



Thursday, June 11, 2026, 8:00 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:00 a.m.

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

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 7:30 a.m. on Thursday, June 11, 2026. Please contact the Planning Division at (714) 562-3620 for any questions.

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

Appeal period ends on June 30, 2026.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC MEETING

Public Meetings are held at 8:00 AM

2.A. ADJUSTMENT NO. ADJ-26-1

A request to allow for an increase in the permitted fence height, up to 8-foot high maximum at 7150 La Palma Avenue.

The property owner is The Buena Park Library District, 7150 La Palma Avenue, Buena Park, CA 90620. The applicant is Niko Babic & Jessica Isler, LPA, INC., 5301 California Avenue #100, Irvine, CA 92617.

The proposed project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State of California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Adjustment No. ADJ-26-1.

3. ADJOURNMENT

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

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

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

Ruth Santos
Sr. Administrative Assistant

Date Posted: June 4, 2026



June 11, 2026
PUBLIC HEARING
Item No. 2A.

Zoning Administrator Agenda Report

ADJUSTMENT NO. ADJ-26-1

PREPARED BY	PRESENTED BY
Adrian Flores, Associate Planner	Adrian Flores, Associate Planner
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Conduct a public meeting and based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Adjustment No. ADJ-26-1 and; find that the project is Categorically Exempt per Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the California Environmental Quality Act (CEQA).

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	7150 La Palma Avenue / 135-420-02 & 135-420-03
Lot Area:	Parcel 1 (135-420-02): 42,700 square feet Parcel 2 (135-420-03): 85,400 square feet Total: 128,100 Square feet (2.94 acres)
Street Frontage:	300 feet
Zoning District:	RM-20 (Medium-Density Multi-Family Residential)
General Plan Designation:	High-Density Residential
Existing Development:	One (1) two-story library building with basement

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (One-Family Residential)	Single-family residential dwellings
South	Medium Density Residential	RM-10 (Low-Density Multi-Family Residential)	Multi-family residential dwellings

East	Medium Density Residential	RM-10 (Low-Density Multi-Family Residential)	Multi-family residential dwellings
West	High Density Residential	RM-20 (Medium-Density Multi-Family Residential)	Multi-family residential dwellings

BACKGROUND:

DATE	ACTION TAKEN
September 13, 1967	The Planning Commission adopted Resolution No. 1823 approving CU-238 for the construction of a library building.
March 28, 2018	The Community Development Director approved Minor Modification of Conditions to CU-238 approving the construction of a new 686-square-foot single-vehicle garage for the Buena Park Library van and the installation of a new monument sign to replace the existing sign.

APPLICATION ANALYSIS:

Project Description:

The applicant, on behalf of the property owner, has submitted the application, plans, and project narrative requesting Zoning Administrator approval to allow for an 8-foot-high metal (tubular steel) decorative fencing with gates to enclose two (2) limited areas for the Buena Park library at 7150 La Palma Avenue. The request is intended to address ongoing trespassing incidents requiring police intervention and to enhance security for library staff and the property. The proposed fencing areas are not visible from the public right-of-way and are designed to deter unauthorized access, climbing, and unlawful occupation of the enclosed areas. The additional one-foot increase above the permitted 7-foot fence height is intended to provide an added level of safety and security for staff entering and exiting the building. No other site modifications or expansions are proposed as part of this request.

Discussion:

Pursuant to Buena Park Municipal Code (BPMC) Section 19.428.020 (Fence Height), fences located outside of the required yard abutting a street may not exceed seven feet in height. As proposed, the applicant is requesting approval to permit an 8-foot-high metal (tubular steel) decorative fencing with gates, which exceeds the maximum permitted fence height by one-foot. Because the proposed fencing exceeds the development standard established under BPMC Section 19.428.020, approval of an Adjustment is required prior to installation.

Pursuant to BPMC Section 19.128.080 (Adjustment), the Adjustment procedure provides a simplified administrative process for considering practical, non-detrimental minor deviations from certain development standards applicable to existing development. Pursuant to BPMC Section 19.128.080.B.2.e.(i), a residential fence height of up to 50 percent above the otherwise permitted height, not to exceed a total height of eight feet, is identified as a type of request that may be considered through the Adjustment process and represents the maximum allowable deviation from the requirements of Title 19 (Zoning). Section 19.128.080 authorizes approval of Adjustments when practical reasons or improved design justify the deviation and the Adjustment remains compatible with surrounding properties and applicable planning objectives. In this case, the additional one-foot of fence height is proposed to improve site security and enhance staff safety due to recurring trespassing incidents requiring police response.

Staff reviewed the submitted project narrative, plans, and supporting materials. Based on this review, staff determined the proposed adjustment would not be detrimental to surrounding properties or inconsistent with the intent of the Zoning Ordinance, as conditioned. The proposed fencing areas are located away from the public right-of-way, are substantially separated from adjacent properties, and are intended to deter trespassing and unlawful occupation of restricted service areas. The proposal, as conditioned, provides equal or better protection to adjacent properties by improving site security and reducing the likelihood of unauthorized activity on-site. The requested adjustment is consistent with the goals and policies of the General Plan and does not conflict with the objectives of any applicable Specific Plan or the intent of Title 19 of the Buena Park Municipal Code.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorical Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State of California Environmental Quality Act (CEQA) Guidelines, because the proposed project consists of the construction of security fencing within limited areas of the site. The project involves negligible or no expansion of the existing use and therefore qualifies for the exemption.

PUBLIC HEARING NOTIFICATION:

Notice of the public meeting is not required, however a notice was posted at City Hall, the Buena Park Library, and Ehlers Event Center on May 28, 2026, and eleven (11) courtesy notices of the public meeting were mailed to adjacent property owners of the subject property on May 28, 2026. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

Attachments

[Proposed Zoning Administrator Resolution for Adjustment No. ADJ-26-1.pdf](#)

[ADJ-26-1 Plans stamped RECEIVED MAY 12 2026 PLANNING DIV.pdf](#)

[ADJ-26-1 Project Narrative stamped RECEIVED MAY 11 2026 PLANNING DIV.pdf](#)

[ADJ-26-1 Vicinity Map.pdf](#)

RESOLUTION NO.
ADJUSTMENT NO. ADJ-26-1

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST FOR ISSUANCE OF AN ADJUSTMENT TO ALLOW FOR AN INCREASE IN THE PERMITTED FENCE HEIGHT UP TO 8-FOOT-HIGH MAXIMUM FOR THE BUENA PARK LIBRARY AT 7150 LA PALMA AVENUE, WITH FINDINGS.

A. Recitals.

(i) Niko Babic & Jessica Isler, LPA, INC., 5301 California Avenue #100, Irvine, CA 92617, applicant, on behalf of The Buena Park Library District, property owner, 7150 La Palma Avenue, Buena Park, CA 90620, has filed an application to allow an 8-foot-high metal (tubular steel) decorative fencing to enclose two (2) limited areas for the Buena Park Library at 7150 La Palma Avenue (APN: 135-420-02 & 135-420-03) in the County of Orange. Hereinafter in this Resolution, the Adjustment request is referred to as the "Application."

(ii) On June 11, 2026, the Zoning Administrator conducted a duly noticed public meeting on the application and concluded said meeting prior to the adoption of this Resolution.

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

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Zoning Administrator of the City of Buena Park as follows:

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

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced meeting, including written staff reports, verbal testimony, and development plans dated "RECEIVED MAY 12 2026 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **FINDING:** There are practical reasons or benefits of improved design which justify the deviation from the prescribed standards.

FACT: The request is based on documented operational concerns, including a history of trespassing incidents requiring police response. The proposed fence height is intended to deter unauthorized access, including squatting and trespassing into secured areas. The increase in height of the proposed fence for the enclosure is specifically designed to provide a safer environment

for Library staff entering and exiting the building. The additional one foot of height increase, beyond the standard 7-foot limit, contributes to enhanced security while remaining confined to areas that are not visible from the public right-of-way. As such, the request reflects a practical and site-specific design solution that justifies the deviation from the prescribed standard.

- b. **FINDING:** The adjustment, with any conditions imposed, will provide equal or better protection to adjacent property.

FACT: Given its placement in limited-service areas and its limited visibility, the increased height is not expected to create adverse visual or physical impacts to surrounding properties. The enhanced security measures are likely to reduce instances of trespassing and loitering, which can benefit the surrounding area. With any standard conditions related to maintenance and materials, the adjustment will provide equal or better protection to adjacent properties.

- c. **FINDING:** The adjustment is not in conflict with the objectives of the General Plan, any applicable Specific Plan, or the intent of this Title.

FACT: The adjustment is minor in nature, limited in scope, and does not alter the underlying land use or intensity of development. It is consistent with the intent of the General Plan and Buena Park Municipal Code (BPMC) Title 19 (Zoning) adjustment procedure to allow nondetrimental minor deviations from certain development standards for existing development. Therefore, the request is not in conflict with the objectives of the General Plan or the intent of this Title.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures) of Division 6 of Title 14 of the California Code of Regulations

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the development plan dated "RECEIVED MAY 12 2026 PLANNING DIV" as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

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

BUILDING DIVISION:

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

PLANNING DIVISION:

1. This approval shall be to allow 8-foot-high metal (tubular steel) decorative fencing with gates to enclose two (2) limited areas for the Buena Park library at 7150 La Palma Avenue in substantial compliance with Adjustment No. ADJ-26-1 Development Plans dated "RECEIVED MAY 12 2026 PLANNING DIV", except as modified herein. Any expansion beyond these areas shall require additional review and approval.
2. This approval is limited to the 8-foot-high metal (tubular steel) decorative fencing with gates to enclose two (2) limited areas for the Buena Park library and does not offer further deviations from the municipal code.
3. The applicant and/or property owner shall ensure that a copy of the Zoning Administrator Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings (if required) and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
4. The operator shall be responsible for maintaining the fencing in good condition, free of rust, deterioration, graffiti, or other visible damage at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed immediately so as not to present a public nuisance.
5. The height of the fencing and gates shall not exceed eight (8) feet, inclusive of any decorative or security features.
6. Any new fencing, including those shown on the 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 a separate fence and wall permit approval by the Planning Division, as necessary.
7. The fencing shall be constructed of appropriate durable, high-quality materials compatible with the existing development in compliance with BPMC Section 19.428.030.
8. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.

9. The construction authorized by the Adjustment shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
10. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation) of the Zoning Ordinance.
11. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies and regulations.
12. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
13. 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.
14. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses, whatsoever, occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Adjustment, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 11th day of June 2026.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna
Planning Manager

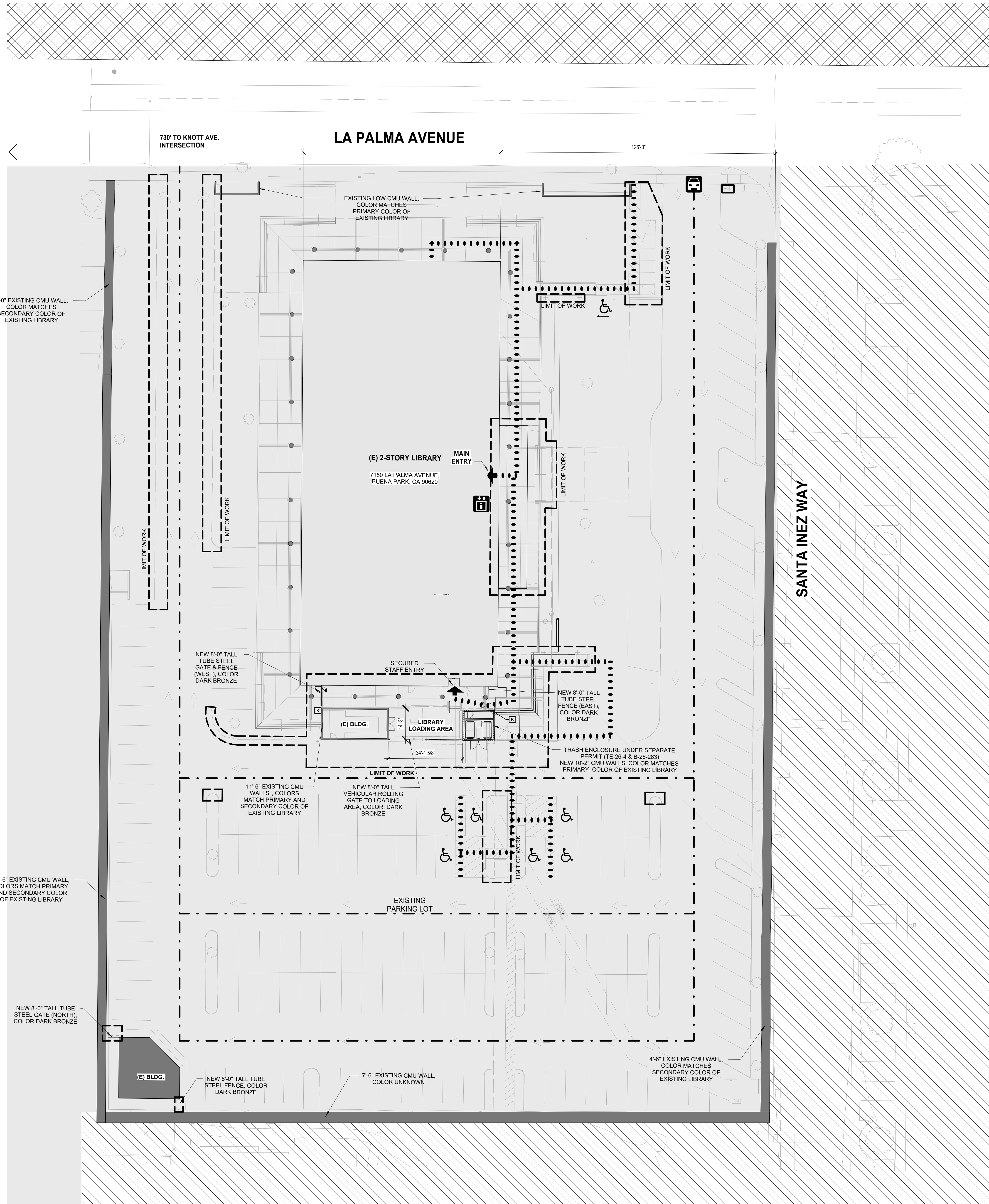
Resolution No.
Adjustment No. ADJ-26-1
June 11, 2026

