BOULEVARD (APNS: 136-203-40, 136-211-64 AND 136-211-57), AND MAKING FINDINGS IN SUPPORT THEREOF

4.B. CONDITIONAL USE PERMIT NO. CU-26-3

A request to allow for the establishment and operation of a wholesale construction supply business with incidental outdoor storage and associated on- and off-site improvements at 6291 Western Avenue.

The applicant is Mike Grannis, Catalina Partners Corp, 1815 Via El Prado, Suite 300, Redondo Beach, CA 90277, on behalf of the property owner Fit Kit INC, 200 SW 1st Avenue, 14th Floor, Fort Lauderdale, Florida 33301.

Mr. Alvarez presented the staff report.

Vice Chair Carver asked about traffic and emergency access on the alley.

Commissioner Patiño asked about material storage, including possible hazardous materials.

Chair Judeh opened the public hearing.

Mike Grannis, applicant, discussed the proposed project, explained that storage will not include hazardous materials, and clarified that deliveries for the proposed use will be taken from Western Avenue only and not the alley.

Ryan Benhard, representing 6411 Western, said that he is not opposed to the project but asked for clarification about his property line, adjacent to the proposed project, the path of travel along Western Avenue, and restricting the alley access off of 8th Street for emergency and trash vehicles only.

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Mr. Grannis said that he is in discussions with Mr. Benhard regarding his property line and gave an assurance that he will limit the use of the alley to emergency use and trash pick-up vehicles only, with no deliveries.

There being no other speakers and no written communications, Chair Judeh closed the public hearing.

Commissioner Diep moved and Chair Judeh seconded the motion to adopt the resolution approving Conditional Use Permit No. CU-26-3, with the added condition that no commercial delivery or pickup of materials shall be permitted within the vehicular access area off of the alley from 8th Street.

The motion passed with the following votes:

AYES:	5	COMMISSIONERS: Diep, Judeh, Carver, Davis, and Patiño
NOES:	0	COMMISSIONER:
ABSENT:	0	COMMISSIONER:
RECUSED:	0	COMMISSIONER:

RESOLUTION NO. 6408
CONDITIONAL USE PERMIT NO. CU-26-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW FOR THE ESTABLISHMENT AND OPERATION OF A WHOLESALE CONSTRUCTION SUPPLY BUSINESS WITH INCIDENTAL OUTDOOR STORAGE AND ASSOCIATED ON- AND OFF-SITE IMPROVEMENTS AT 6291 WESTERN AVENUE WITHIN THE ML (LIGHT INDUSTRIAL) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

5. STAFF REPORT:

None.

6. AGENDA FORECAST:

Mr. Luna announced that the June 10, 2026 Planning Commission meeting will possibly include a Parcel Map/Tentative Tract Map at 9011 & 9021 Knott Avenue.

7. COMMISSION REPORTS:

Vice Carver thanked staff and Planning Commissioners for welcoming him into the Planning Commission.

Commissioner Davis invited everyone to the Juneteenth celebration at Boisseranc Park.

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8. ADJOURNMENT:

At 7:38 p.m., Chair Judeh adjourned the Planning Commission meeting.

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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June 10, 2026
PUBLIC HEARING
Item No. 4A.

Planning Commission Agenda Report

PARCEL MAP NO. PM-26-1 AND TENTATIVE TRACT MAP NO. TT-25-3

PREPARED BY	PRESENTED BY
Harald Luna, Planning Manager	Harald Luna, Planning Manager
REVIEWED AND APPROVED BY	**DIRECTOR APPROVAL**
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Staff recommends that the Planning Commission adopt the attached Resolutions approving Parcel Map (PM-26-1), and Tentative Tract Map (TT-25-3) based on the facts and findings provided therein.

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN)	9011 Knott Avenue & 9021 Knott Avenue / 134-062-18, -24, and -27
Lot Area	3.77 acres
Street Frontage	290.79 feet
General Plan Land Use Designation	Office Professional
Zoning District	CO (Office) with Mixed Use Overlay-45
Existing Development	Parcel 3 and the westerly rear portions of Parcels 1 and 2 are vacant and will be improved for condominium purposes. The existing two-story assisted living facility and single-story residential skilled nursing facility and on-site improvements located on the easterly side of Parcels 1 and 2 will remain.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN LAND USE	ZONING	EXISTING LAND USE
North	Commercial, and Office Professional	CG (Commercial General), and CO (Office)	Multi-tenant commercial/office, Medical/Dental offices, and Car wash facility
South	-	-	City of Anaheim
East	-	-	City of Anaheim
West	Planned Development	PD (Planned Development)	Single-Family Residential

BACKGROUND:

The subject parcels were originally developed as residential care facilities in 1968. Table 1 below summarizes the various entitlements that have occurred at the properties.

TABLE 1: Entitlements

Entitlement Number	Date of Action	Description
9011 Knott Avenue		
CU-287	December 11, 1968	Planning Commission Resolution No. 1975 to permit a 100 boarding home for the aged.
CU-928	March 26, 1986	Planning Commission Resolution No. 3820 approving a conditional use permit to expand an existing board and care facility and to establish and maintain an elderly care facility.
V-1054	March 26, 1986	Planning Commission Resolution No. 3821 approving a variance to delete the required landscaping setback adjacent to a residential zone and to permit a building to exceed the height limits allowed in conjunction with the expansion of an existing board and care facility and establish of an elderly care facility.
9021 Knott Avenue		

CU-162 (ZA)	June 8, 1965	City Council Resolution No. 2552 approving a conditional use permit for a 99-bed convalescent home, expandable to 200 beds.
CU-162M01	January 14, 1969	City Council Resolution No. 3648 approving modification 1 to a conditional use permit to allow a 100-bed addition to existing convalescent hospital, to be utilized by a long-term convalescent, long term light mental, geriatric and post operative patient facility.
CU-162M02	June 4, 1973	City Council Resolution No. 4963 approving modification 2 to a conditional use permit for short term rehabilitation of alcoholic patients.
CU-928	March 26, 1986	Planning Commission Resolution No. 3820 approving a conditional use permit to expand an existing board and care facility and to establish and maintain an elderly care facility.
V-1054	March 26, 1986	Planning Commission Resolution No. 3821 approved a variance to delete the required landscaping setback adjacent to a residential zone and to permit a building to exceed the height limits allowed in conjunction with the expansion of an existing board and care facility and establish of an elderly care facility.

APPLICATION ANALYSIS:

Project Description:

Tentative Parcel Map:

The applicant is proposing to subdivide the three (3) existing parcels totaling approximately 3.77-acres in two phases. The first phase consists of the subdivision (Tentative Parcel Map No. 2025-180) of the existing three parcels into three (3) new reconfigured parcels identified as Parcels 1, 2 and 3. The reconfigured parcels do not result in a change to the outer boundaries of the project area. Below is a summary of the existing and proposed parcels:

Parcel Number:	**Assessor's Parcel Number (APN):**	**Existing Lot size (Gross) acres:**	**Proposed Lot size (Gross) acres:**
1	134-062-27	1.321	1.087

2	134-062-18	2.260	1.250
3	134-062-24	0.196	1.438
	Total	**3.77**	**3.77**

The northern parcel (Parcel 1) will retain the existing two-story assisted living facility totaling approximately 15,211 square feet and parking lot on approximately 1.087 acres. The southern parcel (Parcel 2) will retain the existing single-story skilled nursing facility totaling approximately 24,303 square feet and parking lot on approximately 1.250 acres. The western parcel (Parcel 3), which is currently vacant, will be further subdivided through Tentative Tract Map (TT-25-3) for condominium residential purposes.

Tentative Tract Map:

The second phase consists of Vesting Tentative Tract Map No. 19418 to allow the subdivision of the newly reconfigured Parcel 3 containing approximately 1.438-acres for condominium purposes (35-unit, for-sale residential development).

SB 330 Preliminary Review No. PA-25-9:

An SB 330 Preliminary Review application is for housing development projects within a Housing Incentive Overlay (HIO) zone seeking vesting rights pursuant to Senate Bill 330, the Housing Crisis Act of 2019. The proposed 35-unit townhome development project associated with the Vesting Tentative Tract Map is deemed a Multi-Family Dwelling Residential use and is a permitted by-right use in accordance with the provisions of the HIO Table 2.3.1 – Permitted Use Table (Mixed-Use Overlay) within the Mixed-Use Overlay-45 (MUO-45) and is subject to the Objective Design and Development Standards (ODDS).

The property's Mixed-Use Overlay zoning means that the proposed residential project does not require a zone change in order for the property to be developed with a residential use because the residential use and the proposed density (25 dwelling units per acre) are consistent with the Mixed-Use Overlay-45 which allows a minimum of 16 dwelling units per net acre up to 45 dwelling units per net acre. The proposal has been reviewed and is in compliance with the adopted Housing Incentive Overlay Objective Design and Development Standards, and Architectural Style Objective Standards. As a result, the design of the proposed 35-unit townhome development is not subject to review by the Planning Commission. The Planning Commission may only take action on the proposed Tentative Parcel Map (PM-26-1) and Tentative Tract Map (TT-25-3) as it relates to the proposed subdivision of a parcel for condominium purposes to accommodate the proposed multi-family residential townhome development.

Site Access:

Vehicular and pedestrian access to the site will be provided through a non-exclusive easement from Lincoln Avenue through the Lincoln Glen Townhome Community via the existing 44-foot-wide private street (Lincoln Glen Drive) to the west side of the subject property. The proposed internal streets and driveways are provided to accommodate on-site vehicular access, emergency and trash service vehicle circulation, and access to the off-street parking areas.

DISCUSSION:

Entitlements Required:

The following entitlements are required for this subdivision project:

Tentative Parcel Map No. PM-26-1: (Tentative Parcel Map No. 2025-180) to subdivide the current three (3) existing parcels totaling approximately 3.77-acres into three (3) new reconfigured parcels identified as Parcels 1-3.

Tentative Tract Map No. TT-25-3: (Vesting Tentative Tract Map No. 19418) to allow the subdivision of the newly reconfigured Parcel 3 containing approximately 1.438-acres into a 35-unit residential condominium development.

The newly created parcels through Tentative Parcel Map No. PM-26-1 (Orange County Tentative Parcel Map No. 2025-180) meet the minimum site requirements for the zone, as well as the requirements of the Subdivision Map Act (Title 18 of the BPMC). The proposed maps have been reviewed for consistency with the City's General Plan, development standards, Subdivision Ordinance, and State Subdivision Map Act. The parcel/tract map design and configuration are consistent with applicable development criteria for multi-family residential housing projects and complies with the goals of the General Plan. Lastly, the project will assist the City in meeting the housing goals contained in the City's General Plan Housing Element as well as State Regional Housing Need Allocation (RHNA) requirements.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15315 (Minor Land Divisions) Class 15 of the State CEQA Guidelines, because the project consists of the reconfiguration of the three (3) existing parcels (Parcels 1-3) and is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Additionally, the project is Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) Class 32 of the State of California Environmental Quality Act (CEQA) Guidelines, because the project is consistent with the applicable General Plan designation and applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed project is within the city limits on a project site of no more than 5-acres and is substantially surrounded by urban uses. The project has no value as habitat for endangered, rare or threatened species. The approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water, and the site can be adequately served by all utilities and public services.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at City Hall, the Buena Park website, Buena Park Library, and Ehlers Event Center on May 28, 2026; and 81 public hearing notices were mailed to property owners located within a 300-foot radius of the subject property on May 28, 2026. As of the publication of this report, no correspondence has been received regarding the proposed project.

Attachments

PROPOSED PLANNING COMMISSION RESOLUTION PM-26-1 TENTATIVE PARCEL MAP NO. 2025-180.pdf

PROPOSED PLANNING COMMISSION RESOLUTION TT-25-3 VESTING TENTATIVE TRACT MAP NO. 19418.pdf

PM-26-1 TENTATIVE PARCEL MAP NO. 2025-180 RECEIVED APR 29 2026 PLANNING DIV.pdf

TT-25-3 VESTING TENTATIVE TRACT MAP NO. 19418 RECEIVED APR 29 2026 PLANNING DIV.pdf

PROJECT NARRATIVE LETTER RECEIVED MAR 23 2026 PLANNING DIV.pdf

PM-26-1 TT-25-3 VICINITY MAP.pdf

RESOLUTION NO.
TENTATIVE PARCEL MAP NO. PM-26-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP (TENTATIVE PARCEL MAP NO. 2025-180) TO ALLOW A SUBDIVISION OF THREE EXISTING PARCELS CONTAINING 3.77-ACRES INTO THREE (3) NEW RECONFIGURED PARCELS (PARCELS 1-3) AT 9011 KNOTT AVENUE AND 9021 KNOTT AVENUE (APNS: 134-062-18, -24, AND -27), WITHIN THE CO (OFFICE) WITH MIXED-USE OVERLAY – 45 (MUO-45) ZONE AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Buena Park 3 Inv, LLC (City Ventures Holdings, LLC), applicant, 3121 Michelson Drive, Suite 150, Irvine, CA 92612, on behalf of JBL Holdings, LLC, property owner, 1616 Beverly Boulevard, Suite 240, Los Angeles, CA 90026, have filed an application for a Tentative Parcel Map No. PM-26-1 request to subdivide the existing three (3) parcels containing 3.77-acres into three (3) new reconfigured parcels (Parcels 1-3) for the properties located at 9011 Knott Avenue and 9021 Knott Avenue in Buena Park, California, in the County of Orange (APNs: 134-062-18, 134-062-24, AND 134-062-27). Hereinafter in this Resolution, the subject Tentative Parcel Map request is referred to as the "Application."