AFFIDAVIT OF ACCEPTANCE:

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

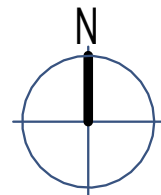
Date: _____

Printed Name and Signature
Owner/Applicant



RECEIVED
MAY 12 2026
PLANNING DIV

ADJ-26-1



KEYNOTES

LEGEND

- RM-20: MEDIUM DENSITY MULTIFAMILY RESIDENTIAL
- RM-10: LOW DENSITY MULTIFAMILY RESIDENTIAL
- RS-6: 6000 SQ. FT. ONE FAMILY RESIDENTIAL

- LIMIT OF WORK (L.O.W.)
- BUILDING OUTLINE
- PEDESTRIAN POINT OF ENTRY
- VEHICULAR POINT OF ENTRY
- ACCESSIBLE ELEVATOR
- EXISTING ACCESSIBLE PARKING / PASSENGER LOADING ZONE TO REMAIN
- RECESSED KNOX BOX
- ACCESSIBLE PATH OF TRAVEL (P.O.T.)
- VEHICULAR ACCESS

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS PATH WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:12 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL, AND IS AT LEAST 48" WIDE. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5" UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE AND LESS THAN 80" (11B-307). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206.

ZONING: RM-20 (MEDIUM DENSITY MULTIFAMILY RESIDENTIAL)
APN: 135-420-03 & 135-420-02

SCOPE OF WORK
(BUILDING PERMIT B-25-1411)

THE BUENA PARK LIBRARY RENOVATION PROJECT INTENDS TO PROVIDE MAINTENANCE CORRECTIONS AND ARCHITECTURAL IMPROVEMENTS. AS PART OF THE PROJECT, THERE ARE UPGRADES REQUIRED FOR CODE AND ACCESSIBILITY COMPLIANCE. THE SIZE OF THE EXISTING BUILDING IS 42,907 SF.

MAINTENANCE CORRECTIONS WILL INCLUDE WATER MITIGATION AT THE BASEMENT, EQUIPMENT REPLACEMENT AT THE BASEMENT, MECHANICAL/PLUMBING UPGRADES, AND REPLACEMENT OF THE EXISTING SECURITY SYSTEM, AND HAZ MAT ABATEMENT WHICH SHALL BE CONDUCTED STRICTLY IN ACCORDANCE WITH OWNER SUPPLIED COMPREHENSIVE ASBESTOS ASSESSMENT - REV 3, BY A-TECH CONSULTING, INC. DATED 10/11/2024.

ACCESSIBILITY UPGRADES WILL INCLUDE CODE CONFORMANCE FOR SITE ACCESSIBILITY, RESTROOM ACCESSIBILITY, AND DRINKING FOUNTAINS.

CODE UPGRADES WILL INCLUDE A NEW GURNEY COMPLIANT ELEVATOR AND EXISTING STAIR COMPLIANCE.

ARCHITECTURAL UPGRADES WILL INCLUDE INTERIOR PAINTING, FLOORING AND BASE AT PUBLIC AND PRIVATE AREAS, SOME NEW SHELVING, RELOCATION OF EXISTING SHELVING, REPLACEMENT OF SOME FURNITURE, NEW FRONT DOOR AND ENTRY CURTAINWALL, AND UPGRADED WAYFINDING/SIGNAGE.

ZONING SCOPE OF WORK
(ZONING ADJUSTMENT ADJ-26-1)

SITE UPGRADES WILL INCLUDE SITEWORK CONCRETE STAIRS & PAVING, CONCRETE CHEEK & RETAINING WALLS, TUBULAR STEEL FENCING & ASSOCIATED GATES, GALVANIZED STEEL HANDRAILS & GUARD RAILS AND PLANTING & IRRIGATION.

PROJECT DIRECTORY

CLIENT INFORMATION

NAME: BUENA PARK DISTRICT
ADDRESS: 7150 LA PALMA AVENUE
CITY, STATE, ZIP: BUENA PARK, CA 90620.
DIRECTOR OF FACILITY
TEL: 714-826-4100
CONTACT: HELEN MEDINA
E-MAIL: hmedina@buenaparklibrary.org

PROGRAM & CONSTRUCTION MANAGER

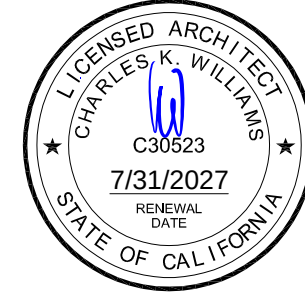
NAME: GRIFFIN STRUCTURES
ADDRESS: 200 N MAIN ST
CITY, STATE, ZIP: SANTA ANA, CA 92701.
TEL: 949-497-9000
CONTACT: LEONARD G. MARSHALL
E-MAIL: lmarshall@griffinstructures.com

ARCHITECT

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY, STATE, ZIP: IRVINE, CA 92617
TEL: 949-261-1001
CONTACT: CHARLIE WILLIAMS
E-MAIL: cwilliams@lpadesignstudios.com



ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
949-261-1001 Office
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617



This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. LPA and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.

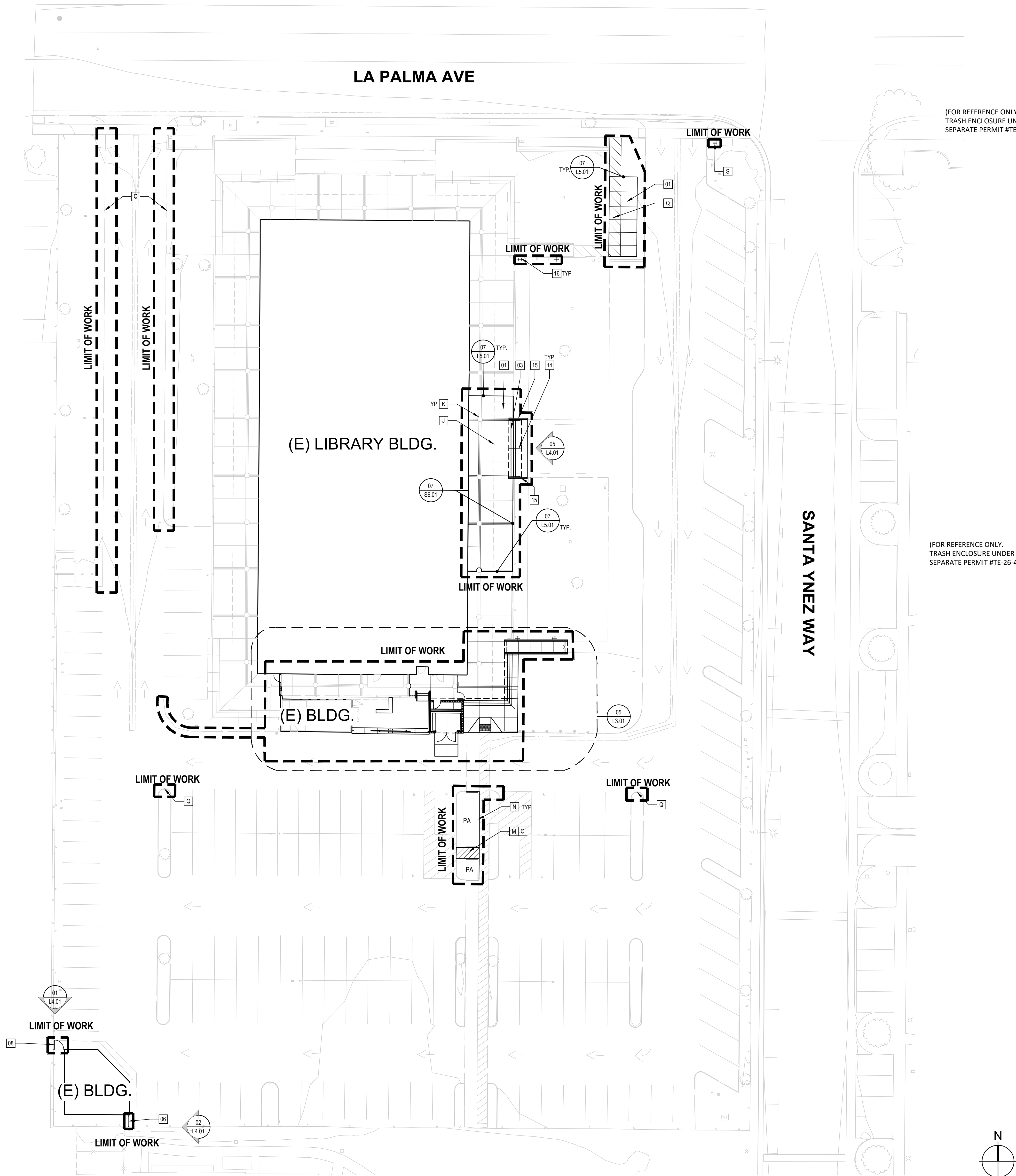
BUENA PARK LIBRARY RENOVATION

BPLD-24-01-REN

7150 LA PALMA AVENUE,
BUENA PARK, CA 90620

Developed for
BUENA PARK LIBRARY DISTRICT

Date	
Revision	
Submit	
PLAN CHECK SUBMITTAL	11/14/25
PLAN CHECK SUBMITTAL 02	02/27/26
BID SET	05/15/26
Job Number	32217
Checked By	MF
Scale	As indicated



MATERIALS KEYNOTE LEGEND			
NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING	01 L5.01	INTEGRAL COLOR TO MATCH EXISTING
02	DETECTABLE WARNING PAVERS	09 L5.01	FEDERAL YELLOW
03	CONCRETE STAIRS	12/ L5.02	INTEGRAL COLOR TO MATCH EXISTING
04	CONCRETE RETAINING WALL	15/ L5.02	INTEGRAL COLOR TO MATCH EXISTING
05	GRAY TO MATCH EXISTING	01/ L5.02	GRAY TO MATCH EXISTING/ URETHANE SYSTEM
06	TUBE STEEL FENCE	01/ L5.03	DARK BRONZE/ URETHANE SYSTEM
07	NOT USED	11/ L5.03	DARK BRONZE/ URETHANE SYSTEM
08	TUBE STEEL MAINTENANCE GATE	02/ L5.03	DARK BRONZE/ URETHANE SYSTEM
09	VEHICULAR ROLLING GATE	01/ L5.04	DARK BRONZE/ URETHANE SYSTEM
10	TUBE STEEL SINGLE SWING PEDESTRIAN GATE WITH PANIC HARDWARE	03/ L5.03	DARK BRONZE/ URETHANE SYSTEM
11	GUARDRAIL	12/ L5.03	GRAY TO MATCH EXISTING/ URETHANE SYSTEM
12	CURB AT TRASH ENCLOSURE	13/ L5.03	NATURAL GRAY/ BROOM FINISH
13	METAL PANEL DOUBLE GATE	17/ L5.03	DARK BRONZE/ URETHANE SYSTEM
14	HANDRAIL AT STAIR	04/ L5.02	GRAY TO MATCH EXISTING/ URETHANE SYSTEM
15	CONCRETE CHEEK WALL AT STAIR	12/ L5.02	NATURAL GRAY/ SMOOTH TROWEL FINISH; PAINT TO MATCH EXISTING
16	SITE LIGHTING	SEE SITE LIGHTING LEGEND BELOW	

REFERENCE KEYNOTE LEGEND			
NOTE	DESCRIPTION	DET/ SHT	COMMENTS
A	EXISTING PAVING		PROTECT IN PLACE
B	EXISTING CURB		PROTECT IN PLACE
C	EXISTING GUTTER		PROTECT IN PLACE
D	EXISTING STAIR		PROTECT IN PLACE
E	EXISTING WALL		PROTECT IN PLACE
F	EXISTING FENCE		PROTECT IN PLACE
G	EXISTING UTILITY		PROTECT IN PLACE
H	EXISTING TREE		PROTECT IN PLACE
J	EXISTING BUILDING CANOPY		PROTECT IN PLACE
K	EXISTING BUILDING COLUMN		PROTECT IN PLACE
L	EXISTING ELECTRICAL VAULT		PROTECT IN PLACE
M	A.C. PAVING	PER CIVIL	
N	CURB	PER CIVIL	
P	CURB RAMP	PER CIVIL	
Q	CURB/PAVEMENT STRIPING	PER CIVIL	
R	TRASH ENCLOSURE	SEE SHEET #2-04	
S	SIGNAGE	PER CIVIL	

SITE SYMBOLS LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION DET.
	FIRE HYDRANT - PER CIVIL		SAWCUT JOINT 02/ L5.01
	CATCH BASIN - PER CIVIL		EXPANSION JOINT 04/ L5.01
	CLEAN OUT - PER CIVIL		MATCHLINE
	MAN HOLE - PER CIVIL		PROPERTY LINE/ RIGHT OF WAY
	DIRECTION OF RAMP; DOWN SLOPE		T.O.S. TOP OF SLOPE
	EXISTING TREE PROTECT IN PLACE		B.O.S. BOTTOM OF SLOPE
	PA PLANTING AREA		F.O.B. FACE OF BUILDING
	ALIGN		F.O.C. FACE OF CURB
NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL AND ELEC DWGS FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.			