(ii) On June 10, 2026, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Planning Commission has reviewed and considered all components of the proposed Tentative Parcel Map No. PM-26-1 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 PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves, as follows:

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

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and the Tentative Parcel Map No. PM-26-1 plans stamped **"**RECEIVED APR 29 2026 PLANNING DIV.," this Commission hereby specifically finds, determines, and resolves as follows:

a. The subdivision map design is consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The newly created lot conforms to the site requirements for the CO (Office) and

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Housing Incentive Overlay (HIO) Mixed-Use Overlay – 45 (MUO-45) Objective Design and Development Standards (ODDS).

b. The site is physically suitable for the type of development. The site is relatively flat. No new development is proposed in Parcels 1 and 2 and will retain the existing improvements, and Parcel 3 will be developed with a new multi-family residential development in the future.

c. Neither the design of the subdivision nor the proposed improvements will cause environmental damage or affect fish, wildlife or their habitat.

d. The project design will be consistent with the existing and intended area character and design. The newly created reconfigured lot sizes are consistent with the existing lot sizes in the area.

e. The design of the subdivision and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, properties within the proposed subdivision. There currently are several utility easements through the site which are in the process of being quit-claimed. Vehicular and pedestrian access to the project will be provided through a non-exclusive easement from Lincoln Avenue through the Lincoln Glen Townhome Community via the existing 44-foot-wide private street (Lincoln Glen Drive) to the west side of the subject property.

3. The Planning Commission hereby finds and determines that the project identified above in this Resolution, Tentative Parcel Map No. PM-26-1, is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgate thereunder pursuant to Section 15315 (Minor Land Divisions) Class 15 of Title 14 of the California Code of Regulations. To this end, the project is consistent with the applicable General Plan designation and applicable General Plan policies as well as with applicable zoning designation and regulations.

4. Based upon the findings and conclusions set forth in the above paragraphs, the Planning Commission hereby approves the Tentative Parcel Map No. PM-26-1 application subject to the plans stamped “RECEIVED APR 29 2026 PLANNING DIV,” as modified herein and the following conditions set forth in paragraph 9 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:

<u>PUBLIC WORKS DEPARTMENT</u>:

DESIGN:

1. In accordance with the State Subdivision Map Act and Title 18 of the Buena Park City Code, tentative and final parcel maps are required. All improvements required to be completed by the subdivider shall be in accordance with the design standards and

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specifications adopted by the City of Buena Park. Copies of the title report and traverse calculations shall be submitted to the City Engineer at the time of, or prior to, the first submittal of the final parcel map. The parcel map shall conform to Orange County Ordinance No. 3808 for boundary data in a digital format.

A. The parcel configuration shown on the Parcel Map shall be consistent with Vesting Tentative Tract Map No. TT-25-3. Any Modifications to parcel boundaries shall be subject to review and approval by the City Engineer.

B. Each parcel shall have legal access to a public right-of-way to the satisfaction of the City Engineer. If direct access is not available, reciprocal access easements shall be provided and recorded.

C. Easements shall be granted as necessary to provide access, utilities, and drainage across parcel boundaries, the satisfaction of the City Engineer.

D. All existing easements of record within or affecting the subject property shall be shown on the Parcel Map, including recording information and purpose of the easement.

E. Parcel Map No. PM-26-1 shall be approved and recorded prior to approval and recordation of any final tract map associated with Vesting Tentative Tract Map No. TT-25-3, unless otherwise approved by the City Engineer and City Attorney.

F. Any existing public sewer main, public utility facility, or associated City easement located within or affecting the subject property shall be shown on the Parcel Map with the applicable recording information. If the applicant proposes to abandon, remove, relocate, realign, quitclaim, or otherwise modify and existing public sewer facility or City easement, the proposed replacement facility and required public utility easement shall be shown on the Parcel Map or provided by separate instrument, as approved by the City Engineer and City Attorney. No existing City easement shall be quitclaimed, vacated, or otherwise released until the City has approved the replacement facility and easement, if required.

PLANNING DIVISION:

1. This approval shall be for the subdivision of the three (3) existing parcels totaling approximately 3.77-acres into three (3) new reconfigured parcels (Parcels 1-3) in substantial compliance with the plans stamped “RECEIVED APR 29 2026 PLANNING DIV.”

2. This approval shall be contingent upon the approval and recordation of the associated Tentative Tract Map No. TT-25-3 (Vesting Tentative Tract Map No. 19418) to subdivide Parcel 3 containing approximately 1.438-acres into a 35-unit residential condominium development in substantial compliance with the Vesting Tentative Tract Map No. 19418 plans dated “RECEIVED APR 29, 2026 PLANNING DIV.,” and as conditioned herein.

3. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval 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. This shall include any sets of revisions.

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4. The final Parcel Map shall conform to the plan as finally approved by the Planning Commission as conditioned herein. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any proposed changes to the plans post entitlement which the Community and Economic Development Director determines to be substantive shall require the approval of the Planning Commission and/or City Council.
5. Conditional Use Permits for the existing assisted living facility (CU-928) and skilled nursing facility (CU-162) shall be modified to reflect the new parcel map subdivision. Further, the parcels (Parcel 1-2) shall be required to provide code compliant parking spaces. A shared drive between the two parcels (Parcel 1-2) shall be maintained in perpetuity, via a reciprocal access agreement.
6. This Tentative Parcel Map shall be recorded within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project unless extended by the City pursuant to Sections 66452.6 and 66463.5 of the Map Act.
7. 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.
8. 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.
9. 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.

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PASSED AND ADOPTED this 10th day of June 2026 by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Tentative Parcel Map No. PM-26-1 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner / Applicant

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RESOLUTION NO.
TENTATIVE TRACT MAP NO. TT-25-3

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP (VESTING TENTATIVE TRACT MAP NO. 19418) FOR CONDOMINIUM PURPOSES AT 9011 KNOTT AVENUE AND 9021 KNOTT AVENUE (APNS: 134-062-18, -24, AND -27), WITHIN THE CO (OFFICE) WITH MIXED-USE OVERLAY – 45 (MUO-45) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Buena Park 3 Inv, LLC (City Ventures Holdings, LLC), applicant, 3121 Michelson Drive, Suite 150, Irvine, CA 92612, on behalf of JBL Holdings, LLC, property owner, 1616 Beverly Boulevard, Suite 240, Los Angeles, CA 90026, have filed an application for a Tentative Tract Map No. TT-25-3 to allow the subdivision of Parcel 3 containing approximately 1.438-acres into a 35-unit residential condominium development at 9011 Knott Avenue and 9021 Knott Avenue in Buena Park, California, in the County of Orange (APNs: 134-062-18, 134-062-24, AND 134-062-27). Hereinafter in this Resolution, the subject Tentative Tract Map request is referred to as the "Application."

(ii) On June 10, 2026, the Planning Commission conducted a duly noticed public hearing on the application, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Planning Commission has reviewed and considered all components of the proposed Tentative Tract Map No. TT-25-3 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 PLANNING COMMISSION OF THE CITY OF BUENA PARK, does hereby finds, determines and resolves, as follows:

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

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing, including written staff reports, verbal testimony, and the Tentative Tract Map No. TT-25-3 plans stamped **"**RECEIVED APR 29 2026 PLANNING DIV.," this Commission hereby specifically finds, determines, and resolves as follows:

a. **FINDING:** The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act.

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FACT: The proposed Tract Map, for condominium purposes, is consistent with the City's General Plan land use designation of Office Professional and complies with the applicable zoning standards pursuant to the SB 330 provisions which allow residential uses to be developed on property that is not zoned for residential provided the project meets the Housing Incentive Overlay (HIO) Mixed-Use Overlay – 45 (MUO-45) Objective Design and Development Standards (ODDS) and is within the allowed density of the MUO-45.

b. FINDING: The site is physically suitable for the proposed density.

FACT: The proposed project has a density of 25 dwelling units per acre which is less than the maximum permitted density of 45 dwelling units per acre maximum in the Mixed-Use Overlay-45.

c. **FINDING:** The site is physically suitable for the type of development.

FACT: The subject site is rectangular in shape and is relatively flat and will accommodate the proposed development pursuant to the proposed Vesting Tentative Tract Map. The site is located within an urbanized area, and serviced by all utilities. Vehicular and pedestrian access to the site will be provided through a non-exclusive easement from Lincoln Avenue through the Lincoln Glen Townhome Community via the existing 44-foot-wide private street (Lincoln Glen Drive) to the west side of the subject property. The site also contains private streets that would provide internal circulation within the site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

d. **FINDING:** Neither the design of the subdivision nor the proposed improvements will cause environmental damage or affect fish, wildlife or their habitat.

FACT: The project site is not located within a wildlife habitat or environmentally protected area.

e. **FINDING:** The project design will be consistent with the existing and intended area character and design.

FACT: The Project is harmonious with the surrounding neighborhood and the Vesting Tentative Tract Map facilitates the development of the Site consistent with the Development Plans, which implements the Project in a manner that is compatible with adjacent uses and the surrounding neighborhood.

f. **FINDING:** The design of the development and proposed improvements will not conflict with easements, acquired by the public at large, for

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access through or use of, properties within the proposed subdivision.

FACT: There is no public access easement through the site. The design of the subdivision and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, properties within the proposed subdivision. There currently are several utility easements through the site which are in the process of being quit-claimed.

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

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

FACT: As detailed above, the Vesting Tentative Tract Map is consistent with the General Plan and Zoning, as amended. The Project conforms to the goals and policies in the General Plan.

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

FACT: As detailed above, the design and improvement of the subdivision is consistent with the General Plan and Zoning, as amended. The subdivision map design and improvements are consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance and the State Subdivision Map Act. The plan conforms to density pursuant to the State Density Bonus Law (Government Code Section 65915), street design, and is consistent with the General Plan designation of Office Professional and CO (Office) with Mixed-Use Overlay – 45 (MUO-45) zone.

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

FACT: The site is physically suitable for the townhome residential development proposed. As detailed above, the site is rectangular in shape and is relatively flat and will accommodate the proposed development. The development standards applicable to the Site are set forth in the Mixed-Use Overlay-45 (MUO-45) and is subject to the Objective Design and

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Development Standards (ODDS). Vehicular and pedestrian access to the site will be provided through a non-exclusive easement from Lincoln Avenue through the Lincoln Glen Townhome Community via the existing 44-foot-wide private street (Lincoln Glen Drive) to the west side of the subject property. The site also contains private streets that would provide internal circulation within the site. The internal streets would provide pedestrian access while maintaining an efficient circulation system for vehicles and emergency vehicle access.

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

FACT: The site is physically suitable for the proposed density of the development which includes 35 residential townhomes on approximately 1.438-acres. The site is rectangular in shape and is relatively flat and will accommodate the proposed density for the development. The project site will be developed with a residential use and the proposed density (25 dwelling units per acre) is consistent has a Mixed-Use Overlay-45 (MUO-45) which allows a minimum of 16 dwelling units per net acre up to 45 dwelling units per net acre. The proposed development of the site will help revitalize the site in a manner that will be harmonious with the adjacent neighborhoods.

FINDING: Government Code Section 66474(e) - That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACT: The project site is not located within a wildlife habitat or environmentally protected area. Therefore, neither the design of the subdivision nor the proposed improvements will cause substantial environmental damage or affect fish, wildlife or their habitat.

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

FACT: Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.

FINDING: Government Code Section 66474(g) - That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

4. Government Code Section 66412.3. In approving this Vesting Tentative Tract Map, the City has considered the housing needs of the region. Approval of the Vesting Tentative Tract Map will facilitate the ability to develop approximately 35 residential for-sale units, which will enhance the City's supply of housing, including the City's supply of affordable housing. As evaluated, the proposed project will be sufficiently serviced by infrastructure and public services will be sufficiently available.

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

6. The Planning Commission hereby finds and determines that the project identified above in this Resolution, Tentative Tract Map No. TT-25-3, is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgate thereunder pursuant to Section 15332 (In-Fill Development Projects) Class 32 of Title 14 of the California Code of Regulations. To this end, the project is consistent with the applicable General Plan designation and applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed project is within the city limits on a project site of no more than 5-acres and is substantially surrounded by urban uses. The project is has no value as habitat for endangered, rare or threatened species. The approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water, and the site can be adequately served by all utilities and public services.

7. Based upon the findings and conclusions set forth in the above paragraphs, the Planning Commission hereby approves the Tentative Tract Map No. TT-25-3 application subject to the plans stamped "RECEIVED APR 29 2026 PLANNING DIV," as modified herein and the following conditions set forth in paragraph 8 of this Resolution.

8. 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:

<u>PUBLIC WORKS DEPARTMENT</u>:

DESIGN:

1. Grading, storm drain, sewer, water, erosion control, and applicable off-site improvement plans for the 35-unit residential townhome development shall be prepared by a registered civil engineer on 24-inch by 36-inch sheets at a minimum scale of 1

inch = 40 feet. All improvements shall be designed and constructed in accordance with City standards and to the satisfaction of the City Engineer.

A. Vehicular access to the project, including the proposed driveway connection to Lincoln Glen Drive and any access through the adjacent neighborhood or private association area, shall be reviewed and approved by the City Traffic Division. Emergency access and internal site circulation shall be reviewed and approved by the Orange County Fire Authority. The approved access plan shall be submitted to the Engineering Division with the grading and improvement plan submittal.

B. Prior to approval of the final map or issuance of Public Works permits, the applicant shall provide documentation demonstrating that all required access rights, easements, HOA approvals, maintenance rights, or other legal agreements necessary to provide project access through Lincoln Glen Drive or adjacent private/common areas have been obtained, to the satisfaction of the City Engineer and City Attorney, as applicable.

C. If determined necessary during final map or improvement plan review, street dedications, public access easements, utility easements, drainage easements, or other right-of-way-related dedications shall be provided to the satisfaction of the City Engineer.

D. All new or future utility services required to serve the project shall be installed underground unless otherwise approved by the City Engineer. Any utility improvements or relocations required as part of the final design shall be shown on the improvement plans and constructed in accordance with City standards and applicable utility provider requirements.

E. Traffic impact fees, sewer impact fees, water impact fees, stormwater fees, and all other applicable Public Works fees shall be paid in accordance with City Resolution 9726, the current City Fee Schedule, and any applicable City requirements in effect at the time of permit issuance.

F. Parkway landscaping, irrigation, and any landscaping within areas subject to Public Works review shall be designed and installed in accordance with City standards. Landscaping shall not obstruct sight distance, interfere with utility access, or conflict with drainage, access, or maintenance requirements.

G. The approved Sewer Area Study shall remain applicable to the project, provided the final approved unit count, sewer layout, and connection points remain consistent with the approved study. The final sewer improvement plans shall be consistent with the approved Sewer Area Study and shall demonstrate that the proposed sewer system is adequate to serve the development, to the satisfaction of the City Engineer. Any changes to the unit count, sewer alignment, sewer connection point, or downstream routing shall require an updated sewer analysis.

H. Any existing public sewer main and associated City easement located within or affecting the project site shall be shown on the final tract map, improvement plans,

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and any applicable parcel map documents. If the applicant proposes to abandon, remove, relocate, realign, or otherwise modify any existing public sewer facility or easement, the proposed replacement alignment and required public sewer easement shall be shown on the final map or provided by separate instrument, as approved by the City Engineer and City Attorney. No existing public sewer easement shall be quitclaimed, vacated, or otherwise released until the City has approved the replacement public sewer facility and easement, if required.

I. The on-site sanitary sewer system shall remain private unless specifically accepted by the City for public maintenance. The final map, CC&Rs, maintenance agreement, or other document acceptable to the City shall identify the party responsible for the long-term operation, maintenance, repair, and replacement of all private sewer facilities.

J. The final water improvement plans shall identify all domestic, irrigation, and fire service connections required to serve the project. Backflow prevention devices shall be provided for all domestic, fire, and irrigation services in accordance with City standards. All water meters, detector checks, and backflow devices shall be City approved and installed in locations approved by the City Engineer and Water Division. Water meter sizing, model selection, and installation shall comply with City standards and approved equipment specifications. Water meters one inch or smaller shall be Neptune T-10 with Encoder that reads in gallons, or City-approved equal. Water meters 1.5 inches or larger shall be Neptune HPT or Neptune MACH-10 with Encoder that reads in gallons, or City-approved equal.

K. All on-site water, sewer, storm drain, drainage, water quality, private drive aisle, parking, and related facilities not accepted by the City for public maintenance shall remain private. CC&Rs, a maintenance agreement, or another document acceptable to the City shall be recorded identifying the responsible party for long-term operation, maintenance, repair, and replacement of private facilities.

L. The approved Preliminary Hydrology and Hydraulics Study shall remain applicable to the project, provided the final grading, drainage patterns, impervious area, storm drain layout, detention system, sump pump design, emergency overflow route, and discharge locations remain consistent with the approved study. The final drainage design shall be updated during final engineering to include final catch basin sizing, 100-year water surface elevation analysis, ponding exhibit, emergency overflow elevations, WSPG calculations, detention calculations, and sump pump design information, as applicable.

M. The proposed drainage system shall be designed to preserve historic drainage patterns to the satisfaction of the City Engineer. The project's detention system, Modular Wetland System, sump pump, emergency overflow route, and connection to the existing storm drain system shall be designed and constructed in accordance with the approved Preliminary Hydrology and Hydraulics Study, approved Preliminary WQMP, final grading plans, and City standards. The project shall not redirect runoff, increase ponding, or create adverse drainage impacts to adjacent properties, Lincoln Glen Drive, private storm drain facilities, or downstream public facilities.

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N. The applicant shall verify the location, ownership, capacity, condition, maintenance responsibility, and legal right to use any existing private or public storm drain facilities receiving project runoff. Any required drainage easements, maintenance agreements, HOA approvals, or permission to connect to or discharge into private storm drain facilities shall be provided prior to approval of the final map or issuance of grading permits, as determined by the City Engineer.

O. Off-site run-on from adjacent properties shall be accounted for in the final grading and drainage design. Off-site flows shall be collected and routed as shown in the approved drainage studies and shall remain separate from on-site water quality treatment flows unless otherwise approved by the City Engineer

P. The approved Preliminary WQMP shall be updated to a Final WQMP prior to issuance of the precise grading permit or any grading permit authorizing storm drain or water quality improvements, whichever occurs first. The Final WQMP shall be consistent with the final grading, drainage, detention, sump pump, Modular Wetland System, connector pipe screen, and storm drain design. The WQMP identifies the project as a priority project and includes long-term BMP maintenance responsibilities.

Q. The applicant shall record a WQMP maintenance covenant, operation and maintenance plan, or other document acceptable to the City identifying the responsible party for long-term inspection, maintenance, repair, and replacement of all structural and non-structural BMPs. The HOA or other responsible maintenance entity shall be responsible for implementation of the approved WQMP in perpetuity.

R. A geotechnical study prepared by a registered geotechnical engineer shall be submitted for review and approval. The report shall include recommendations for grading, retaining walls, slopes, pavement sections, private drive aisles, parking areas, utility installation, storm drain improvements, and water quality facilities. If infiltration based BMPs are proposed, the geotechnical report shall evaluate infiltration feasibility, groundwater, liquefaction, settlement, and potential impacts to structures and improvements.

S. All existing utilities, storm drain connections, abandoned services, private drainage facilities, pavement, or other improvements to be removed or modified as part of the project shall be properly abandoned, capped, removed, or relocated in accordance with City standards and to the satisfaction of the City Engineer.

T. The project is identified in the approved studies as being located within FEMA Zone X, 0.2% annual chance flood hazard. Final grading plans shall identify applicable flood zone information and shall provide finished pad elevations, drainage overflow routes, and 100-year water surface elevation information necessary to confirm that the project complies with City and Orange County drainage requirements.

U. The applicant shall process and record Parcel Map No. PM-26-1, or other map or instrument acceptable to the City Engineer and City Attorney, to formally establish

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the existing parcels in accordance with the State Subdivision Map Act prior to approval and recordation of any final map associated with TT-25-3. The final tract map for TT-25-3 shall be consistent with the recorded parcel map, and any access, utility, drainage, maintenance, or easement requirements resulting from PM-26-1 shall be incorporated into the TT-25-3 final map, CC&Rs, maintenance agreements, and improvement plans, as applicable.

V. The final tract map, easement documents, CC&Rs, maintenance agreements, and subdivision-related documents required for the project shall be prepared in accordance with the State Subdivision Map Act and Division I of Title 18 of the Buena Park Municipal Code. Required maps and legal documents shall be reviewed by the City and, when applicable, the Orange County Surveyor. The applicant shall provide the City with all review comments received from the Orange County Surveyor for each submittal.

W. Prior to issuance of grading permits for any phase of work resulting in soil disturbance of one acre or more, the applicant shall submit a copy of the Notice of Intent and assigned Waste Discharge Identification number from the State Water Resources Control Board. The applicant shall prepare and implement a Stormwater Pollution Prevention Plan, maintain a copy of the approved SWPPP at the project site, and include the assigned WDID number on the grading plan cover sheet.

X. The applicant shall resolve any inconsistencies in project documents related to tract number, parcel map number, legal description, ownership, easements, or project boundary prior to approval of the final map or issuance of Public Works permits, to the satisfaction of the City Engineer.

PERMIT ISSUANCE:

1. All fees, deposits, bonds, and financial assurances associated with grading, utility, drainage, frontage, off-site, and other improvements required by the Public Works Department shall be paid or posted prior to issuance of the applicable Public Works permits. Fee amounts shall be based on the current City Fee Schedule and approved cost estimates.

2. Before exercising any right or performing any work under a permit issued by the Public Works Department, the developer and contractor shall obtain a City Business License and submit insurance certificates and endorsements acceptable to the City.

3. Public Works permits, including grading permits, encroachment permits, utility permits, and related approvals, shall be obtained prior to commencement of any work within the public right-of-way, public easement, private easement subject to City review, or areas subject to Public Works jurisdiction.

4. Prior to issuance of the precise grading permit or any grading permit authorizing storm drain or water quality improvements, whichever occurs first, the applicant shall submit the Final WQMP for review and approval. The Final WQMP shall be consistent with the approved Preliminary WQMP, final grading plans, final hydrology/hydraulic calculations, and final storm drain design.

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5. Prior to final release of the project by the Public Works Department, the applicant shall provide documentation that the approved WQMP, maintenance covenant, and operation and maintenance plan have been recorded with the Orange County Recorder, unless otherwise approved by the City Engineer. Two hard copies and one electronic copy of the recorded WQMP package shall be provided to the City.

6. Prior to approval and recordation of the final map associated with TT-25-3, Parcel Map No. PM-26-1 shall be approved and recorded, unless otherwise approved by the City Engineer and City Attorney.

7. Prior to approval and recordation of the final map or issuance of grading permits, the applicant shall provide documentation of all required private access, drainage, utility, HOA, and maintenance agreements necessary to construct, access, use, and maintain the project improvements, to the satisfaction of the City Engineer.

8. A Transportation Hauling Permit shall be obtained for any vehicle, combination of vehicles, or special mobile equipment that exceeds the maximum size, weight, or load limits specified in the California Vehicle Code and applicable City requirements.

9. Prior to final release of the project by the Public Works Department or the refund of any cash deposits, the developer or contractor shall provide the City with a warranty bond for all public facilities and improvements. The warranty bond shall be held by the City for a period of one year after acceptance, unless otherwise required by the City Engineer.

10. Prior to final release of the project by the Public Works Department, all grading, drainage, utility, frontage, off-site, storm drain, water quality, and other improvements required by the Public Works Department shall be completed to the satisfaction of the City Engineer.

CONSTRUCTION:

1. A traffic control plan prepared by a registered civil engineer shall be submitted for review and approval for all utility connections, frontage improvements, hauling operations, and any other work within the public right-of-way that requires a lane closure, sidewalk closure, or pedestrian detour. A traffic control plan shall also be required for work on private property that affects public streets, sidewalks, drive aisles, or traffic circulation.

2. When more than one trench cut is made to install or relocate utility lines, the affected street shall be slurry sealed, grind and capped, or restored by another method approved by the City Engineer. Pavement restoration shall extend to the nearest lane line or as otherwise required by the City Engineer based on existing pavement condition and the extent of trenching.

3. An Engineered Grading and Utility Certification shall be prepared and signed by the project engineer. Certification shall address each applicable phase of work, including rough grading, fill placement, soil compaction, pad elevations, final grading, utilities, drainage improvements, detention facilities, sump pump facilities, emergency overflow

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routes, and WQMP facilities. Certifications shall be submitted to the City as required during construction and prior to Public Works final release.

4. Any existing private water wells located on the project site shall be abandoned in accordance with City and Orange County Health Department requirements.

5. Prior to Public Works final release, the applicant shall demonstrate that all structural BMPs, including Modular Wetland Systems, connector pipe screens, storm drain signage, detention facilities, and related water quality improvements, have been constructed in conformance with the approved Final WQMP and are functional, accessible, and assigned to the approved maintenance entity.

6. Prior to Public Works final release, the applicant shall demonstrate that the stormwater sump pump, detention system, emergency overflow route, and related drainage facilities have been constructed in conformance with the approved grading and drainage plans and are operational. Operation and maintenance responsibilities shall be assigned to the HOA or other responsible maintenance entity.

7. The applicant and contractor shall protect all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset in accordance with Orange County Surveyor standards after construction and at no cost to the City.

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

9. The applicant and contractor shall keep public streets, private access roads, sidewalks, gutters, and storm drain facilities free of construction debris, sediment, and tracking from the project site. Street sweeping and erosion control measures shall be provided as needed and as directed by the City.

10. Any damage to public improvements, private access improvements, drainage facilities, or utilities resulting from construction activities shall be repaired or replaced to City standards, or to the applicable private facility owner's standards where appropriate, at no cost to the City and to the satisfaction of the City Engineer.

ORANGE COUNTY FIRE AUTHORITY (OCFA):

1. DESIGN REVIEW: Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. The development review does not imply or express approvals on any subsequent plan submittal.

2. PLAN SUBMITTAL SEQUENCE: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

3. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

    - Fire Master Plan (service code PR145)

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4. Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:

    - Gates (service code PR180), if not part of Fire Master Plan

5. Prior to issuance of a building permit:

    - Underground piping for private hydrants and fire sprinkler systems (service code PR470- PR475)

    - Fire sprinkler system (service codes PR400-PR465)

6. Prior to concealing interior construction:

    - Fire alarm system (service code PR500-PR520)

7. Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org on the Planning and Development Section homepage.

8. **Temporary/Final Occupancy Inspections:** Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

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

10. **Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

PLANNING DIVISION:

1. This approval shall be for the subdivision of Parcel 3 containing approximately 1.438-acres for condominium purposes (35-unit residential condominium development) in substantial compliance with the plans stamped “RECEIVED APR 29 2026 PLANNING DIV.”