SITE LIGHTING LEGEND		
SYM.	DESCRIPTION	DET/ SHT COMMENTS
	LIGHT BOLLARD	10/ L5.01 REFER TO 06/E7.10
NOTE: SEE ELECTRICAL PLANS FOR FIXTURES, LAMPS, AND SPECS.		



This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, and are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.

BUENA PARK LIBRARY RENOVATION
BPLD-24-01-REN

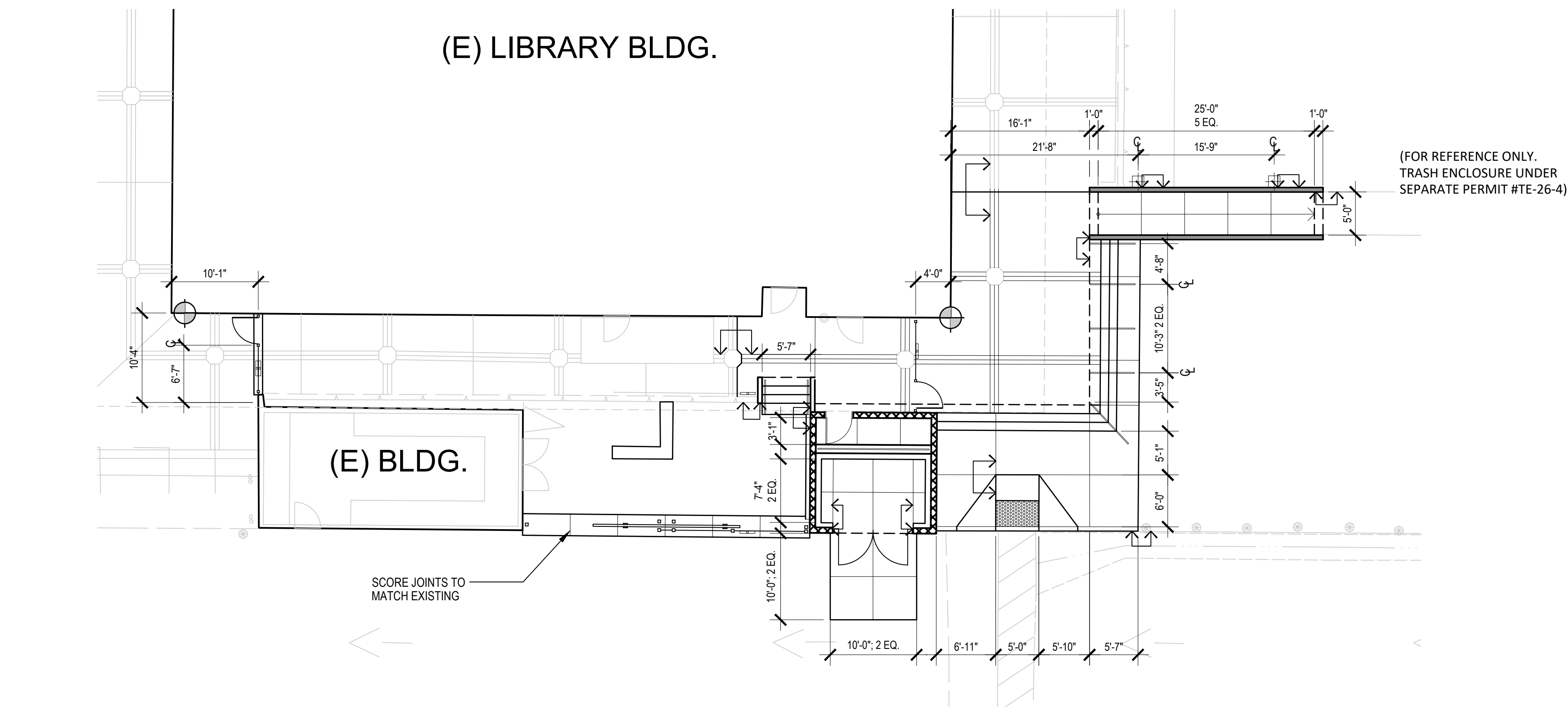
7150 LA PALMA AVENUE,
BUENA PARK, CA 90620

Developed for
BUENA PARK LIBRARY DISTRICT

Revision	Date
2	02/27/2026
1	02/27/2026
0	02/27/2026

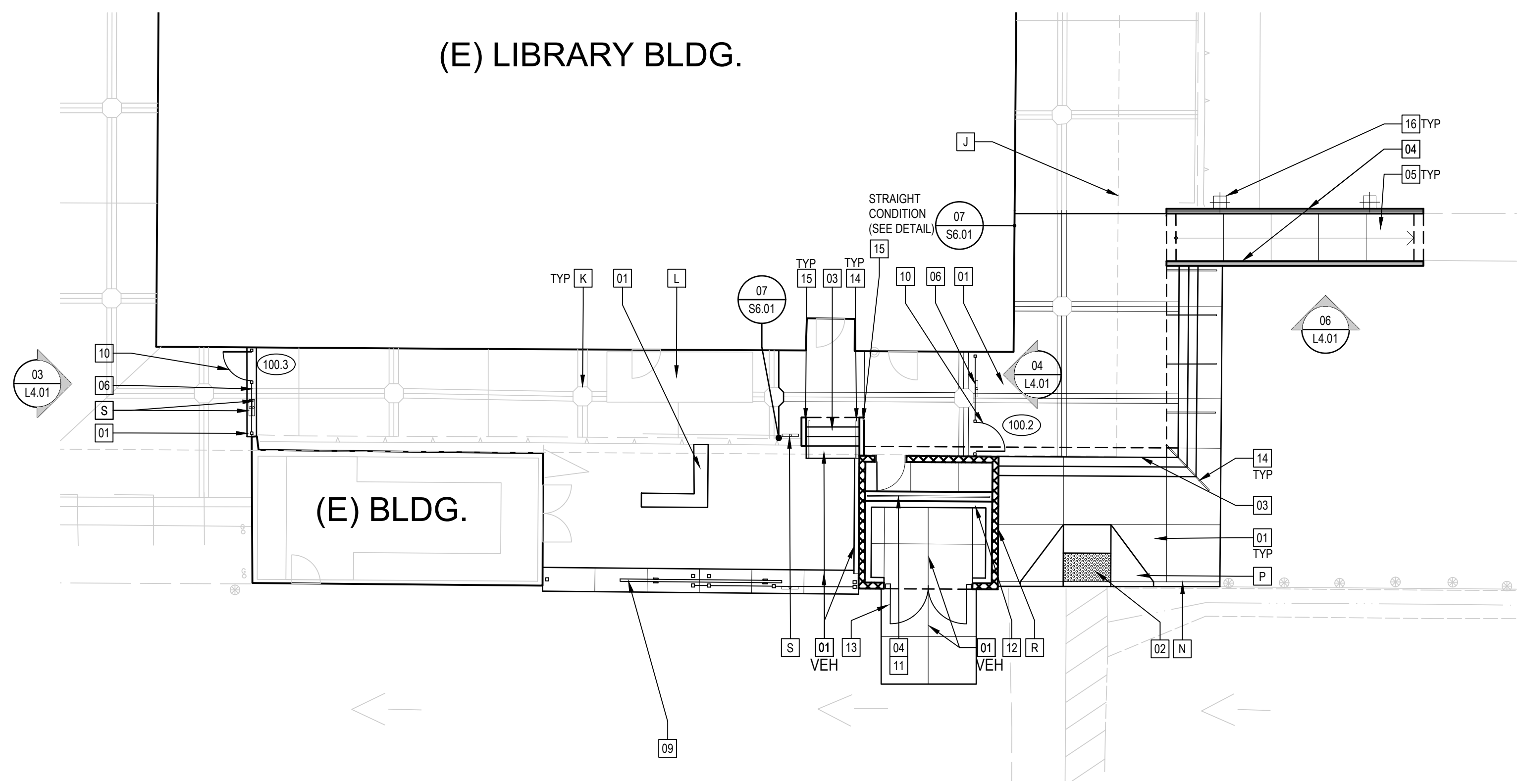
Submission	Date
CITY SUBMITTAL	11/14/2025
CITY RESUBMITTAL	02/27/2026
BID SET	05/15/2026

Job Number	32217
Checked By	JY
Scale	1" = 20'-0"



ENLARGEMENT LAYOUT PLAN 1" = 10'-0" 07

(FOR REFERENCE ONLY. TRASH ENCLOSURE UNDER SEPARATE PERMIT #TE-26-4)



ENLARGEMENT MATERIALS PLAN 1" = 10'-0" 05

MATERIALS KEYNOTE LEGEND			
NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING	01 L5.01	INTEGRAL COLOR TO MATCH EXISTING
02	DETECTABLE WARNING PAVERS	09 L5.01	FEDERAL YELLOW
03	CONCRETE STAIRS	12 L5.02	INTEGRAL COLOR TO MATCH EXISTING
04	CONCRETE RETAINING WALL	15 L5.02	INTEGRAL COLOR TO MATCH EXISTING
05	GRAY TO MATCH EXISTING	01 L5.02	GRAY TO MATCH EXISTING/ URETHANE SYSTEM
06	TUBE STEEL FENCE	01 L5.03	DARK BRONZE/ URETHANE SYSTEM
07	NOT USED	11 L5.03	DARK BRONZE/ URETHANE SYSTEM
08	TUBE STEEL MAINTENANCE GATE	02 L5.03	DARK BRONZE/ URETHANE SYSTEM
09	VEHICULAR ROLLING GATE	01 L5.04	DARK BRONZE/ URETHANE SYSTEM
10	TUBE STEEL SINGLE SWING PEDESTRIAN GATE WITH PANIC HARDWARE	03 L5.03	DARK BRONZE/ URETHANE SYSTEM
11	GUARDRAIL	12 L5.03	GRAY TO MATCH EXISTING/ BROOM FINISH
12	CURB AT TRASH ENCLOSURE	13 L5.03	NATURAL GRAY/ BROOM FINISH
13	METAL PANEL DOUBLE GATE	17 L5.03	DARK BRONZE/ URETHANE SYSTEM
14	HANDRAIL AT STAIR	04 L5.02	GRAY TO MATCH EXISTING/ URETHANE SYSTEM
15	CONCRETE CHEEK WALL AT STAIR	12 L5.02	NATURAL GRAY/ SMOOTH TROWEL FINISH; PAINT TO MATCH EXISTING
16	SITE LIGHTING	SEE SITE LIGHTING LEGEND BELOW	

REFERENCE KEYNOTE LEGEND			
NOTE	DESCRIPTION	DET/ SHT	COMMENTS
A	EXISTING PAVING		PROTECT IN PLACE
B	EXISTING CURB		PROTECT IN PLACE
C	EXISTING GUTTER		PROTECT IN PLACE
D	EXISTING STAIR		PROTECT IN PLACE
E	EXISTING WALL		PROTECT IN PLACE
F	EXISTING FENCE		PROTECT IN PLACE
G	EXISTING UTILITY		PROTECT IN PLACE
H	EXISTING TREE		PROTECT IN PLACE
J	EXISTING BUILDING CANOPY		PROTECT IN PLACE
K	EXISTING BUILDING COLUMN		PROTECT IN PLACE
L	EXISTING ELECTRICAL VAULT		PROTECT IN PLACE
M	A.C. PAVING	PER CIVIL	
N	CURB	PER CIVIL	
P	CURB RAMP	PER CIVIL	
Q	CURB/PAVEMENT STRIPING	PER CIVIL	
R	TRASH ENCLOSURE	SEE SHEET A2.04	
S	SIGNAGE	PER CIVIL	

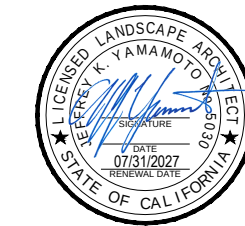
SITE SYMBOLS LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION DET.
	FIRE HYDRANT - PER CIVIL		SAWCUT JOINT 02/ L5.01
	CATCH BASIN - PER CIVIL		EXPANSION JOINT 04/ L5.01
	CLEAN OUT - PER CIVIL		MATCHLINE
	MAN HOLE - PER CIVIL		PROPERTY LINE/ RIGHT OF WAY
	DIRECTION OF RAMP; DOWN SLOPE		T.O.S. TOP OF SLOPE
	EXISTING TREE PROTECT IN PLACE		B.O.S. BOTTOM OF SLOPE
	PA PLANTING AREA		F.O.B. FACE OF BUILDING
	ALIGN		F.O.C. FACE OF CURB
NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL AND ELEC DWGS FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.			