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2. This approval shall be contingent upon the approval and recordation of the associated Tentative Parcel Map No, PM-26-1 (Tentative Parcel Map No. 2025-180) to subdivide three (3) existing parcels totaling approximately 3.77-acres into three (3) new reconfigured parcels (Parcels 1-3) in substantial compliance with the Tentative Parcel Map No. 2025-180 plans dated “RECEIVED APR 29, 2026 PLANNING DIV.,” and as conditioned herein.
3. A non-exclusive irrevocable reciprocal easement between Parcel 3 of Parcel Map No. 2025-180 and Lot A and Lot B of Tract 16745 for vehicular and pedestrian ingress and egress access purposes to the benefit of the City of Buena Park shall be recorded concurrently with the final map (Vesting Tentative Tract Map No. 19418 (TT-25-3). The reciprocal easement shall be submitted to the City for review and approval by the City Attorney prior to recordation.
4. Prior to completion of the final Vesting Tentative Tract Map No. 19418 (TT-25-3) for the subdivision of Parcel 3 into a 35-unit residential condominium development, the associated final Parcel Map No. 2025-180 (PM-26-1) shall be recorded.
5. The applicant and/or property owner shall ensure that a copy of the Planning Commission 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. This shall include any sets of revisions.
6. The final Tract Map shall conform to the plan as finally approved by the Planning Commission as conditioned herein. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any proposed changes to the plans post entitlement which the Community and Economic Development Director determines to be substantive shall require the approval of the Planning Commission and/or City Council.
7. An affordable housing agreement on a City provided form to be approved by the City Attorney shall be required prior to Building Division permit issuance. The proposed project will provide a total of 2 units to be designated as very low-income affordable housing. The affordable housing units shall be deed restricted for a term of 55 years.
8. Construction activity shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday, and no work on Sundays or Federal holidays.
9. Prior to building permit issuance, the applicant shall provide a construction parking plan which depicts how construction traffic and construction worker parking shall be provided on site, or accommodated in an off-site parking lot with shuttle. There shall be no off-site construction related parking in adjacent neighborhoods/streets.
10. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
11. Any new walls and fencing, including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.428 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require separate fence and wall permit approval by the Planning Division, as necessary.

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12. A 6-inch-wide decorative masonry wall, at least 6 ft. high measured from the highest finished grade on either side of the wall, shall be provided and maintained along all the property lines of Parcel 3 consistent with the Vesting Tentative Tract Map No. 19418 Plans dated “RECEIVED APR 29, 2026 PLANNING DIV.” All the perimeter walls shall match in color and texture. No block wall construction shall occur until a Grading Plan has been approved by the Public Works Department, if required. Double walls shall be filled and capped to the satisfaction of the City.
13. Covenants, Conditions & Restrictions (CC&Rs), Articles of Incorporation and By-Laws for the homeowner’s association shall be reviewed and approved by City Staff and adopted by Planning Commission prior to recordation and issuance of Certificate of Occupancy and shall include the following requirements:
    a. CC&R’s shall include a restriction which prohibits illegal garage conversions and also require that all garages provide adequate vehicle access be maintained for the parking of two vehicles, unless otherwise permitted by law.
    b. Future room additions and expansion of balconies and patios shall not be permitted.
    c. Interior access to all rooms/areas of the townhome units shall be maintained at all times. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided. Unless otherwise permitted by law.
    d. Modification to any wall or fence within the development, including the wall or fence height, shall be reviewed and approved by the Planning Division, prior to building permit issuance.
    e. The CC&R’s shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance, both interior and exterior, of all buildings, plumbing and electrical facilities.
    f. The CC&R’s shall establish provisions for all the parking areas to be maintained and clear of storage in order to maintain parking.
    g. CC&R’s shall prohibit parking and any type of obstruction of the required fire access lanes and common area driveways.
    h. The CC&R’s shall contain provisions establishing a fair, reasonable, and expeditious procedure for resolving disputes. The HOA shall establish and maintain a reserve fund consistent with the requirements of the Davis-Sterling Act. The CC&R shall include a maintenance schedule for common areas and equipment specifically when maintenance tasks will be performed. (ex. Painting, yard work, etc.)
    i. The CC&R’s shall contain a requirement that the HOA file with the City of Buena Park Community Development Department the names, addresses, and telephone numbers of the Association’s property management company and responsible property manager and each member of the Association Board, as of January 1st of each year.
    j. Within a required vision clearance area there shall be no fence, tree, shrub, or other obstruction to sight between two feet and seven feet above the established street grade. Vision clearance areas shall be provided at any driveway entrance from or exit to a street: triangular areas on each side of the driveway measuring fifteen feet

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along the street property line and fifteen feet along the edge of the driveway from the point of intersection of the edge of the driveway with the street property line.

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

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

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

n. A maintenance plan shall be established to pick up any errant litter that accumulates on trash service days.

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

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

16. This Tentative Parcel Map shall be recorded within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project unless extended by the City pursuant to Sections 66452.6 and 66463.5 of the Map Act.

17. 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.

18. TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not

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limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

19. TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

    A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

20. TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

    A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

    B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

    C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

    D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

    E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

21. 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.

22. 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,

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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 10th day of June 2026 by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAINED: COMMISSIONER:

_____
Mirvette Judeh
Chair

ATTEST:

_____
Harald Luna
Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Tentative Tract Map No. TT-25-3 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner / Applicant

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TENTATIVE PARCEL MAP NO. 2025-180

FOR CONVEYANCE PURPOSES

IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

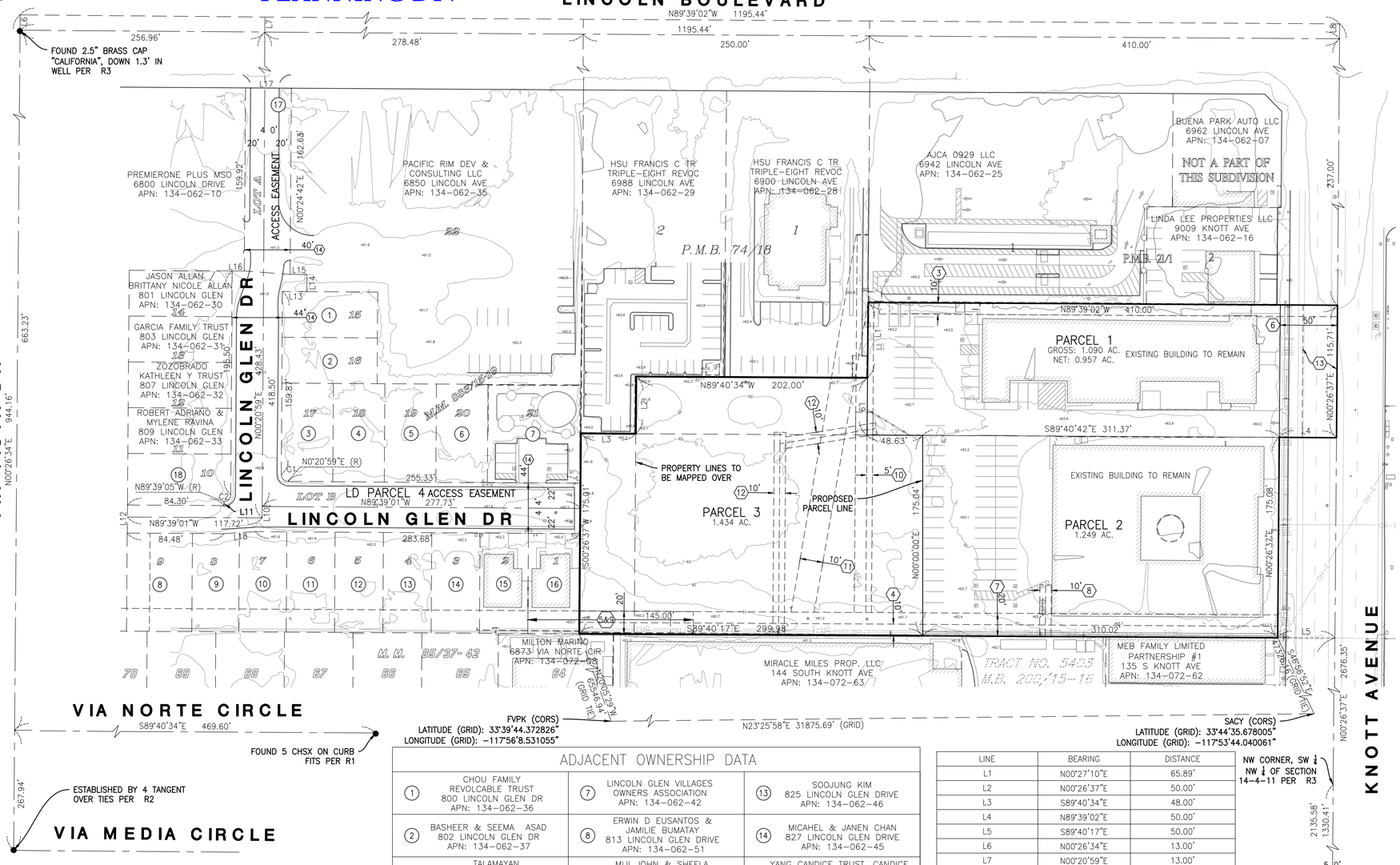
PM-26-1

RECEIVED
APR 29 2026
PLANNING DIV

VESTED OWNER:
JBL HOLDINGS, LLC

SITE ADDRESS:
9011 & 9021 KNOTT AVENUE,
BUENA PARK, CALIFORNIA

LEGAL DESCRIPTION:
*SEE SHEET 2



VICINITY MAP
N.T.S.

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 1M-18-04
ELEV: 61.839 (NAVD88)
DESCRIBED AS: ORANGE COUNTY SURVEYOR'S 3 ½" ALUMINUM DISK.
3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1M-18-04",SET IN THE NORTHWESTERLY CORNER OF A 1 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF KNOTT AVENUE AND LINCOLN AVENUE, 81 FT. WESTERLY OF THE CENTERLINE OF KNOTT AND 27 FT. NORTHERLY OF THE CENTERLINE OF LINCOLN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" PER FEMA MAP NO. 065059C0109J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009.

EXISTING EASEMENTS:

(#) DENOTES PLOTTED ITEM.

(3) EASEMENT(S) FOR SOCAL EDISION COMPANY; ELECTRICAL LINES PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: RECORDING NO: IN BOOK 2670, PAGE 488 OF OFFICIAL RECORDS.

(4) EASEMENT(S) FOR THE PURPOSE OF POLE LINES & CONDUITS
RECORDING NO: IN BOOK 5811, PAGE 241 OF OFFICIAL RECORDS

(5) EASEMENT(S) FOR THE PURPOSE(S) SANITARY SEWER AND FOR STORM WATER DRAINAGE
RECORDING DATE: MARCH 11, 1964
RECORDING NO: IN BOOK 6959, PAGE 243 OF OFFICIAL RECORDS

(6) EASEMENT(S) FOR STREETS & HIGHWAYS GRANTED TO THE CITY OF BUENA PARK
RECORDING NO: IN BOOK 7943, PAGE 535 OF OFFICIAL RECORDS

(7) EASEMENT(S) FOR SEWER & WATER GRANTED TO CITY OF BUENA PARK
RECORDING DATE: JULY 28, 1966
RECORDING NO: IN BOOK 8002, PAGE 409 OF OFFICIAL RECORDS

(8) EASEMENT(S) GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RECORDING DATE: SEPTEMBER 13, 1966
RECORDING NO: IN BOOK 8046, PAGE 202 OF OFFICIAL RECORDS

(9) EASEMENT(S) FOR SANITARY LINES RECORDING DATE: JULY 26, 1967
RECORDING NO: IN BOOK 8322, PAGE 278 OF OFFICIAL RECORDS

(10) EASEMENT(S) FOR THE PURPOSE(S) OF UNDERGROUND UTILITIES GRANTED TO CITY OF BUENA PARK
RECORDING DATE: DECEMBER 5, 1968
RECORDING NO: IN BOOK 8807, PAGE 88 OF OFFICIAL RECORDS
(TO BE QUITCLAIMED)

(11) EASEMENT(S) FOR THE PURPOSE(S) OF UNDERGROUND UTILITIES FOR CITY OF BUENA PARK
PURPOSE: UNDERGROUND UTILITIES AND APPURTENANCES RECORDING DATE: MAY 29, 1969
RECORDING NO: IN BOOK 8973, PAGE 516 OF OFFICIAL RECORDS
(TO BE QUITCLAIMED)

(12) EASEMENT(S) FOR THE PURPOSE(S) OF ELECTRICAL COMMUNICATIONS GRANTED TO SOCAL EDISION
PURPOSE: ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS RECORDING DATE: APRIL 17, 1970
RECORDING NO: IN BOOK 9267, PAGE 135 OF OFFICIAL RECORDS
(TO BE QUITCLAIMED)

(13) EASEMENT FOR ROADS, RAILROADS AND DITCHES OVER THE 30 FEET OF SAID LAND. ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED.
RECORDING DATE: SEPTEMBER 27, 1897; RECORDING NO.:BOOK 30, PAGE 73 OF DEEDS

(14) RESERVATION TO THE CITY OF BUENA PARK FOR A NON-EXCLUSIVE EASEMENT AND RIGHT OF USE, ENJOYMENT, ACCESS, INGRESS EGRESS ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE, SUPPORT AND OTHER PURPOSES PER DOCUMENT RECORDED MAY 28, 2009 AS INSTRUMENT NO. 2009000270300 OF OFFICIAL RECORDS.