- SUPPLEMENTAL LAYOUT NOTES
- POINT OF BEGINNING (P.O.B.) IS NOTED ON PLAN.
 - SEE SHEET L0.01 FOR LAYOUT & MATERIALS NOTES.
 - SEE ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL DIMENSIONS FOR FENCING, WALL THICKNESS AND WALL REVEALS.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL JOINT LAYOUT INFORMATION.
 - SEE CIVIL SHEETS FOR ADDITIONAL LAYOUT INFORMATION REGARDING PARKING LOTS, FIRE LANES, ASPHALT PAVING, AND OTHER CIVIL LAYOUT INFORMATION.

LAYOUT SYMBOL LEGEND	
	POINT OF BEGINNING (P.O.B.)
	ALIGN FLUSH

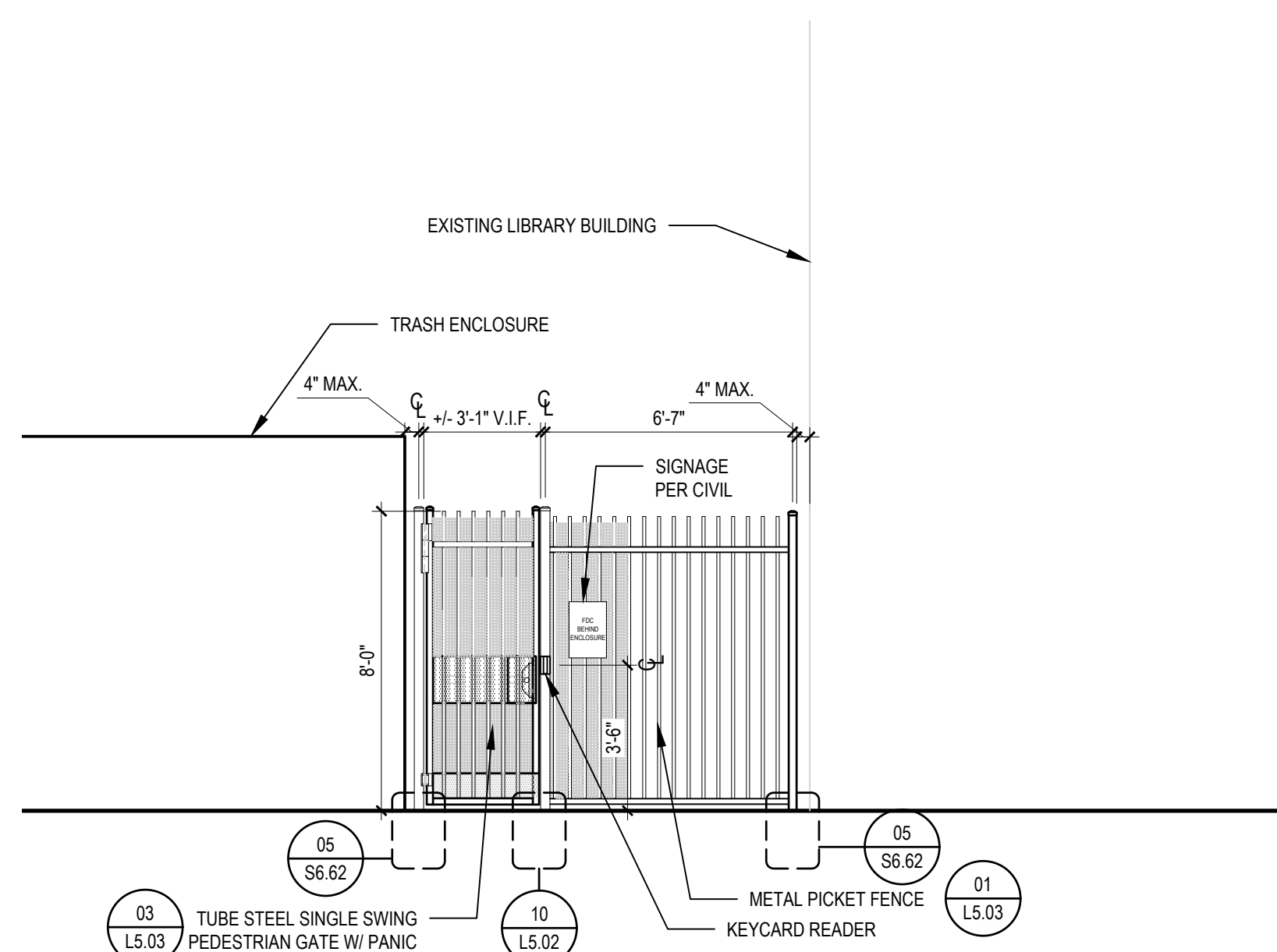
SITE LIGHTING LEGEND		
SYM.	DESCRIPTION	DET/ SHT COMMENTS
	LIGHT BOLLARD	10/ L5.01 REFER TO 06/E7.10
NOTE: SEE ELECTRICAL PLANS FOR FIXTURES, LAMPS, AND SPECS.		

Submission	Date	Revision	Date
CITY SUBMITTAL	11/14/2025	2	02/27/2026
CITY RESUBMITTAL	02/27/2026		
BID SET	05/15/2026		
Job Number	32217	Checked By	JY
Scale	AS NOTED		

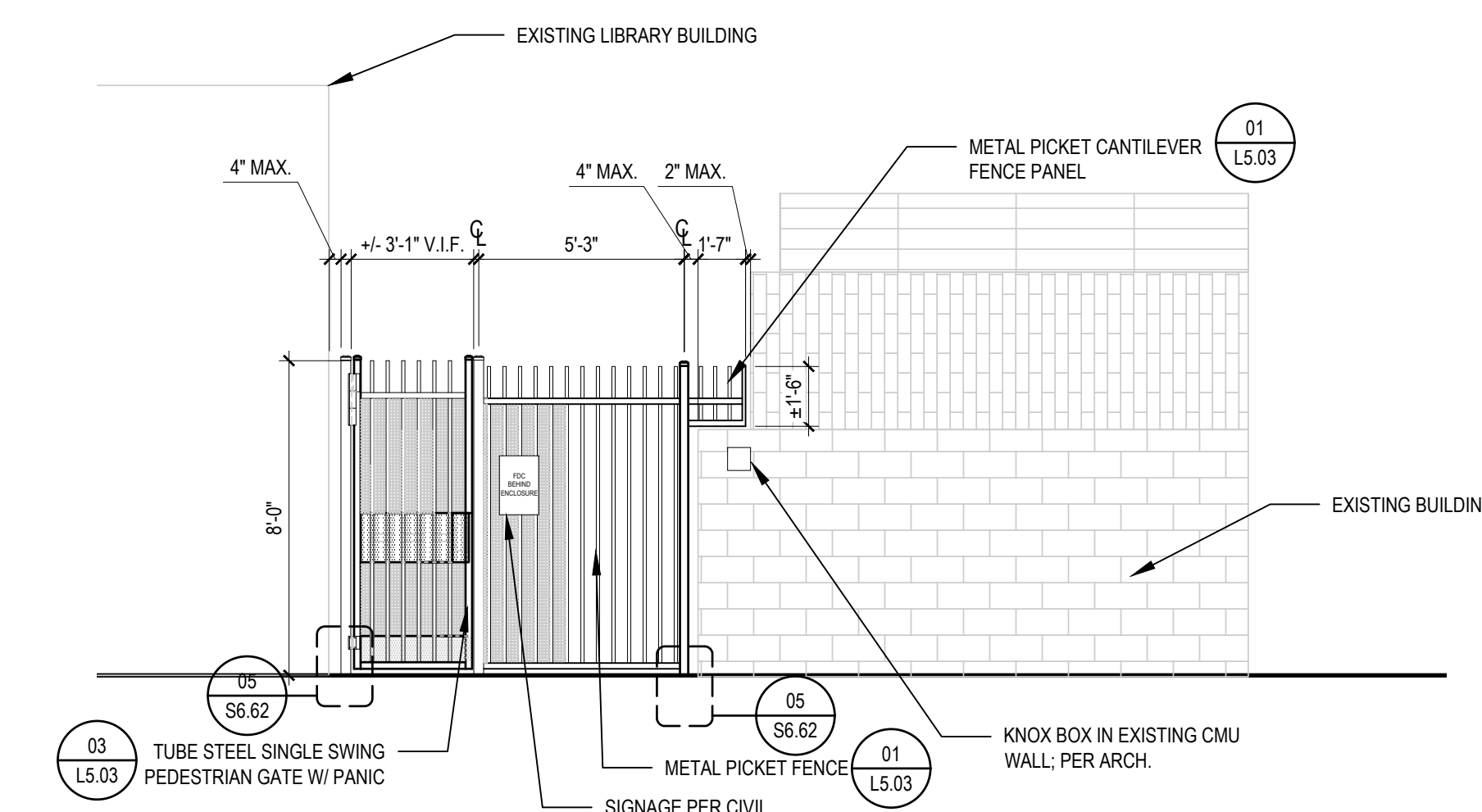


This document and all other project documents, ideas, aesthetic designs incorporated therein, are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents including the creation of derivative works will give rise to a claim for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. The project documents are not to be used for any intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

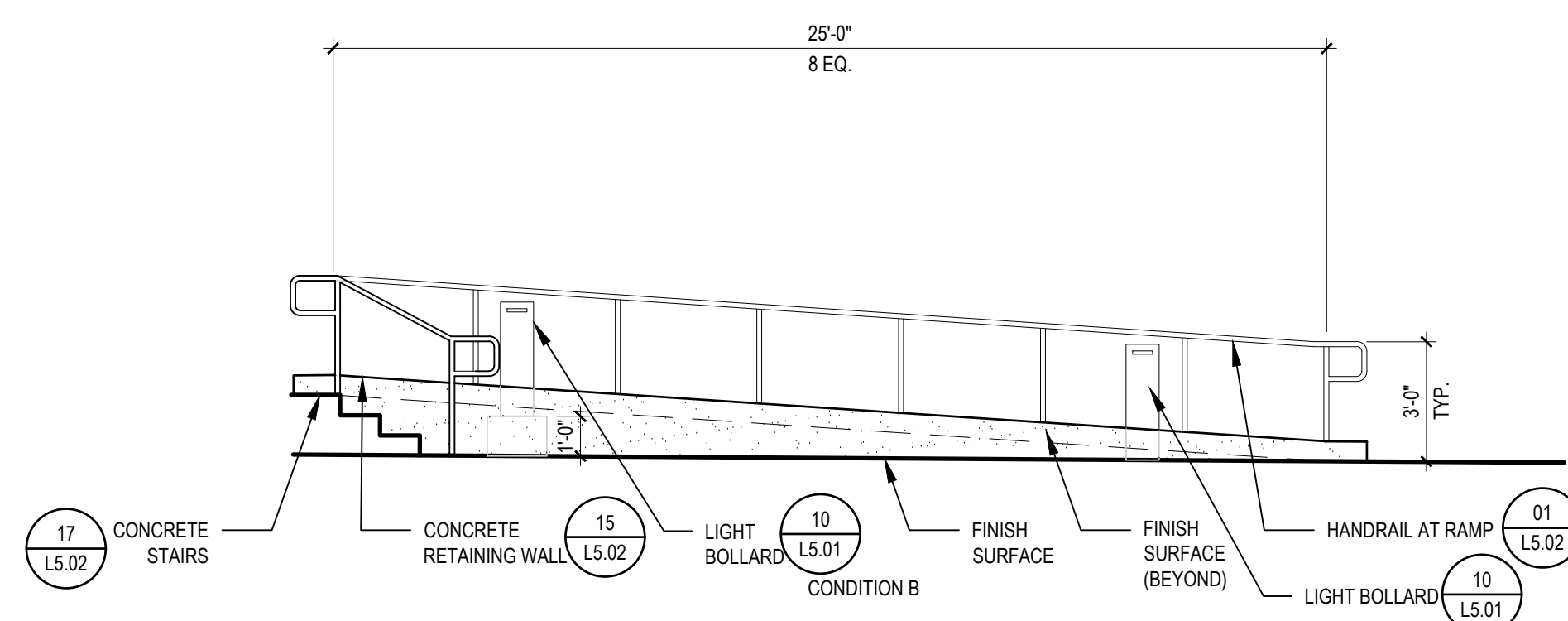
© LPA, Inc.