ADJACENT OWNERSHIP DATA

(1) CHOU FAMILY REVOCABLE TRUST 800 LINCOLN GLEN DR APN: 134-062-36	(7) LINCOLN GLEN VILLAGES OWNERS ASSOCIATION APN: 134-062-42	(13) SOOJUNG KIM 825 LINCOLN GLEN DRIVE APN: 134-062-46
(2) BASHEER & SEEMA ASAD 802 LINCOLN GLEN DR APN: 134-062-37	(8) ERWIN D EUSANTOS & JAMILIE BUMATAY 813 LINCOLN GLEN DRIVE APN: 134-062-51	(14) MICAHEL & JANEN CHAN 827 LINCOLN GLEN DRIVE APN: 134-062-45
(3) TALAMAYAN MARY ANNE TRUST 806 LINCOLN GLEN DRIVE APN: 134-062-38	(9) MIJI JOHN & SHEELA VELLAKKATEL 815 LINCOLN GLEN DRIVE APN: 134-062-50	(15) YANG CANDICE TRUST, CANDICE YANG REVOC LIVING TRUST 829 LINCOLN GLEN DRIVE APN: 134-062-44
(4) KEVIN A PHUNG & CONNIE K NGUYEN 808 LINCOLN GLEN DRIVE APN: 134-062-39	(10) JASON NGUYEN 817 LINCOLN GLEN DRIVE APN: 134-062-49	(16) TINGHUI WEI & CHENFANG TAI 831 LINCOLN GLEN DRIVE APN: 134-062-43
(5) SHOANLING LEE 810 LINCOLN GLEN DRIVE APN: 134-062-40	(11) GALABO FAMILY REVOCABLE TRUST 819 LINCOLN GLEN DRIVE APN: 134-062-48	(17) LINCOLN GLEN VILLAGES OWNERS ASSOCIATION APN: 134-062-53
(6) PETER HUR & YUKIKO KATO 812 LINCOLN GLEN DR APN: 134-062-41	(12) MILTON B TURNBULL & TRACY TRAN TURN. 821 LINCOLN GLEN DR APN: 134-062-47	(18) TRIDIBNATH BANDYOPAH 811 LINCOLN GLEN APN: 134-062-34

LINE	BEARING	DISTANCE
L1	N00°27'10"E	65.89'
L2	N00°26'37"E	50.00'
L3	S89°40'34"E	48.00'
L4	N89°39'02"E	50.00'
L5	S89°40'17"E	50.00'
L6	N00°26'34"E	13.00'
L7	N00°20'59"E	13.00'
L8	N00°26'37"E	13.00'
L9	S00°26'37"W	49.99'
L10	N00°20'59"E	9.92'
L11	S00°20'59"W	3.50'
L12	S00°26'07"W	24.50'
L13	S89°39'01"E	21.34'
L14	N00°20'59"E	15.00'
L15	S89°39'01"E	14.75'
L16	S89°39'01"E	10.59'
L17	N89°39'01"W	40.00'
L18	S86°19'27"W	27.40'

CURVE TABLE			
CURVE#	DELTA (Δ)	RADIUS	LENGTH
C1	90°00'00"	6.00'	9.42'
C2	89°06'50"	6.00'	9.33'

MAP REFERENCES:
R1 – TRACT 2826 MM 85/37-42
R2 – CR 2010-193
R3 – TRACT 3694 MM 149/22-23
R4 – TRACT 5403 MM 200/15-16

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "SACY" AND "FVPK" BEING [N23°25'58"E] AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

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

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY .9999941742

	NORTHING	EASTING:
FVPK:	2188769.207	6048756.386
SACY:	2218016.001	6061432.470

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS TENTATIVE PARCEL MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JANUARY 16, 2024.

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

DANE P. MCDOUGALL, L.S. 9297

OWNER'S STATEMENT OF CONSENT:

I, THE UNDERSIGNED, BEING THE OWNER IN THE REAL PROPERTY INCLUDED WITHIN THIS TENTATIVE PARCEL MAP, HEREBY CONSENT TO THE PREPARATION AND SUBMISSION OF THIS TENTATIVE PARCEL MAP FOR FILING AND PROCESSING WITH THE CITY OF BUENA PARK.

NAME: JONGSOK LEE, MANAGING MEMBER OF JBL HOLDINGS, LLC
SIGNATURE: _____

DATE: _____

PREPARED BY:

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

PREPARED FOR:

CITY VENTURES
3121 MICHELSON DRIVE SUITE 150
IRVINE, CA 92612

CITY OF BUENA PARK
DEPARTMENT OF PLANNING AND DEVELOPMENT

TENTATIVE PARCEL MAP NO. 2025-180
9011 & 9021 KNOTT AVENUE
BUENA PARK, CALIFORNIA

PROJECT NO.
CVEN-177

SHEET
1
OF
2

PLAN SET: X
DATE: XX/XX/XXXX

P:\CVEN-177\CIVIL\EXHIBITS\TPM-01.DWG
BY: CHRISTOPHER MORRISON

LEGAL DESCRIPTION:

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO.: FXBC2600725 DATED JANUARY 30, 2026 AT 07:30 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BUENA PARK IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LD PARCEL 1:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, PARTLY IN THE CITY OF ANAHEIM AND PARTLY IN THE CITY OF BUENA PARK, ALL IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 15, DISTANT SOUTH 0°16'15" EAST 250.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°38'15" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 410 FEET; THENCE NORTH 0°16'15" WEST PARALLEL WITH SAID EAST LINE, 250.00 FEET TO SAID NORTH LINE; THENCE SOUTH 89°38'15" WEST, ALONG SAID NORTH LINE, 250.00 FEET; THENCE SOUTH 0°16'22" EAST, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO IRVING MOSKOWITZ AND WIFE, RECORDED ON JUNE 25, 1966 IN BOOK 7971, PAGE 588, OFFICIAL RECORDS; THENCE NORTH 89°37'25" EAST, ALONG SAID PROLONGATION AND SAID NORTH LINE, TO SAID EAST LINE OF SECTION 15; THENCE ALONG SAID EAST LINE, NORTH 0°16'15" EAST, 115.71 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE MOST NORTH 66 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 15, DISTANT SOUTH 0°16'15" EAST 250.00 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE SOUTH 89°38'16" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15,410.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°16'15" WEST PARALLEL WITH SAID EAST LINE 250.00 FEET TO SAID NORTH LINE; THENCE SOUTH 89°38'15" WEST, ALONG SAID NORTH LINE, 250.00 FEET; THENCE SOUTH 0°16'22" EAST TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO IRVING MOSKOWITZ AND WIFE, RECORDED ON JUNE 24, 1966 IN BOOK 7971, PAGE 588, OFFICIAL RECORDS; THENCE NORTH 89°37'25" EAST, ALONG SAID PROLONGATION A DISTANCE OF 48 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID DEED;

THENCE PARALLEL WITH SAID EAST LINE NORTH 0°16'15" WEST 50 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF TRACT NO. 2826, AS PER MAP RECORDED IN BOOK 85, PAGES 37 TO 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89°37'25" EAST 202 FEET TO A LINE PARALLEL WITH SAID EAST LINE WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 0°16'15" WEST 65.71 FEET TO THE TRUE POINT OF BEGINNING.

LD PARCEL 2:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 15, DISTANT THEREON SOUTH 0°16'15" WEST 365.71 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°37'25" WEST PARALLEL WITH THE NORTHERLY LINE OF TRACT NO. 2826 AS PER MAP RECORDED IN BOOK 85, PAGES 37 TO 42 INCLUSIVE, OF MISCELLANEOUS MAPS, OF RECORDS OF SAID COUNTY, 612.00 FEET; THENCE SOUTH 0°16'15" WEST 175.00 FEET TO A POINT IN THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE; THENCE NORTH 89°37'25" EAST ALONG SAID EASTERLY PROLONGATION 612.00 FEET TO A POINT IN SAID EAST LINE; THENCE ALONG SAID LINE NORTH 0°16'15" EAST 175.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST 50.00 FEET OF SAID LAND, WITHIN KNOTT AVENUE.

LD PARCEL 3:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 15, DISTANT THEREON SOUTH 0° 16' 15" WEST 365.71 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89° 37' 25" WEST PARALLEL WITH THE NORTHERLY LINE OF TRACT NO. 2826 AS PER MAP RECORDED IN BOOK 85, PAGES 37 TO 42 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, A DISTANCE OF 612.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 37' 25" WEST A DISTANCE OF 48.00 FEET; THENCE SOUTH 0° 16' 15" WEST 175.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID TRACT NO. 2826; THENCE NORTH 89° 37' 25" EAST 48.00 FEET; THENCE NORTH 0° 16' 15" EAST 175.00 FEET TO THE TRUE POINT OF BEGINNING.

LD PARCEL 4:
AN EASEMENT FOR UNRESTRICTED VEHICULAR AND PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES OVER LOTS A AND B OF TRACT 16745 RECORDED AUGUST 18, 2006 IN BOOK 883, PAGE(S) 15 TO 19 OF MISCELLANEOUS MAPS BY "GRANT OF EASEMENT" RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 2007000481220 OF OFFICIAL RECORDS OF SAID COUNTY.

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	CITY VENTURES 3121 MICHELSON DRIVE SUITE 150 IRVINE, CA 92612	**CITY OF BUENA PARK** DEPARTMENT OF PLANNING AND DEVELOPMENT **TENTATIVE PARCEL MAP NO. 2025-180** 9011 & 9021 KNOTT AVENUE BUENA PARK, CALIFORNIA	PROJECT NO. CVEN-177 SHEET 2 OF 2

PLAN SET: X
DATE: XX/XX/XXXX
J:\CVEN-177\DWG\SHEETS\TM\TM-01.DWG
BY: CHRISTOPHER MORRISON

VESTING TENTATIVE TRACT MAP NO. 19418

FOR CONDOMINIUM PURPOSES

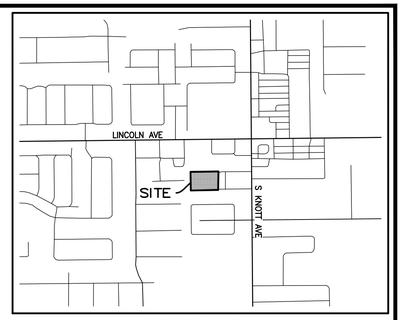
IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA

SHEET INDEX:

SHEET 1	TENTATIVE TRACT MAP
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	FIRE MASTER PLAN EXHIBIT
SHEET 5	FIRE MASTER PLAN EXHIBIT

ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

SUBDIVIDER:
CITY VENTURES
3121 MICHELSON DRIVE SUITE 150
IRVINE, CA 92612
(949) 258-7555
CONTACT: CARA WRIGHT



VICINITY MAP
SCALE: NONE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BUENA PARK IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 2025-180 FILED IN BOOK ____, PAGES ____ THROUGH ____, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH AN EASEMENT FOR UNRESTRICTED VEHICULAR AND PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES OVER LOTS A AND B OF TRACT 16745 RECORDED AUGUST 18, 2006 IN BOOK 883, PAGE(S) 15 TO 19 OF MISCELLANEOUS MAPS BY "GRANT OF EASEMENT" RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 2007000481220 OF OFFICIAL RECORDS OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "SACY" AND "FVPK" BEING [N23°25'58"E] AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

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

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY .9999941742

	NORTHING	EASTING:
FVPK:	2188769.207	6048756.386
SACY:	2218016.001	6061432.470

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 1M-18-04
ELEV: 61.839 (NAVD88)
DESCRIBED AS: ORANGE COUNTY SURVEYOR'S 3 ¼" ALUMINUM DISK.
3 ¼" OCS ALUMINUM BENCHMARK DISK STAMPED "1M-18-04",SET IN THE NORTHWESTERLY CORNER OF A 1 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF KNOTT AVENUE AND LINCOLN AVENUE, 81 FT. WESTERLY OF THE CENTERLINE OF KNOTT AND 27 FT. NORTHERLY OF THE CENTERLINE OF LINCOLN. MONUMENT IS SET LEVEL WITH THE SIDEWALK. (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" PER FEMA MAP NO. 06059C0109J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

LAND USE SUMMARY:

GROSS AREA: 1.434 AC
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 35 CONDOS

SITE ADDRESS:

9011 & 9021 KNOTT AVENUE,
BUENA PARK, CALIFORNIA

VESTED OWNER:

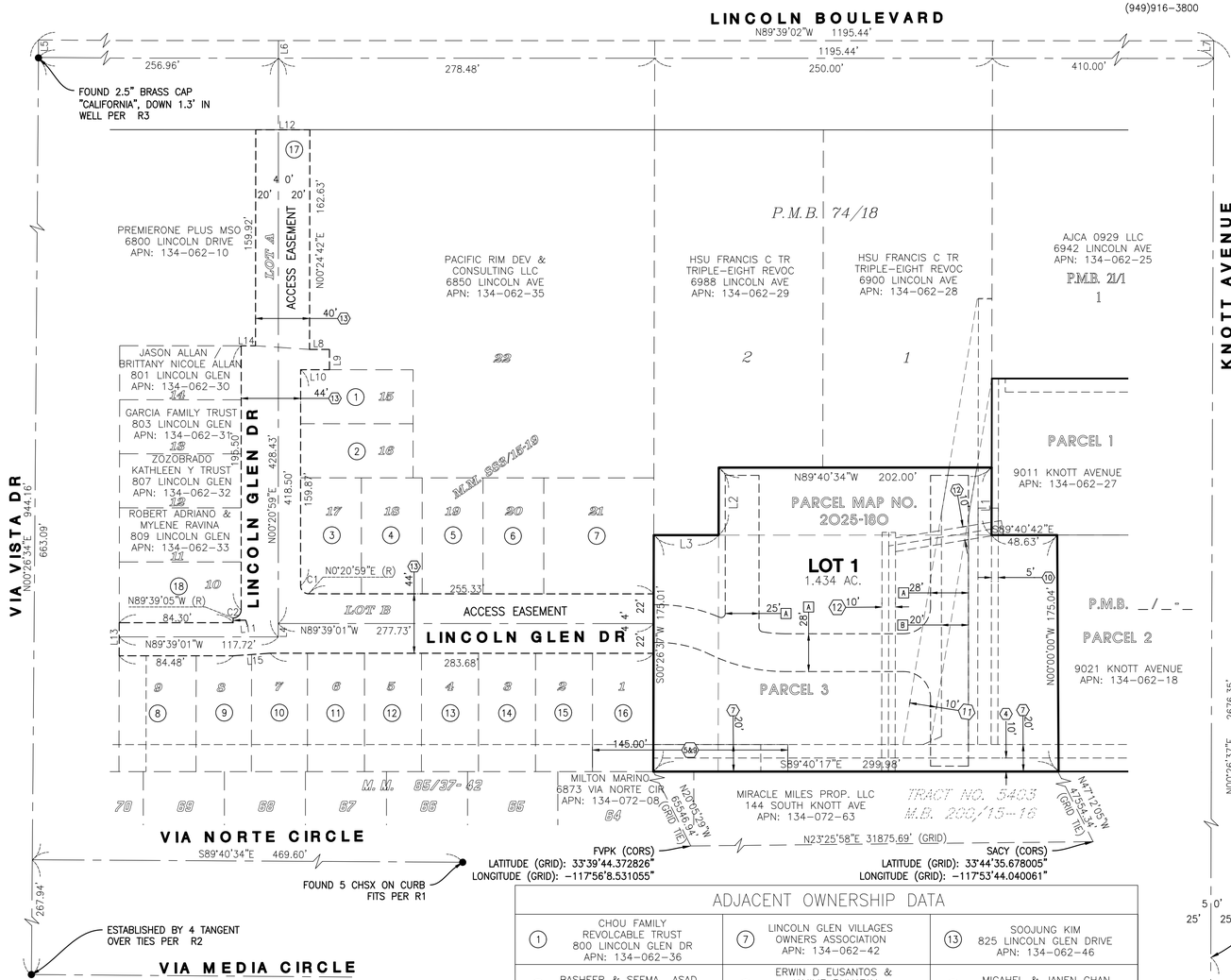
JBL HOLDINGS, LLC

UTILITY PURVEYORS & SERVICES:

WATER: CITY OF BUENA PARK	(714) 562-3721
SEWER: CITY OF BUENA PARK	(714) 562-3670
ELECTRIC: SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS: SOUTHERN CALIFORNIA GAS COMPANY	(949) 720-2020
TELEPHONE: SPECTRUM	(833) 949-0036
CABLE: TIME WARNER CABLE	(888) 892-2253
TRASH/REFUSE: EDCO DISPOSAL COMPANY	(562) 597-0608
SCHOOL DISTRICT: BUENA PARK SCHOOL DISTRICT	(714) 522-8412

NOTE:

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



ADJACENT OWNERSHIP DATA

(1) CHOU FAMILY REVOCABLE TRUST 800 LINCOLN GLEN DR APN: 134-062-36	(7) LINCOLN GLEN VILLAGES OWNERS ASSOCIATION APN: 134-062-42	(13) SOOJUNG KIM 825 LINCOLN GLEN DRIVE APN: 134-062-46
(2) BASHEER & SEEMA ASAD 802 LINCOLN GLEN DR APN: 134-062-37	(8) ERWIN D EUSANTOS & JAMILIE BUMATAY 813 LINCOLN GLEN DRIVE APN: 134-062-51	(14) MICAHEL & JANEN CHAN 827 LINCOLN GLEN DRIVE APN: 134-062-45
(3) TALAMAYAN MARY ANNE TRUST 806 LINCOLN GLEN DRIVE APN: 134-062-38	(9) MIJI JOHN & SHEELA VELLAKKATEL 815 LINCOLN GLEN DRIVE APN: 134-062-50	(15) YANG CANDICE TRUST, CANDICE YANG REVOC LIVING TRUST 829 LINCOLN GLEN DRIVE APN: 134-062-44
(4) KEVIN A PHUNG & CONNIE K NGUYEN 808 LINCOLN GLEN DRIVE APN: 134-062-39	(10) JASON NGUYEN 817 LINCOLN GLEN DRIVE APN: 134-062-49	(16) TINGHUI WEI & CHENFANG TAI 831 LINCOLN GLEN DRIVE APN: 134-062-43
(5) SHOANLING LEE 810 LINCOLN GLEN DRIVE APN: 134-062-40	(11) GALABO FAMILY REVOCABLE TRUST 819 LINCOLN GLEN DRIVE APN: 134-062-48	(17) LINCOLN GLEN VILLAGES OWNERS ASSOCIATION APN: 134-062-53
(6) PETER HUR & YUKIKO KATO 812 LINCOLN GLEN DR APN: 134-062-41	(12) MILTON B TURNBULL & TRACY TRAN TURN.. 821 LINCOLN GLEN DR APN: 134-062-47	(18) TRIDIBNATH BANDYOPAH 811 LINCOLN GLEN APN: 134-062-34

EXISTING EASEMENTS:

(#) DENOTES PLOTTED ITEM.

(4) EASEMENT(S) FOR THE PURPOSE OF POLE LINES & CONDUITS PER BOOK 5811, PAGE 241 OF OFFICIAL RECORDS.

(5) EASEMENT(S) FOR THE PURPOSE(S) OF SANITARY SEWER AND FOR STORM WATER DRAINAGE PER BOOK 6959, PAGE 243 OF OFFICIAL RECORDS RECORDED ON MARCH 11, 1964.

(7) EASEMENT(S) GRANTED TO THE CITY OF BUENA PARK FOR THE PURPOSE(S) OF SEWER & WATER PER BOOK 8002, PAGE 409 OF OFFICIAL RECORDS RECORDED ON JULY 28, 1966.

(9) EASEMENT(S) FOR THE PURPOSE(S) OF SANITARY LINES PER BOOK 8322, PAGE 278 OF OFFICIAL RECORDS RECORDED ON JULY 26, 1967.

(10) EASEMENT(S) GRANTED TO CITY OF BUENA PARK FOR THE PURPOSE(S) OF UNDERGROUND UTILITIES PER BOOK 8807, PAGE 88 OF OFFICIAL RECORDS RECORDED ON DECEMBER 5, 1968.
(TO BE QUITCLAIMED)

(11) EASEMENT(S) GRANTED TO CITY OF BUENA PARK FOR THE PURPOSE(S) OF UNDERGROUND UTILITIES AND APPURTENANCES PER BOOK 8973, PAGE 516 OF OFFICIAL RECORDS RECORDED ON MAY 29, 1969.
(TO BE QUITCLAIMED)

(12) EASEMENT(S) GRANTED TO SOCAL EDISION FOR THE PURPOSE(S) OF ELECTRICAL COMMUNICATIONS FOR THE PURPOSE(S) OF ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS PER BOOK 9267, PAGE 135 OF OFFICIAL RECORDS RECORDED ON APRIL 17, 1970.
RECORDING NO: IN
(TO BE QUITCLAIMED)

(13) RESERVATION TO THE CITY OF BUENA PARK FOR A NON-EXCLUSIVE EASEMENT AND RIGHT OF USE, ENJOYMENT, ACCESS, INGRESS EGRESS ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE, SUPPORT AND OTHER PURPOSES PER DOCUMENT RECORDED MAY 28, 2009 AS INSTRUMENT NO. 2009000270300 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

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

[B] INDICATES AN EASEMENT FOR DOMESTIC WATER AND SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF BUENA PARK.

MAP REFERENCES:

R1 - TRACT 2826 MM 85/37-42

R2 - CR 2010-193

R3 - TRACT 3694 MM 149/22-23

R4 - TRACT 5403 MM 200/15-16

CURVE TABLE			
CURVE#	DELTA (Δ)	RADIUS	LENGTH
C1	90°00'00"	6.00'	9.42'
C2	89°06'50"	6.00'	9.33'

LINE TABLE		
LINE#	BEARING	LENGTH
L1	S00°26'37"W	49.99'
L2	N00°26'37"E	50.00'
L3	S89°40'34"E	48.00'
L4	N00°20'59"E	9.92'
L5	N00°26'34"E	13.00'
L6	N00°20'59"E	13.00'
L7	N00°26'37"E	13.00'
L8	S89°39'01"E	14.75'
L9	N00°20'59"E	15.00'
L10	S89°39'01"E	21.34'
L11	S00°20'59"W	3.50'
L12	N89°39'01"W	40.00'
L13	S00°26'07"W	24.50'
L14	S89°39'01"E	10.59'
L15	S86°19'27"W	27.40'

OWNER'S STATEMENT OF CONSENT:

I, THE UNDERSIGNED, BEING THE OWNER IN THE REAL PROPERTY INCLUDED WITHIN THIS TENTATIVE TRACT MAP, HEREBY CONSENT TO THE PREPARATION AND SUBMISSION OF THIS TENTATIVE TRACT MAP FOR FILING AND PROCESSING WITH THE CITY OF BUENA PARK.

NAME: JONGSOK LEE, MANAGING MEMBER OF JBL HOLDINGS, LLC
SIGNATURE: _____
DATE: _____

1" = 50'
0 25 50 100

RECEIVED
APR 29 2026
PLANNING DIV

TT-25-3

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JANUARY 16, 2024.

_____
DANE P. MCDOUGALL, L.S. 9297

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

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON APRIL 28, 2026.

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

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

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

PREPARED FOR:
CITY VENTURES
3121 MICHELSON DRIVE SUITE 150
IRVINE, CA 92612
(949) 258-7555

CITY OF BUENA PARK
DEPARTMENT OF PLANNING AND DEVELOPMENT

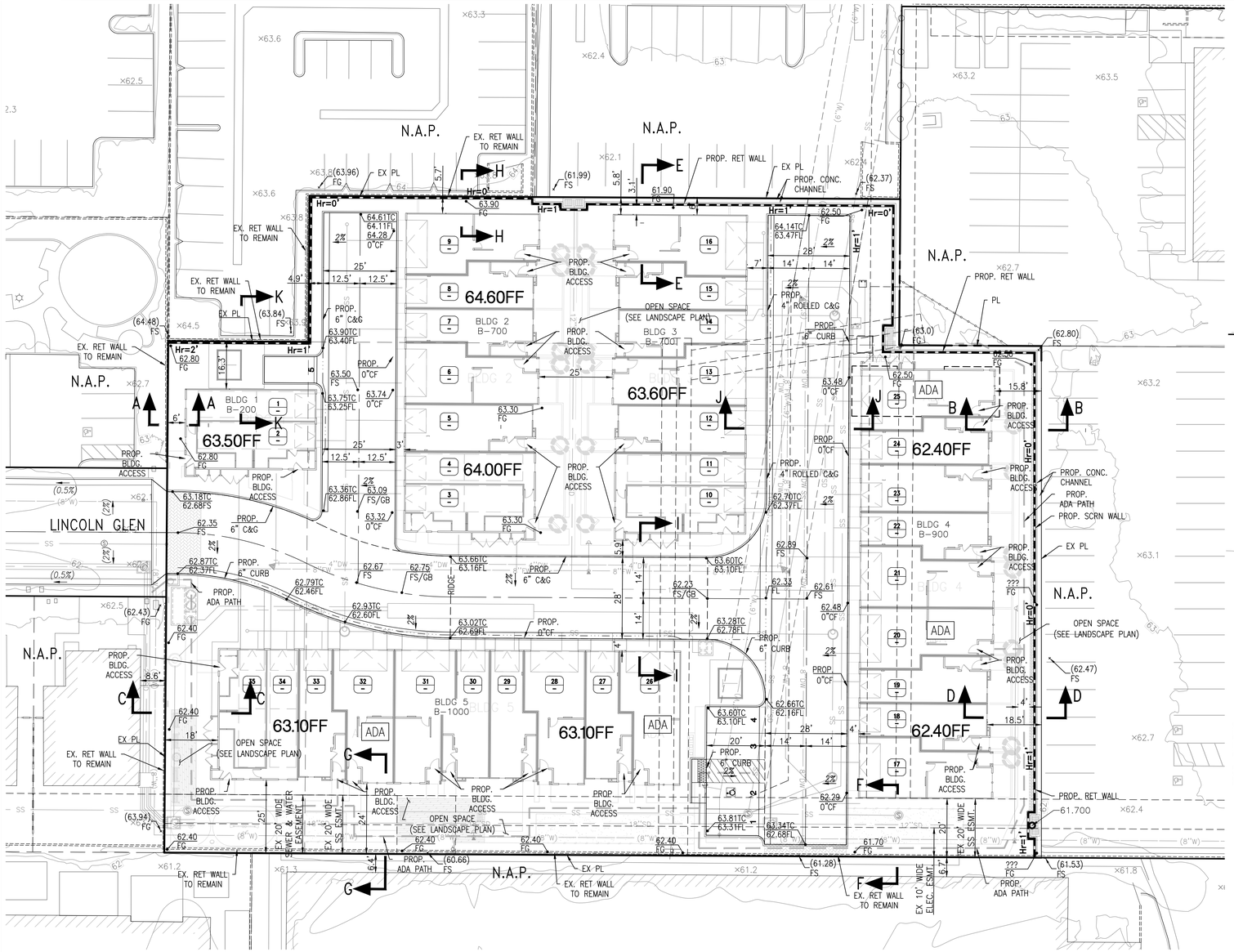
VESTING TENTATIVE TRACT MAP NO. 19418
BUENA PARK 3
9011 & 9021 KNOTT AVENUE
BUENA PARK, CA

PROJECT NO. CVEN-177

SHEET 1 OF 5

PLAN SET: X
DATE: XX/XX/XXXX

K:\CVEN-177\DWG\SHEETS\TM\TM-01-TSHEET.DWG
BY: CHRISTOPHER MORRISON



ABBREVIATIONS:

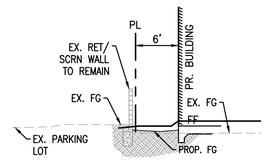
AC/A.C.	ASPHALTIC CONCRETE
AB	AGGREGATE BASE COURSE
ASPH	ASPHALT
AP	ANGLE POINT
BC	BUILDING CORNER
BGN	BEGIN
BW	BACK OF SIDEWALK
CB	CATCH BASIN
CONC	CONCRETE
CF	CURB FACE
C&G	CURB & GUTTER
℄	CENTER LINE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
DI	DROP INLET
DWY	DRIVEWAY
E	ELECTRICAL
EF	EAST FACE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOD	EDGE OF DRIVE
EOP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
ESMT	EASEMENT
EX	EXISTING
FCR	FENCE CORNER
FG	FINISHED GRADE
FL	FLOW LINE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
GDR	GUARD RAIL
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GP	GENERAL PARKING
GW	GUY WIRE
H	HEIGHT
HB	HOSE BIB
INV	INVERT
LIP	LIP OF CURB
LP	LIGHT POLE
LT	LIGHT STANDARD
LSCP	LANDSCAPE
M	METER PEDESTAL
MH	MANHOLE
MS	MOW STRIP
NG	NATURAL GROUND
OH	OVERHEAD WIRES
PA	PLANTING AREA
PCC/P.C.C.	PORTLAND CEMENT CONCRETE
PB	PULL BOX
PKWY	PARKWAY
PLB	PLANTER BOX
P	PROPERTY LINE
POC/P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP/PROP.	PROPOSED
PVMT	PAVEMENT
RCP	REINFORCED CONC. PIPE
RH	RETAINING HEIGHT
R/W	RIGHT OF WAY
RW	RETAINING WALL
SD	STORM DRAIN
STLT	STREET LIGHT
S.F.	SQUARE FEET
SS	SEWER
SMH	SEWER MANHOLE
SWLK	SIDEWALK
TA	TREE AREA
TBH	TOP OF BULKHEAD
TBS	TOP OF BOTTOM STEP
TC	TOP OF CURB
TCB	TOP OF CATCH BASIN
TE	TRASH ENCLOSURE
TFP	ELECT. TRANSFORMER PAD
TG	TOP OF GRATED INLET
TMH	TELEPHONE MANHOLE
TOP	TOP OF PIPE
TOE	TOE OF SLOPE
TL	TRAFFIC LIGHT
TR	TREE WELL W/TREE
TRD	TREE-DECIDUOUS
TRF	TREE-FRUIT
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSF	TOP OF STEEL FENCE
TSW	TOP OF SCREEN WALL
TTS	TOP OF TOP STEP
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UCB	UTILITY CONTROL BOX
UT	UTILITY
VCP	VITRIFIED CLAY PIPE
VAL	VALVE
WF	WEST FACE
WIF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
VG	VALLEY GUTTER
VLT	VAULT
YD	YARD/AREA DRAIN

PUBLIC IMPROVEMENTS NOTE:

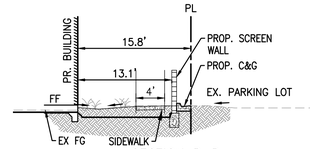
NO SURFACE PUBLIC IMPROVEMENTS ARE PROPOSED

1" = 20'

0 10 20 40



SECTION A–A
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION B–B
WESTERN PROPERTY LINE
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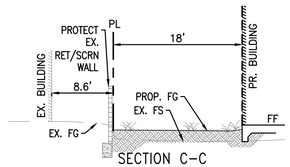

SECTION C–C
WESTERN PROPERTY LINE
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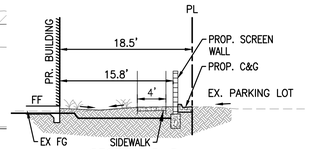

SECTION D–D
EASTERN PROPERTY LINE
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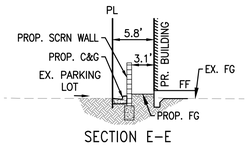

SECTION E–E
NORTHERN PROPERTY LINE
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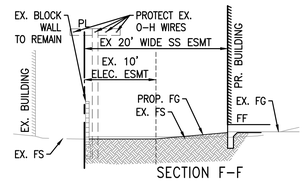

SECTION F–F
WESTERN PROPERTY LINE
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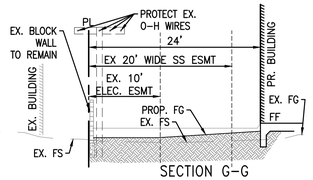
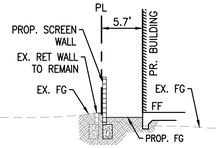


SECTION G–G
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION H–H
NORTHERN PROPERTY LINE
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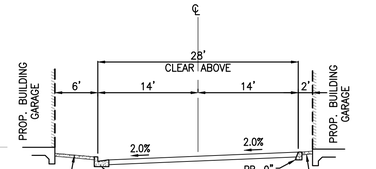
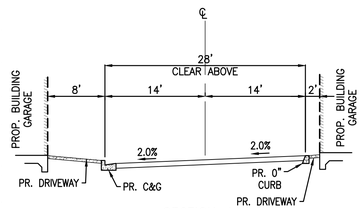
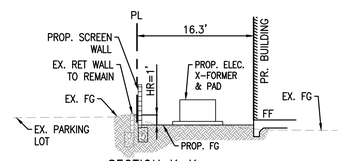


SECTION I–I
28' PRIVATE DRIVE
NOT TO SCALE



SECTION J–J
28' PRIVATE DRIVE
NOT TO SCALE



SECTION K–K
NORTHERN PROPERTY LINE
NOT TO SCALE

EARTHWORK CALCULATIONS

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9830 IRVINE CENTER DRIVE
IRVINE, CA. 92618
(949)916-3800
WWW.CVC-INC.NET
INFO@CVC-INC.NET

PROJECT: *[CVEN-177]*
TRACT No.: [19418]
[BUENA PARK 3 - 9011 & 9021 KNOTT AVE]
DEVELOPER: [CITY VENTURES]

GENERAL EARTHWORK QUANTITIES

			Shrink (%)	Shrink (CY)	Total	
Raw Cut	313	CY	15%	46.95	266 CY	
Raw Fill	(1607)	(CY)			(1607) (CY)	
				Sub-Total General	(1341) (CY)	Import

ADDITIONAL REMOVAL AND RECOMPACTION

			Area (AC)	Shrink (%)	Total	
Removal Depth	4	FT	1.4	15%	(1355) CY	
Subsidence	0.06	FT	1.4		(141) CY	
				Sub-Total Removals	(1496) CY	

SPOILS GENERATION

	Factor		Units		Total	
N/A	0	CY	1	EA	0 CY	
N/A	0	CY	1	EA	0 CY	
N/A	0	CF	1	EA	0 CY	
				Sub-Total Spoils	0 CY	
				Running Total	**(2837) CY**	**Import**

NOTE:
THE EARTHWORK QUANTITIES ESTIMATED ABOVE ARE FOR PLAN CHECKING PURPOSES ONLY. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

PREPARED BY:

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

CITY VENTURES
3121 MICHELSON DRIVE SUITE 150
IRVINE, CA 92612
(949) 258-7555

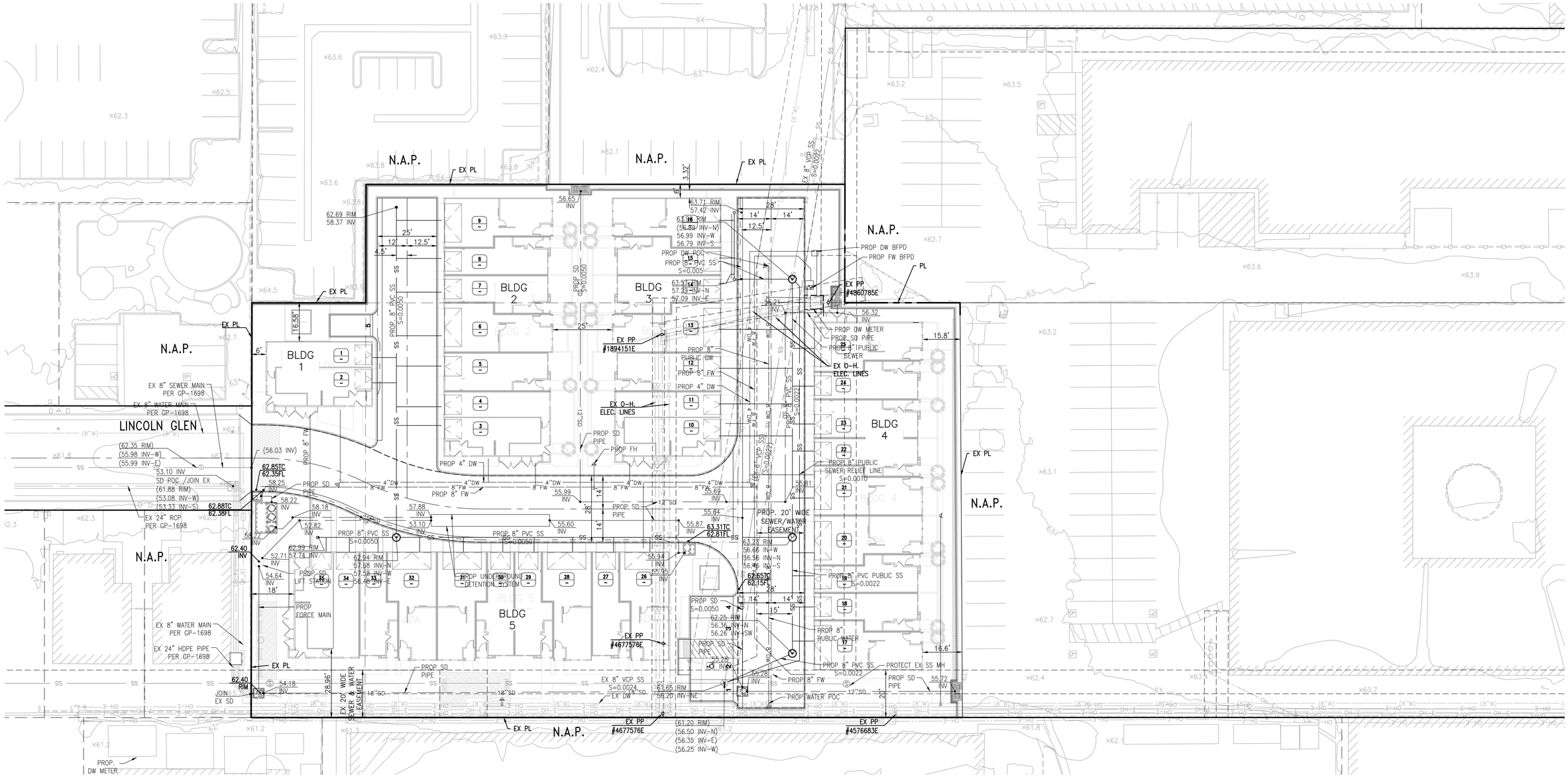
CITY OF BUENA PARK
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. CVEN-177

VESTING TENTATIVE TRACT MAP NO. 19418
BUENA PARK 3
9011 & 9021 KNOTT AVENUE
BUENA PARK, CA
PRELIMINARY GRADING PLAN

SHEET 2 OF 5

PLAN SET: X
DATE: XX/XX/XXXX
P:\CVEN\-1\DWG\SHEETS\TM\TM-2G-GRDNG
BY: ANTONIO RUIZ



ABBREVIATIONS

BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
BNCH	BENCH
CB	CATCH BASIN
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
FW	FIRE WATER
JS	JUNCTION STRUCTURE
LSCP	LANDSCAPE
MAX	MAXIMUM
MWS	MODULAR WETLANDS SYSTEM
MH	MANHOLE
MM	MASTER METER
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
PROP.	PROPOSED
PL	PROPERTY LINE
PB	PULLBOX
PP	POWER POLE
POC	POINT OF CONNECTION
PVMT	PAVEMENT
RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
STLT	STREET LIGHT
SWLK	SIDEWALK
TC	TOP OF CURB
TB	THRUST BLOCK
TS	TRAFFIC SIGNAL
T/TELE	TELECOMMUNICATION
TYP	TYPICAL
XFMR	TRANSFORMER

LEGEND

- PROP. EASEMENT
- EX. EASEMENT
- PROP. FIRE WATER
- PROP. DOMESTIC WATER
- PROP. SANITARY SEWER
- PROP. STORM DRAIN
- EX. STORM DRAIN
- EX. UNDERGROUND OIL LINE
- EX. DOMESTIC WATER
- EX. SANITARY SEWER
- EX. GAS
- EX. UNDERGROUND TELECOMMUNICATIONS
- EX. OVERHEAD ELECTRICAL

INFILTRATION NOTE:

PER ALTA CALIFORNIA GEOTECHNICAL INC.'S LETTER WITH SUBJECT: COMMENTS ON INFILTRATION FOR WQMP SYSTEMS:

"BASED ON SHALLOW HISTORIC AND ENCOUTERED GROUNDWATER LEVELS, AND THE LOW INFILTRATION RATES . . . INFILTRATION-TYPE WQMP SYTEMS ARE INFEASIBLE"

1" = 20'