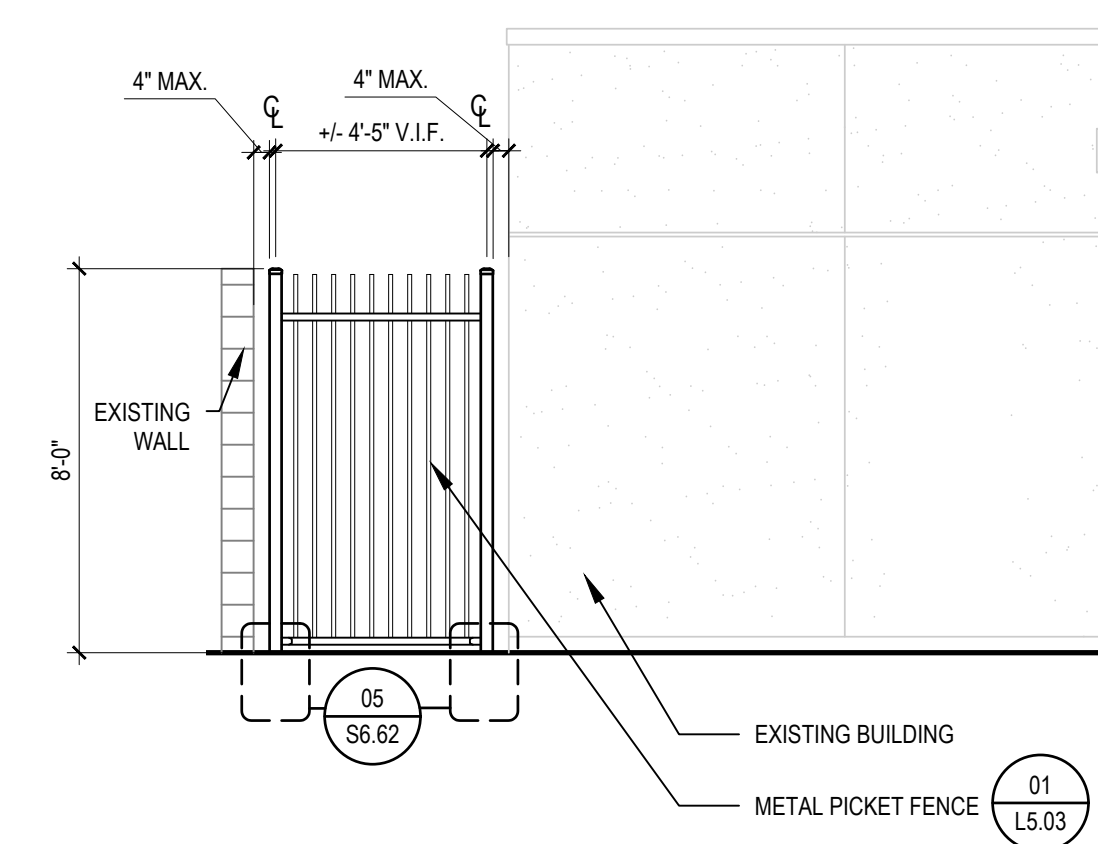
EAST ELEVATION: TUBE STEEL GATE AT TRASH ENCLOSURE AND LIBRARY



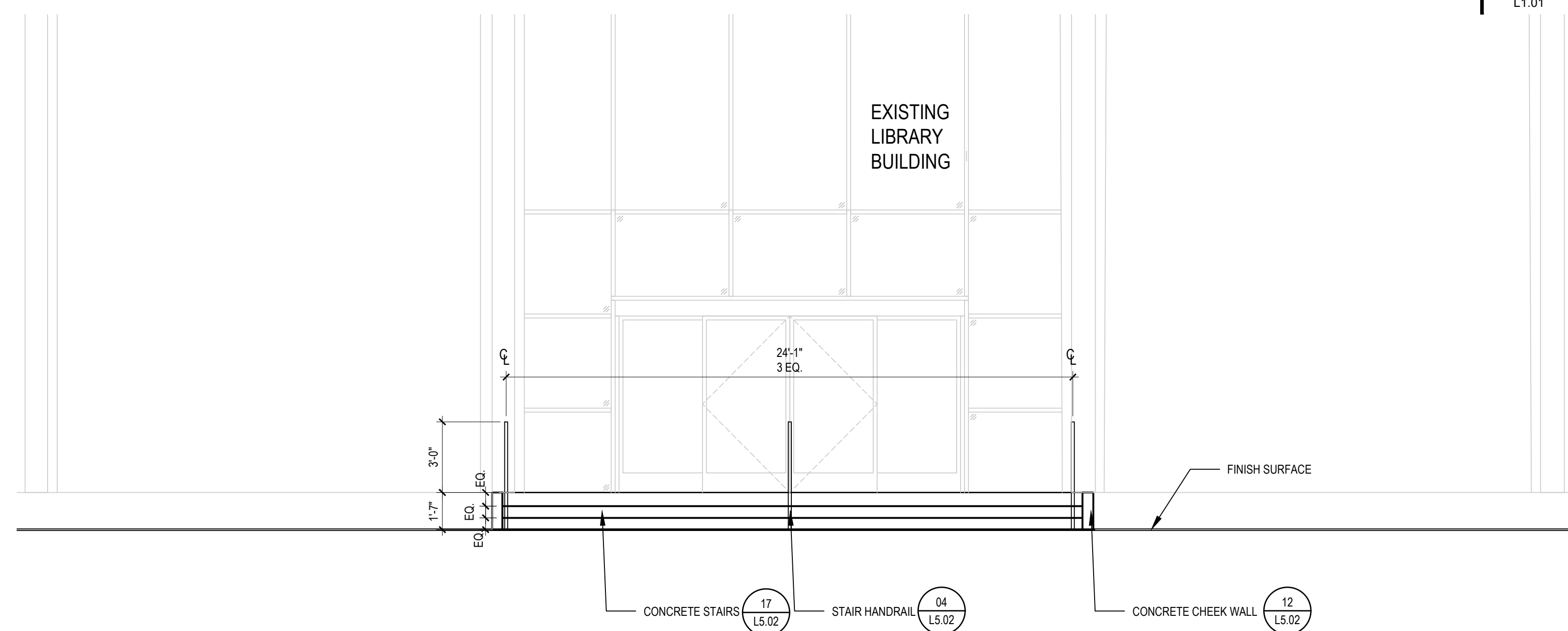
WEST ELEVATION: TUBE STEEL GATE AT (E) BUILDING AND LIBRARY	1/4" = 1'-0"	03
	L1.01	



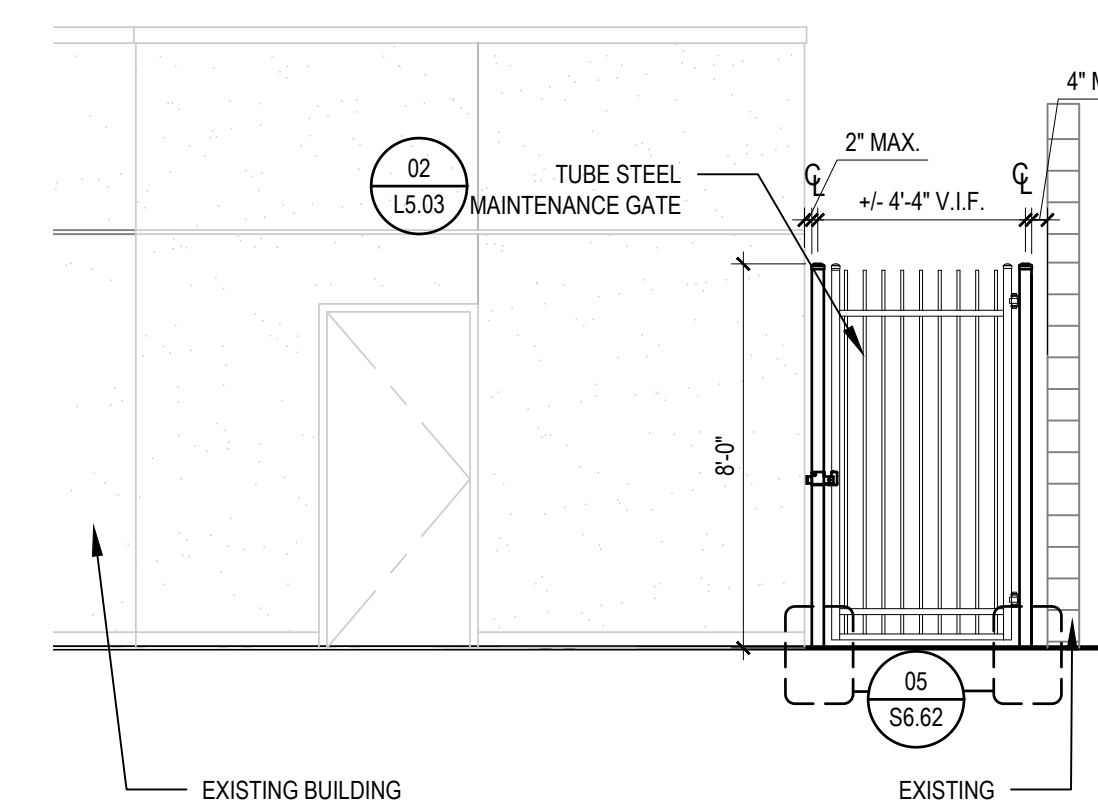
SOUTHEAST ELEVATION: RAMP	1/4" = 1'-0"	06
	L1.01	



TUBE STEEL FENCE AT (E) BUILDING	1/4" = 1'-0"	02
	1101	



EAST ELEVATION: LIBRARY ENTRY STAIR	1/4" = 1'-0"	05
	L1.01	



NORTH ELEVATION: TUBE STEEL GATE AT (E) SOUTH BLDG.	1/4" = 1'-0" L1.01	01
--	-----------------------	----

BUENA PARK LIBRARY RENOVATION
BPLD-24-01-REN

7150 LA PALMA AVENUE,
BUENA PARK, CA 90620

Developed for
BUENA PARK LIBRARY DISTRICT

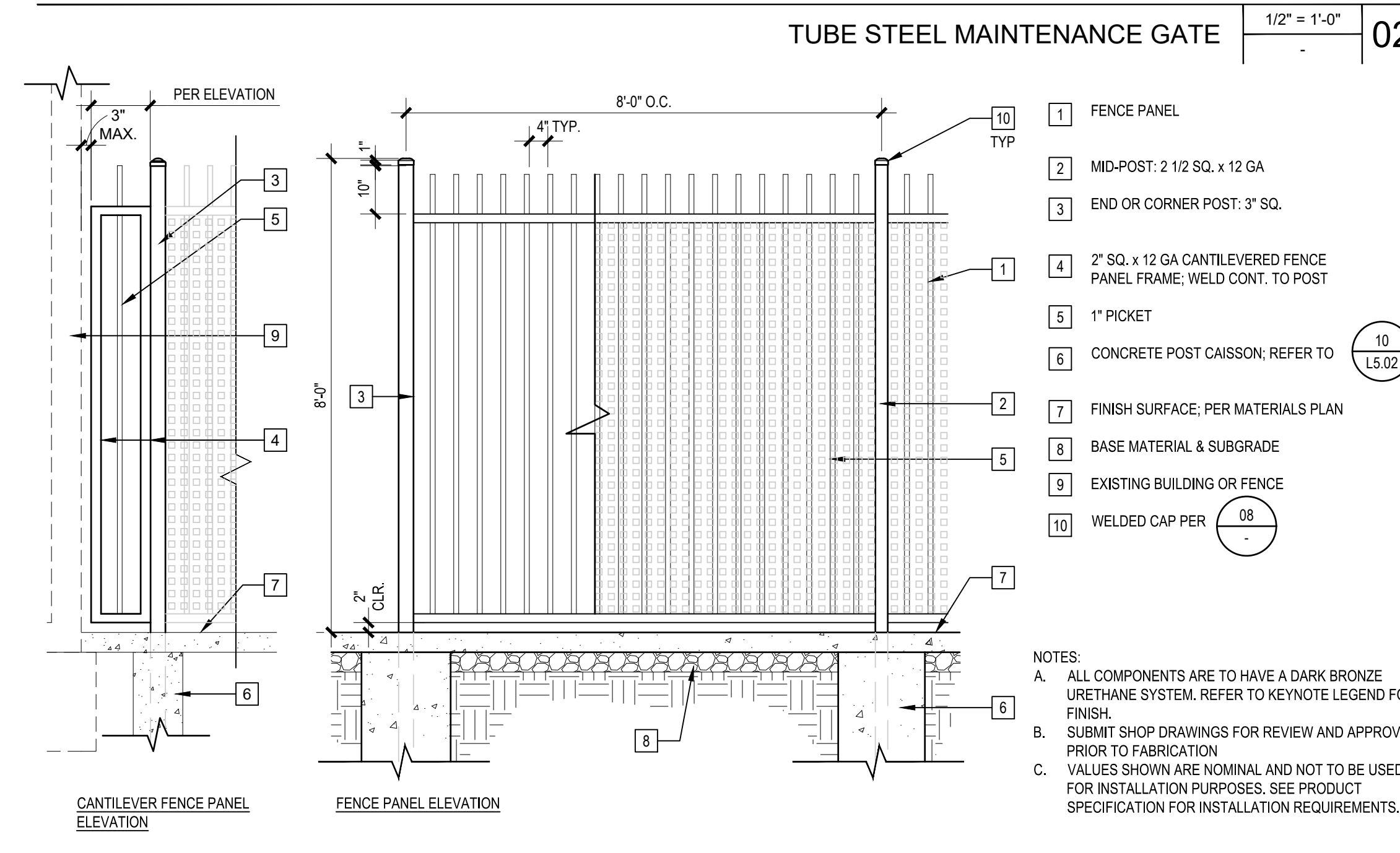
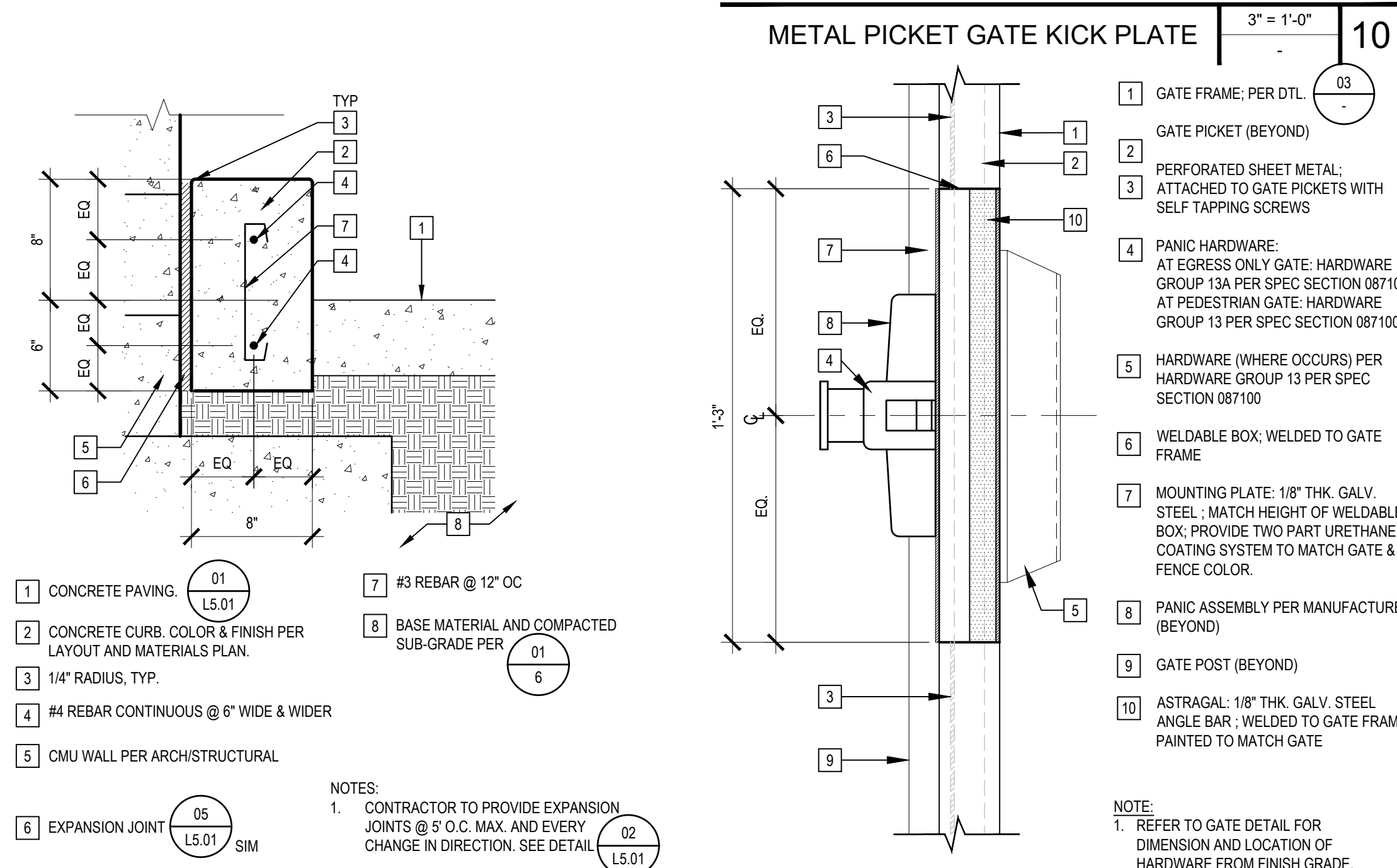
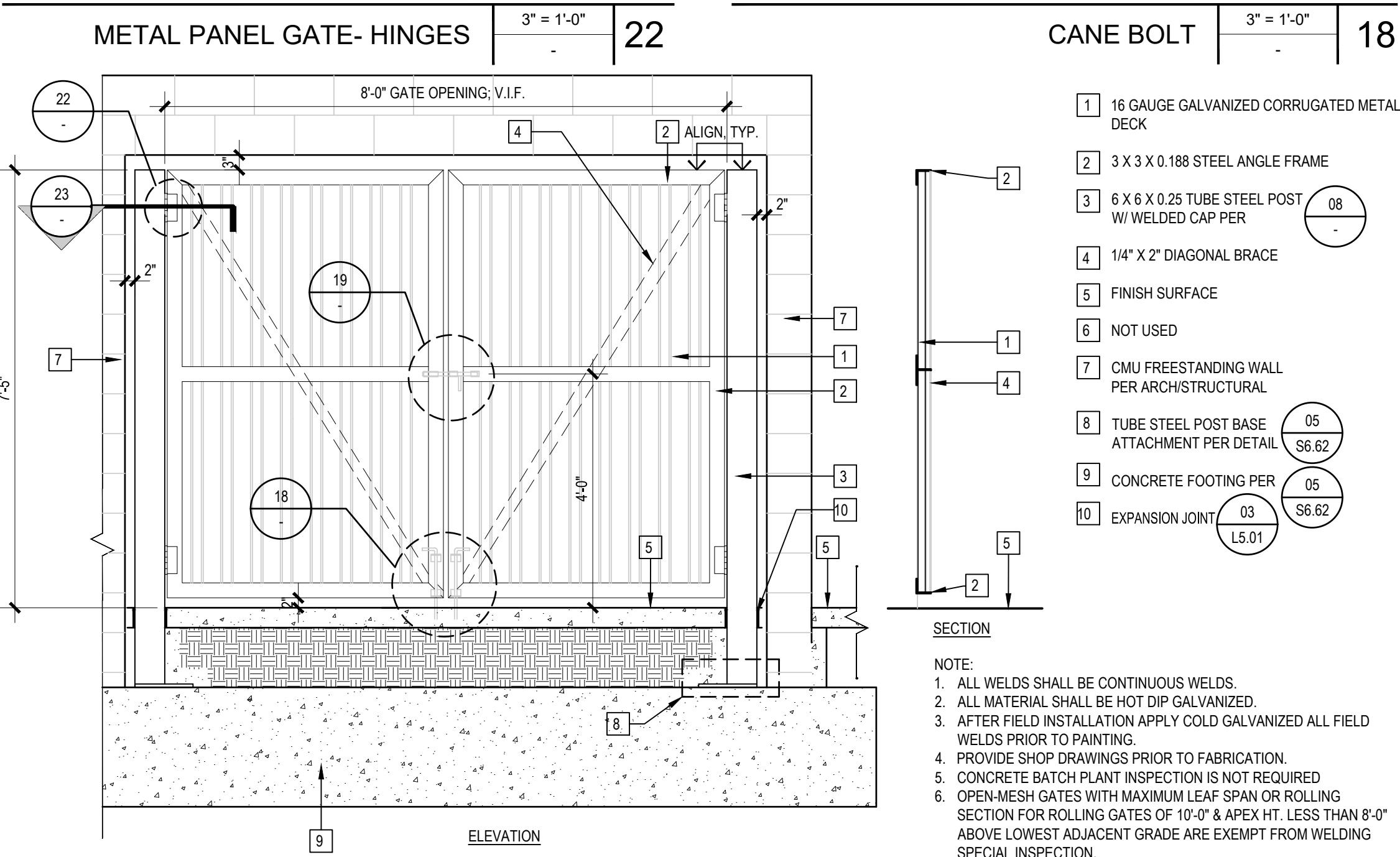
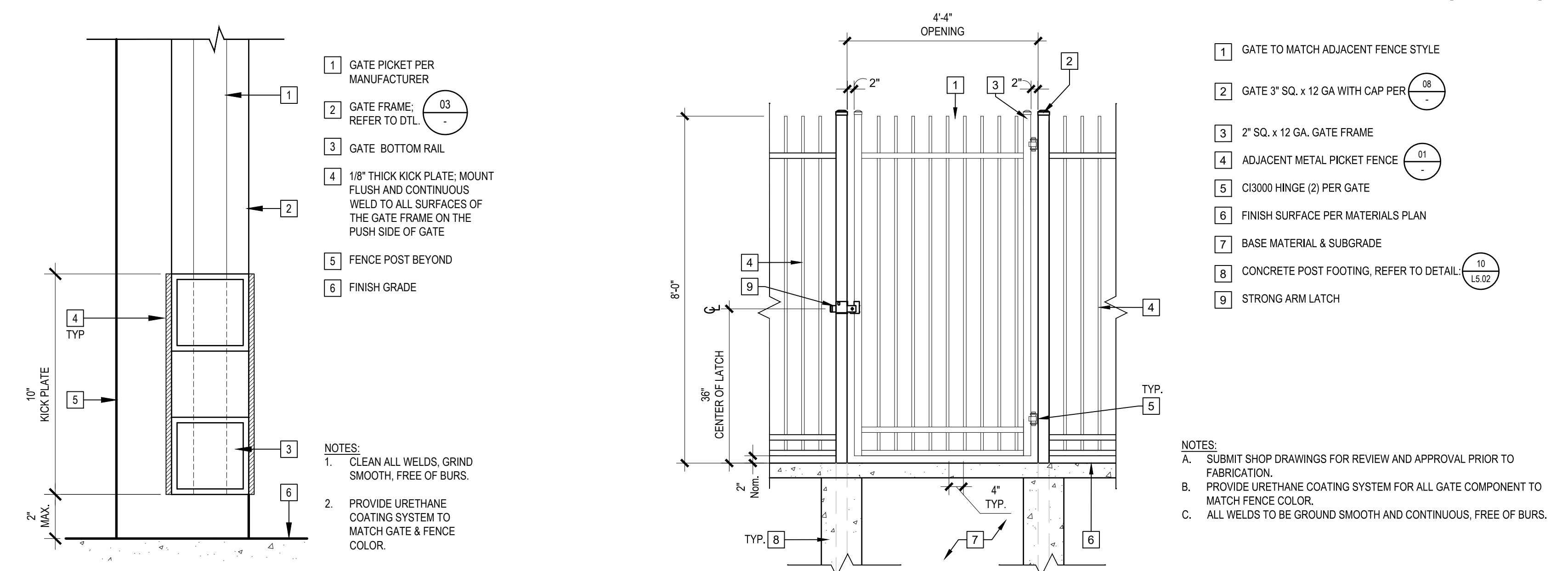
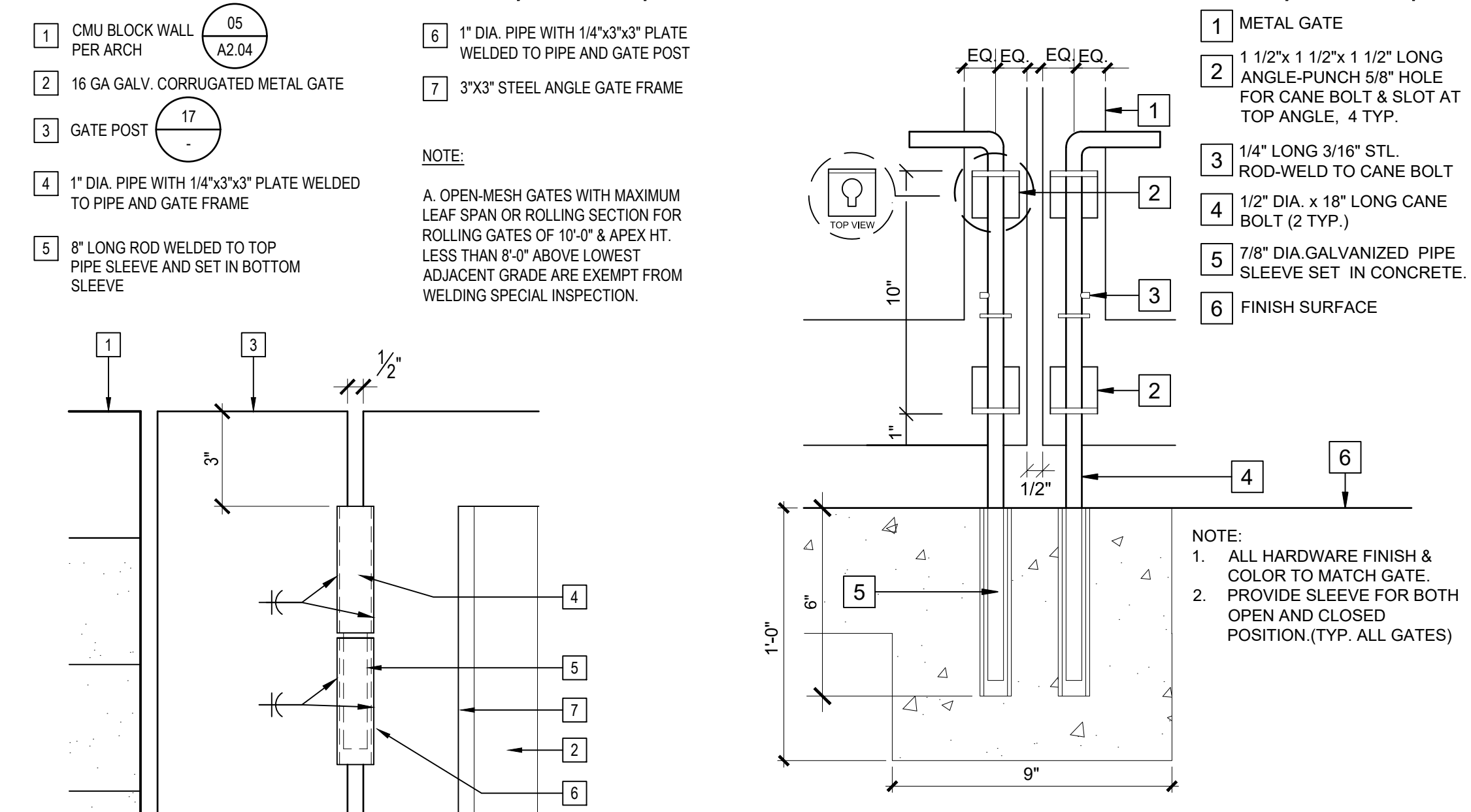
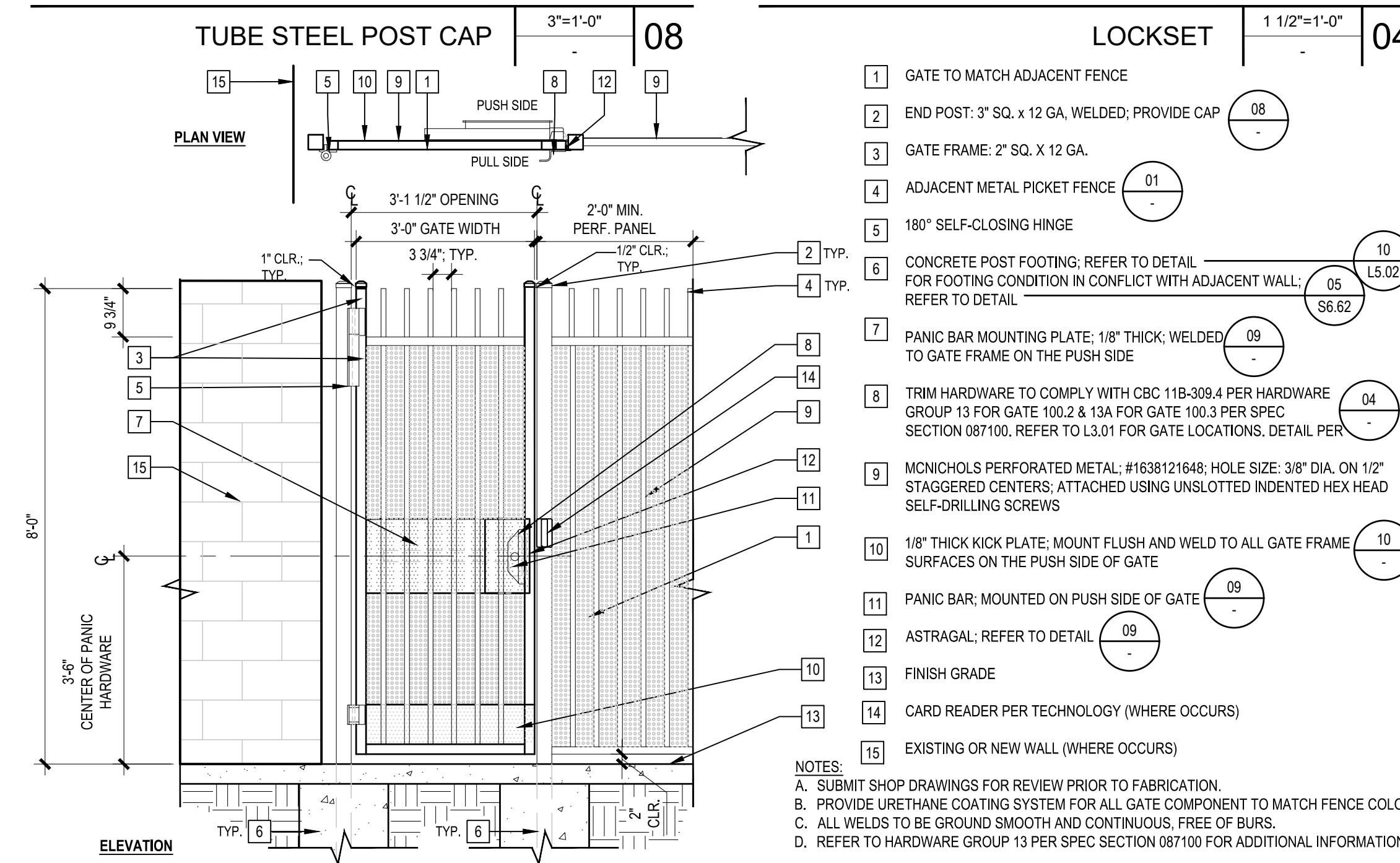
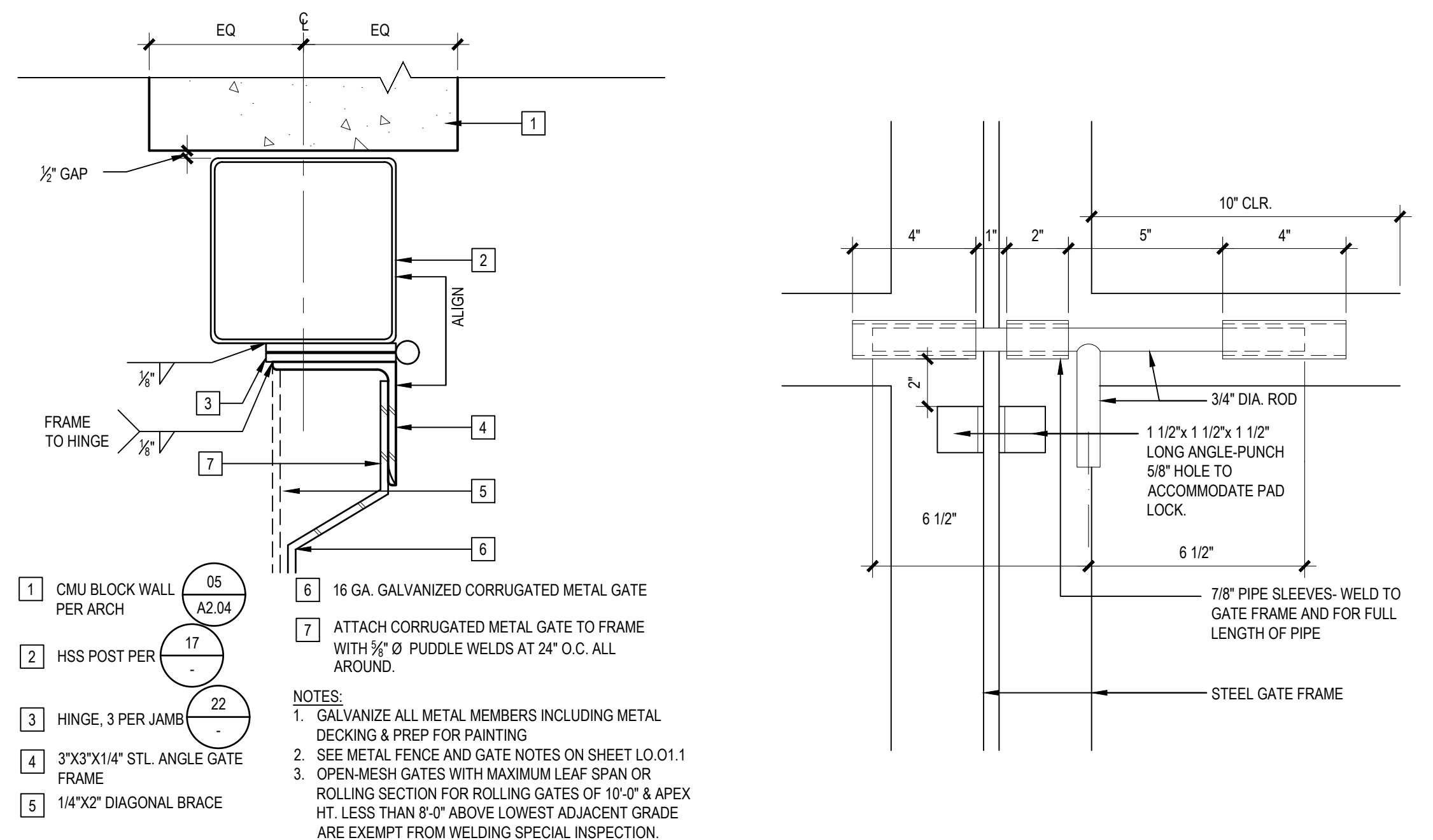
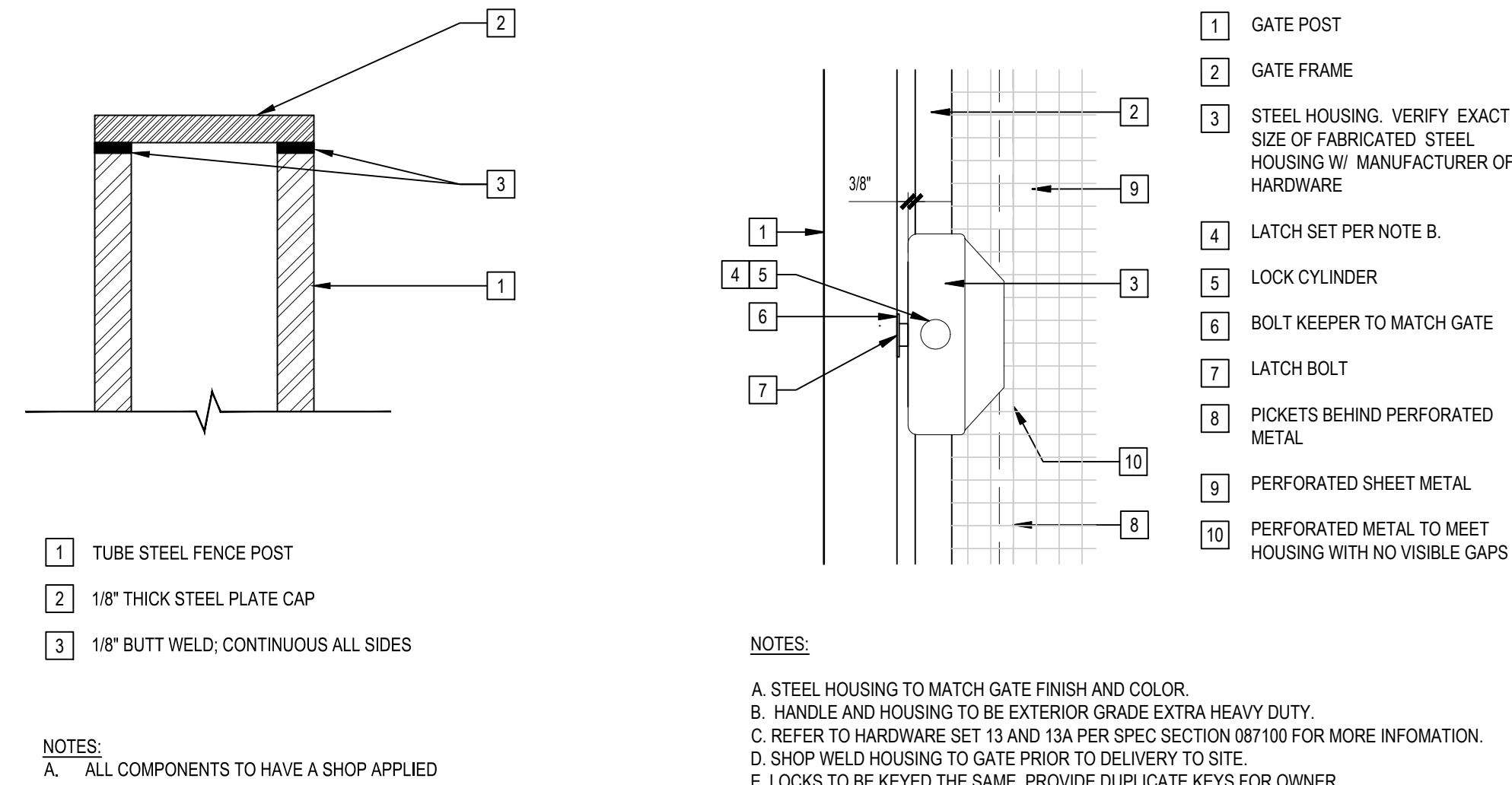
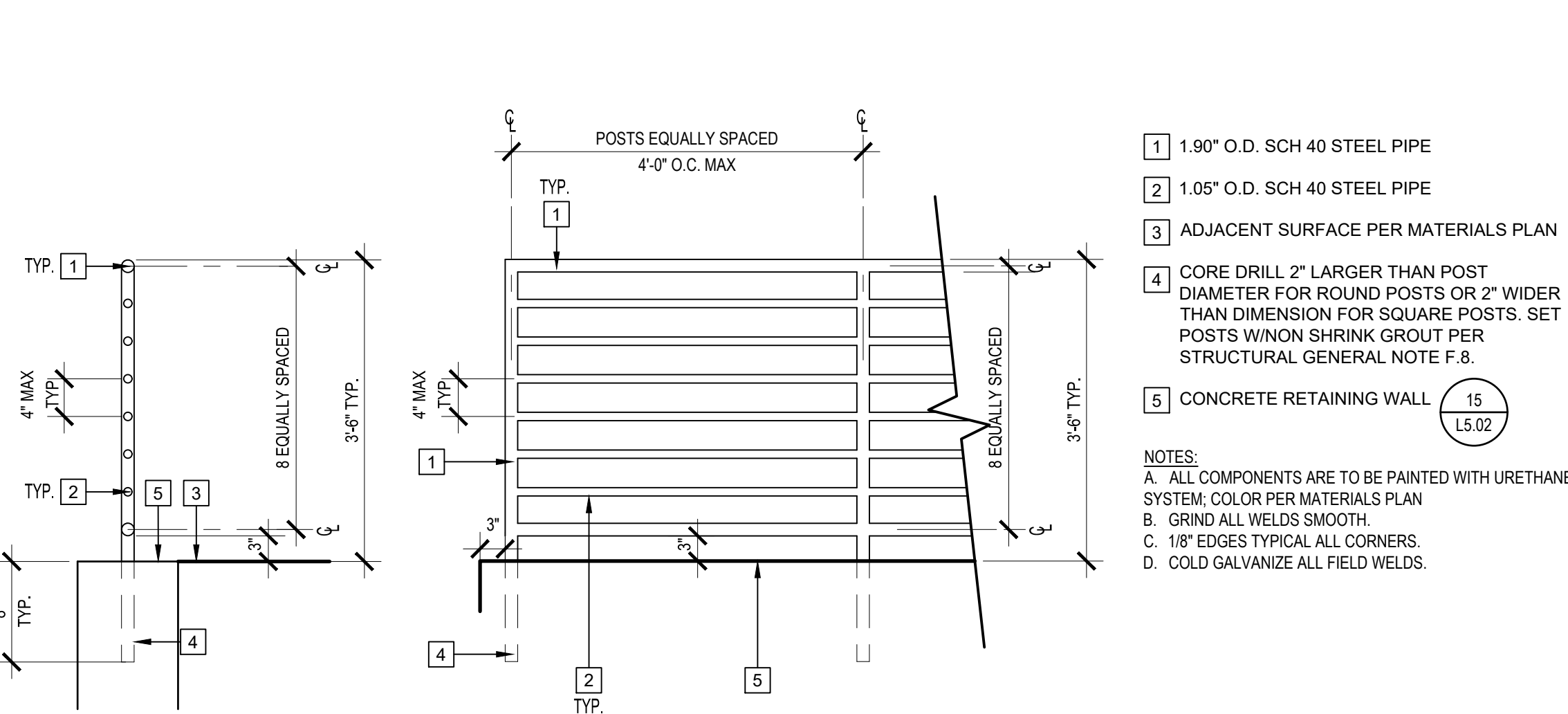
[illegible]