0 10 20 40

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CITY OF BUENA PARK
DEPARTMENT OF PLANNING AND DEVELOPMENT

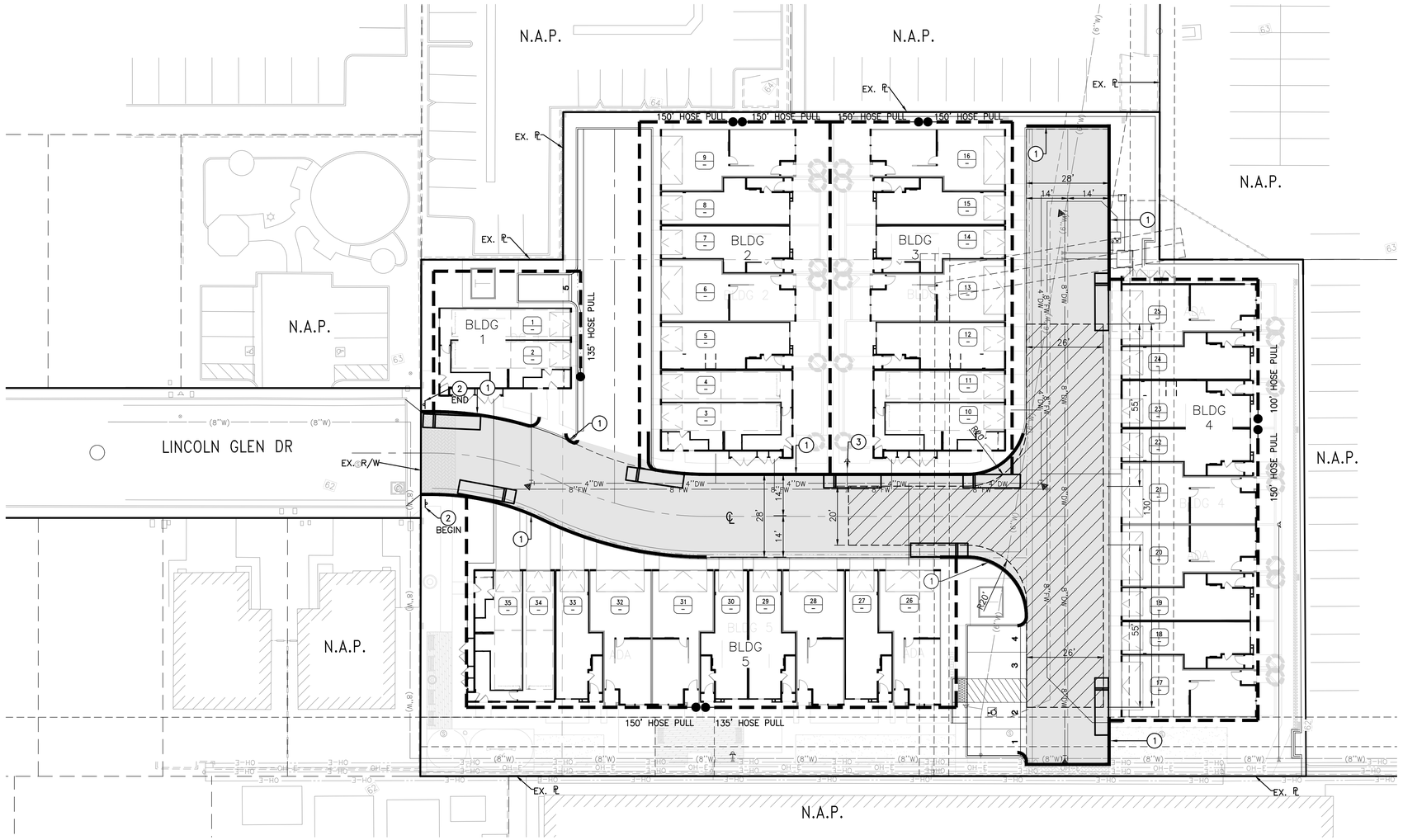
VESTING TENTATIVE TRACT MAP NO. 19418
BUENA PARK 3
9011 & 9021 KNOTT AVENUE
BUENA PARK, CA
PRELIMINARY UTILITY PLAN

PROJECT NO. CVEN-177

SHEET 3 OF 5

PLAN SET: X
DATE: XX/XX/XXXX

K:\CVC\CVEN-177\DWG\SHEETS\TM\TM-SU-UTIL.DWG
BY: ANTONIO RUIZ



ABBREVIATIONS:

BNDY	BOUNDARY
CV	CONTROL VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX.	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
FDC	FIRE DEPARTMENT CONNECTION
℄	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT OF WAY

1" = 20'

0 10 20 40

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- EX. PROPERTY LINE
- EX. RIGHT OF WAY
- HAMMERHEAD TURNAROUND (R20', R20')
- FIRE HYDRANT REFLECTOR

CONSTRUCTION NOTES:

1. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 1 ON SHEET 3.
2. INSTALL "FIRE LANE" ENTRANCE SIGN PER DETAIL 2 ON SHEET 3.
3. PROPOSED PRIVATE FIRE HYDRANT LOCATION
4. PROPOSED REFLECTIVE FIRE HYDRANT MARKER

ENGINEER'S STATEMENT:

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

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET 2021 OCFA FIRE MASTER PLANS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT GUIDELINE B–09 MINIMUM REQUIREMENTS 20' & 40' RADII.
2. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION AND THE 2023 OCFA FIRE MASTER PLANS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT GUIDELINE B–09.
3. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH 2022 CALIFORNIA FIRE CODE GUIDELINES AND THE 2023 OCFA GUIDELINE B–09.
4. DESCRIPTION OF USE: RESIDENTIAL
5. BUILDINGS ARE DESIGNATED CONSTRUCTION TYPE: V–B
6. OCCUPANCIES: R–2
7. THE BUILDING HEIGHT IS APPROXIMATELY: 38'–6" (3 STORIES)
8. LARGEST BUILDING SQUARE FOOTAGE IS APPROXIMATELY 21,640 SF
10. ALL BUILDINGS WILL BE SPRINKLERED PER NFPA 13
11. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND HE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. FIRE CODE 501.5.
12. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC DEMAND, PE 2019 CA FIRE CODE TABLE B105.1(2) AND THE 2023 OCFA GUIDELINE B–09 ATTACHMENT 23.
13. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 507.2
14. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION W ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS, FIRE CODE 505.2
15. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

② FIRE ENTRANCE SIGN DETAILS

Figure 6 – Fire Lane Entrance Signs

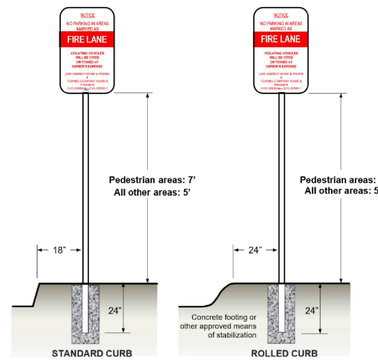
NOTES

FIRE LANE ENTRANCE SIGNS ARE TO BE USED ONLY AT VEHICLE ENTRY POINTS TO AREAS THAT CONTAIN "FIRE LANE – NO PARKING" SIGNS OR RED CURBS.

THE SIGN SHALL BE POSTED AT ALL VEHICLE ENTRANCES TO AREAS MARKED WITH EITHER RED CURBS OR FIRE LANE "NO PARKING" SIGNS. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA.

SIGNS SHALL BE INSTALLED PER OCFA MOUNTING SPECIFICATIONS FOR FIRE LANE SIGNS.

② FIRE ENTRANCE SIGN MOUNTING DETAILS



NOTES

SIGNS SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.

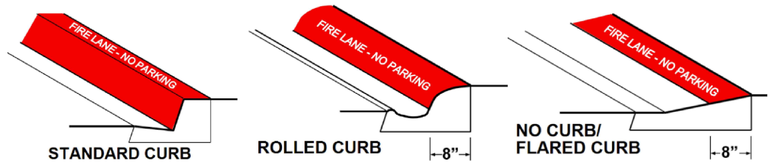
THEY MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS WHERE THE CENTERLINE OF THE SIGN IS NO MORE THAN 24" FROM THE EDGE OF THE ROADWAY.

THE SIGN POST DEPTH OF BURY SHALL BE A MINIMUM OF 24" AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL IS RECOMMENDED.

FOOTINGS FOR SIGNS LOCATED IN THE PUBLIC RIGHT–OF–WAY SHALL BE PER THE LOCAL JURISDICTION'S REQUIREMENTS.

① FIRE LANE IDENTIFICATION – RED CURB DETAILS

Fire Lane Identification, Red Curbs



NOTES

SPECIFIC AREAS DESIGNATED BY THE OCFA AS FIRE LANES MUST BE MARKED WITH RED CURBS MEETING THE SPECIFICATIONS ABOVE. IN ADDITION, WHERE THE NUMBER OF ENTRANCES INTO THE AREA MARKED WITH FIRE LANES IS LIMITED, ALL SUCH VEHICLE ENTRANCES TO THE DESIGNATED AREA SHALL BE POSTED WITH APPROVED FIRE LANE ENTRANCE SIGNS.

CURBS SHALL BE PAINTED OSHA SAFETY RED.

"FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

REGISTERED PROFESSIONAL ENGINEER RYAN J. BITTNER No. 68167 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED:
DRAWN:
CHECKED:
SCALE:
DATE:

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLAN PREPARED BY:
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RYAN J BITTNER
RCE 68167

FIRE MASTER PLAN
9011 & 9021 KNOTT AVENUE,
BUENA PARK, CA 90620

ORANGE COUNTY FIRE AUTHORITY

COMMUNITY RISK REDUCTION – PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER
_____

(TTM SHEET 4 OF 5)
SHEET 2 OF 3

PLAN SET: PS01
DATE: 4/20/2026

DWG: P:\CVC\EN-177\dwg\Sheets\VMP\TTM-GC-03-FA.dwg BY: cruiz Apr 20, 2026 - 11:15:31am
PROJ: CVEN-177

PM-26-1

RECEIVED
MAR 23 2026
PLANNING DIV

CITY VENTURES

Harald Luna
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90621
March 23, 2026

Re: Project Narrative for Tentative Parcel Map

Dear Mr. Luna,

The proposed residential project includes 35 single family-attached homes on 1.44 acres (25 dwelling units/acre). The requested entitlement for this project, in addition to the Tentative Tract Map, is a Tentative Parcel Map.

For background, the proposed development involves 3 parcels consisting of approximately 3.774 gross acres as measured to the existing right-of-way. The buildable space of the project development will encompass the entirety of Parcel 3 and a portion of Parcel 1 & 2 and will encompass approximately 1.438 acres. The project site is bounded by Lincoln Glen Drive and existing single-family homes to the west, Knott Avenue to the east, the Anaheim Terrance Care Center and Origins Home Health Care to the south, and the Smilee Dental Practice and Lincoln Express Car Wash to the north.

Existing Parcels:

Parcel Number	**APN**	**Gross Size (ac)**
1	134-062-27	1.321
2	134-062-18	2.260
3	134-062-24	0.196

The western half is occupied by a vacant lot. The eastern portion is occupied by the Harvest Retirement Assisted Living and Memory Care and the Healthcare Center of Orange County and its parking stalls. There is also a drive aisle along the southern property boundary, south of the vacant lot and Healthcare Center.

Proposed Parcels/TPM:

Since our proposed project involves portions of all three parcels, for a total of 1.438 acres (proposed Parcel 3), we are asking for approval of a Tentative Parcel Map that creates three new parcels. A lot line adjustment was contemplated but found impossible due to how these parcels were initially created. A lot line adjustment is not available because the existing parcels were not legally created pursuant to the Subdivision Map Act, and a lot line adjustment may only be used to adjust boundaries between legally created parcels. (Gov. Code § 66412(d).)

Proposed Parcels:

Parcel Number	**Gross Size (ac)**
1	1.087
2	1.250
3	1.438

Parcel 3 will include the proposed 35-unit town home subdivision. Parcels 1 and 2 will remain under the ownership of the seller. As the attached analysis shows, both parcels will meet the development standards of their existing zoning; both parcels will continue taking access from Knott Avenue. Parcel 3 (our proposed project) will be the only beneficiary of the access easement through the Lincoln Glen Townhome community, as reflected in the Executed Agreement to Modify the Access Easement.

It is important to note that the TPM does not change the outer boundary of the combined project area. It is an internal reconfiguration of the three existing parcels into three differently configured parcels. The total acreage remains the same. The parcels created through this map will conform to all zoning requirements – no substandard parcels will be created. Parcels 1 and 2, zoned commercial, will maintain conforming lot width, depth, residential setback and open space. Please see the zoning analysis below:

Northeastern Parcel (1)

- Lot Area: 1.08 acres
- Street Frontage: ~80ft
- Lot Width: ~80ft
- Lot Depth: ~370ft

Eastern Parcel (2)

- Lot Area: 1.25 acres
- Street Frontage: ~150ft
- Lot Width: ~150ft
- Lot Depth: ~310ft

TPM Application Requirements:

Upon review of the TPM checklist and requirements, it appears to have the same requirements as the TTM. In addition to the items already submitted for the TTM, and the outstanding items that will be submitted as part of our revised submittal, the following items that are specific for the TPM review:

- TPM (with County map number)
- Zoning Analysis for the newly created parcels

Entitlements:

The TTM cannot be recorded until the TPM, as reflected in this proposed condition of approval:

"The TTM final map shall not be recorded until the TPM final map creating Parcel 3 has been recorded with the Orange County Clerk-Recorder. The TPM and TTM final maps may be recorded on the same date, provided the TPM records first."

Because of this, and the legal requirements of the Subdivision Map Act, the timeline of the approval of the TTM and TPM does not matter as the TTM's Final Map cannot be recorded until the TPM is. Nevertheless, it makes sense to process both the TPM and the TTM at the same discretionary hearing. Especially since the TPM application requirements are essentially the same as the TTM. This approach is consistent with City precedent: in PM-23-2 (6050 Auto Center Drive), the Planning Commission processed a Conditional Use Permit and Tentative Parcel Map concurrently at a single hearing.

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

PLANNING COMMISSION

Wednesday, June 10, 2026 – 6:30 p.m.
Parcel Map No. PM-26-1 &
Tentative Tract Map No. TT-25-3
9011 and 9021 Knott Avenue
APNs: 134-062-018, -24, -27