<u>Submittal</u>	<u>Date</u>
CITY SUBMITTAL	11/14/2025
CITY RESUBMITTAL	02/27/2026
BID SET	05/19/2026

Job Number	32217
Checked By	JY
Scale	AS NOTED

SECTIONS AND ELEVATIONS

L4.01



METAL PANEL DOUBLE GATE - CMU ENCLOSURE (FOR REFERENCE ONLY. TRASH ENCLOSURE UNDER SEPARATE PERMIT #TE-26-4) 1/2" = 1'-0" 17



This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, and are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unfair disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

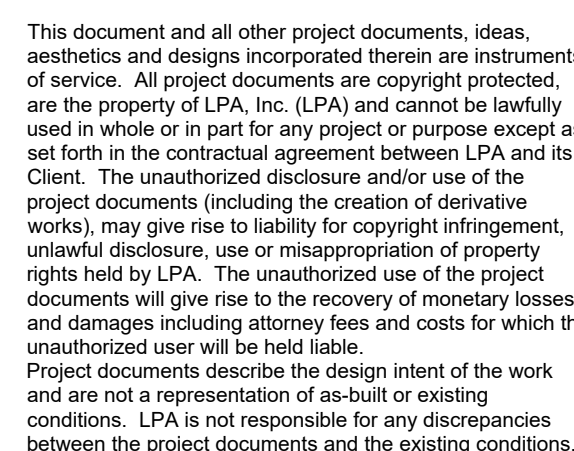
© LPA, Inc.

BUENA PARK LIBRARY RENOVATION
 BPLD-24-01-REN

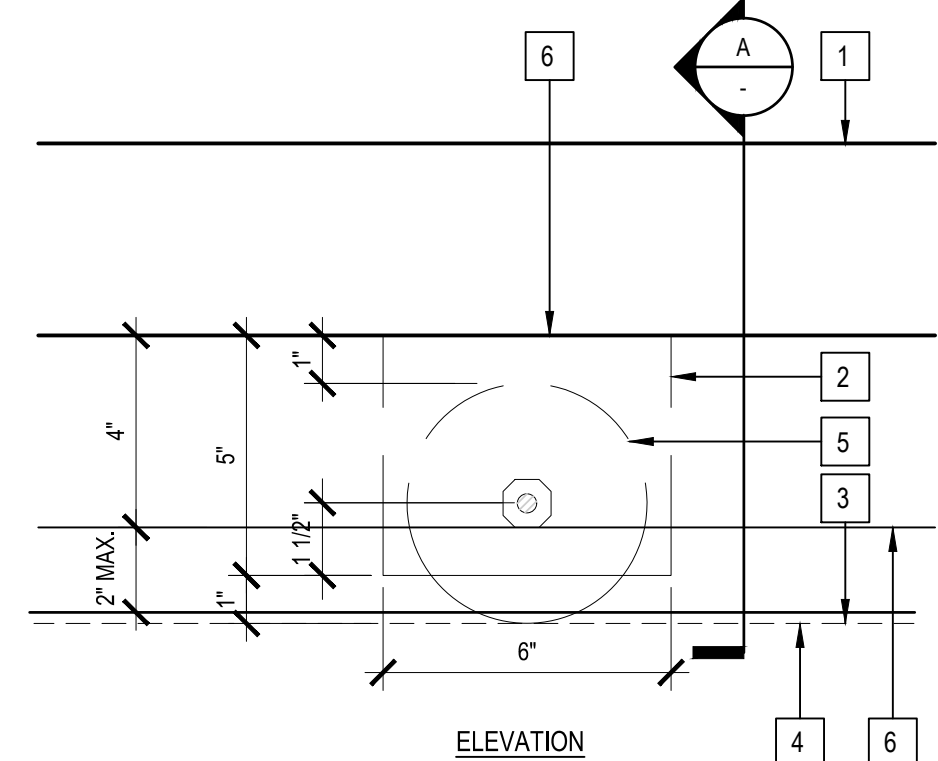
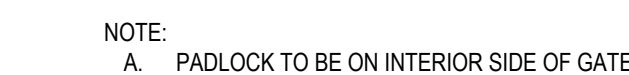
7150 LA PALMA AVENUE,
 BUENA PARK, CA 90620
 Developed for
 BUENA PARK LIBRARY DISTRICT

Date	02/27/2026
Revision	2: CADD UPDATES
Date	11/14/2025
Submitted	CITY SUBMITTAL
	CITY RESUBMITTAL
	BID SET
Job Number	32217
Checked By	JY
Scale	AS NOTED

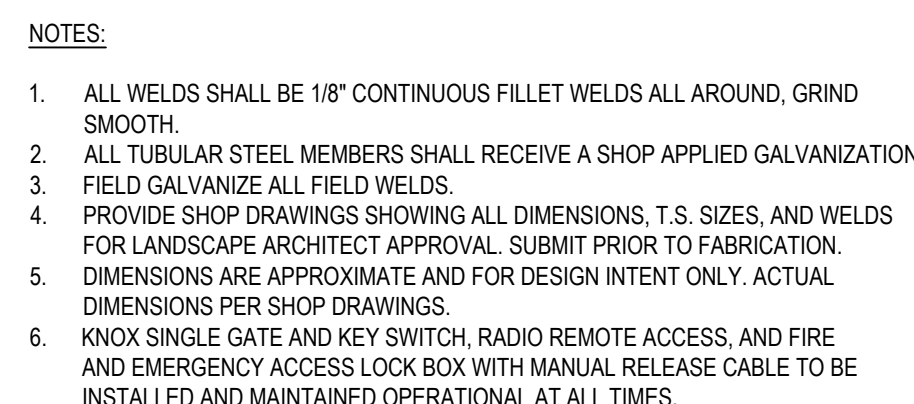
CONSTRUCTION
 DETAILS



© LPA, Inc.



NOTES:
1. WELD AT STEEL PLATES SHALL BE CONTINUOUS FLARE BEVEL, GRIND SMOOTH.
2. STEEL PLATES SHALL RECEIVE A SHOP APPLIED GALVANIZATION, AND PAINTED DARK BRONZE.
3. FIELD GALVANIZE ALL FIELD WELDS.



Submital	Date
CITY SUBMITTAL	11/14/2025
CITY RESUBMITTAL	02/27/2026
BID SET	05/15/2026

Job Number	32217
Checked By	JY
Scale	AS NOTED

ZONING ADJUSTMENT: ADJ-26-1

Date: 05/11/26
Submitted By: LPA, Inc.

Project Name	Buena Park Library Renovation Project
There are practical reasons or benefits of improved design which justify the deviation from the prescribed standards.	Due to a history of trespassing incidents requiring police intervention, the Buena Park Library District is seeking a variance from BPMC Code Section 19.128.080(E) to allow increased security fence height in two limited areas. These proposed fence locations are not visible from the public right-of-way, and the proposed 8-foot height is intended to prevent individuals from climbing into the enclosure and occupying the space unlawfully. The enclosure is designed to provide a secure area for library staff to safely enter and exit the building, with the additional height offering an enhanced level of protection. The requested 12-inch increase above the 7-foot code limit will improve safety and security within these restricted back-of-house areas.
The adjustment, with any conditions imposed, will provide equal or better protection to adjacent property.	The proposed addition will be directly connected to the existing library building and positioned a substantial distance from all adjacent properties. The inclusion of fencing will help deter squatters and trespassers, which may also provide a benefit to neighboring properties by reducing the likelihood of crime in the area.
The adjustment is not in conflict with the objectives of the General Plan, any applicable Specific Plan, or the intent of this Title.	Not to the knowledge of the project team.

RECEIVED
MAY 11 2026
PLANNING DIV

ADJ-26-1



VICINITY MAP



ZONING ADMINISTRATOR

Thursday, June 11, 2026 – 8:00 a.m.

ADJUSTMENT NO. ADJ-26-1

7150 La Palma Avenue

APNS: 135-420-02 & 135-420-03