

RESOLUTION NO. 6398
CONDITIONAL USE PERMIT NO. CU-25-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CU-25-10 TO ALLOW THE CONVERSION OF AN EXISTING 101 ROOM MOTEL INTO A 104-UNIT PERMANENT AFFORDABLE MULTI-FAMILY HOUSING FACILITY LOCATED AT 7039 ORANGETHORPE AVENUE (APN: 276-381-09), AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) Haifa Habbal, of Prosper Architects, 134 S Glassell Street Unit #K, Orange, CA 92866, on behalf of Hector Garcia, of Passive Partners Capital Group, 36068 Hidden Springs Road, Suite C118, Wildomar, CA 92595, applicants, on behalf of MK Buena Park LLC, property owner, 19375 Countrywood Drive, Yorba Linda, CA 92886 have filed an application for a Conditional Use Permit (CU-25-10) to allow the conversion of an existing 101 room motel to a 104-unit permanent affordable multi-family housing facility with off-street parking, landscaping, and associated on-site improvements. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as the “Application.”

(ii) On November 18, 2025, 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 Conditional Use Permit No. CU-25-10 and conducted 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 report, verbal testimony, and the Conditional Use Permit No. CU-25-10 Development Plans stamped “RECEIVED OCT 29 2025 PLANNING DIV” and Management Plan stamped “RECEIVED NOV 6 2025 PLANNING DIV,” this Commission hereby specifically finds, determines, and resolves as follows:

Conditional Use Permit

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

FACT: The proposed motel conversion into an affordable housing facility is a conditionally permitted use within the Hotel/Motel Conversion (HMC) Overlay Zone, and as conditioned, will meet all applicable requirements of the General Plan, Zoning Ordinance, Housing Incentive Overlay (HIO), and other laws. The proposal will comply with residential density, unit size, general occupancy requirements, common open areas and open space, off-street parking, circulation, landscaping, and all other applicable requirements.

b. **FINDING:** The site is adequate in size, shape, topography, location, utilities and other factors, to accommodate the proposed use.

FACT: The site area will be adequate in size, shape, topography, location, utilities and other factors to accommodate an affordable multi-family residential facility. The site is relatively flat and can accommodate the conversion along with the required site improvements.

c. **FINDING:** Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

FACT: The project will gain access from the existing 26-foot-wide driveway along Orangethorpe Avenue and existing driveway along Oslo Circle with associated reciprocal common access easements. Orangethorpe Avenue is considered Major Arterial Highways in the City's Mobility Element, within the General Plan. A Major Arterial Highway is a six-lane divided roadway with a typical right-of-way width of 120 feet. The roadway width from curb-to-curb is 100 feet, including a 14-foot median. The existing driveways with reciprocal common access easements will provide residents access to the parking areas. Orangethorpe Avenue is designed to accommodate up to approximately 45,000 vehicles per day while maintaining a Level of Service (LOS) C. Currently, the roadway carries an average daily traffic (ADT) volume of about 26,000 vehicles. The proposed project is expected to generate a relatively small number of additional trips, which will not significantly affect roadway operations or degrade the existing level of service. As such, adequate street access and traffic capacity are available to serve the proposed affordable multi-family residential facility as well as the existing and anticipated development in the surrounding area.

d. **FINDING:** Adequate utilities and public services will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.

- FACT:** Adequate utilities and public services will be available to serve the use, as well as, existing and anticipated development in the surrounding area. The Site is fully served by utilities and meets the City standards for public services and utilities to the serve the Site.
- e. **FINDING:** The use and development will be compatible with the intended character of the area.
- FACT:** The proposed motel conversion into an affordable multi-family housing facility will be compatible with the intended character of the area, compatible and consistent with other commercial, industrial, and residential uses, and not negatively impact surrounding properties as the proposed use serves the residents in the area. All improvements meet the HIO Objective Development and Design Standards and propose a design that is consistent with and complements the design of the surrounding neighborhood. The exterior architectural design is unchanged and in reasonable harmony with the architectural character of the surrounding area. All the colors proposed for the proposed development are in harmony with the surrounding area. As conditioned, the proposed affordable housing facility will enhance the visual integrity of the subject property as well as the surrounding area.
- f. **FINDING:** Any criteria set forth elsewhere in this Title for the approval, the specific use and development will be satisfied.
- FACT:** Pursuant to the HIO Objective Design and Development Standards Section 5.4 (Application and Approval), Hotel/Motel Conversions require approval of a Conditional Use Permit in the HMC Overlay Zone. As conditioned, the proposed conversion will complement the surrounding area and all the criteria set forth elsewhere in this Title for approval will be satisfied.
- g. **FINDING:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.
- FACT:** Any adverse effects that may come from the proposed motel conversion at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the parcel will be affordable multi-family housing. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

Housing Incentives Overlay (HIO) Objective Design and Development Standards (ODDS)

- a. **FINDING:** The motel, motel or transient lodging facility proposed for conversion is currently a legal or legally nonconforming use of the site.
- FACT:** The current motel was legally entitled and has been in operation since its approval in 1968.
- b. **FINDING:** The Hotel/Motel Conversion has met the application requirements specified in Section 5 of this Chapter.
- FACT:** The proposed conversion meets or exceeds the requirements set forth in HIO Chapter 5 (Hotel/Motel Conversion Overlay), as conditioned.
- c. **FINDING:** The Hotel/Motel Conversion satisfies all of the applicable requirements of Section 19.128.020 (Conditional Use Permit) of the Municipal Code.
- FACT:** The proposed conversion satisfies all requirements as stated in the findings of facts detailed in Section 19.128.020 (Conditional Use Permit).
- d. **FINDING:** The project complies with all other applicable provisions of local and state law.
- FACT:** The proposed conversion complies with all sections of the HIO Objective Design and Development Standards that deal with Hotel/Motel Conversion, along with all existing state law that deals with conversions

3. The Planning Commission hereby finds and determines that the application, as identified above in this Resolution, was studied and addressed in the Final Focused Environmental Impact Report No. EIR-25-1 (State Clearinghouse Number: 2024110035) adopted by City Council on May 22, 2025.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Planning Commission hereby approves Conditional Use Permit No. CU-25-10 development plans stamped "RECEIVED OCT 29 2025 PLANNING DIV" and management plan stamped "RECEIVED NOV 6 2025 PLANNING DIV," as modified herein and the following conditions set forth in paragraph 5 of this Resolution.

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

PUBLIC WORKS DEPARTMENT:

Design:

1. Any emergency access within the project parcel shall be approved by the Orange County Fire Authority and an approved copy of the plan shall be submitted to the Engineering Division with the submittal of the engineering easement documents for review and recordation.
2. Traffic Impact fees shall be in accordance with City Resolution 9726 and the latest City Fee Schedule. Sewer, water, and stormwater impact fees shall be per the latest City Fee Schedule.
3. A double check detector assembly is required for domestic and fire service connections, and a reduced pressure principle device (RPPD) is required for irrigation service connection per City standards, and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
4. Driveway approaches, sidewalks, curb, and gutter along the project frontage that are lifted, cracked, displaced, or otherwise failing, or that do not meet current ADA requirements, shall be removed and replaced per City of Buena Park standards.

Permit Issuance:

1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.
2. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall obtain a City Business License and submit required insurance certificates.
3. A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.
4. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements or conditions required by the Public Works Department shall be completed.

Construction:

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

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.
 - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if the grading permit is not required:
 - i. Submittal of a Fire Master Plan (service code PR145)
 1. Alternate Methods and Materials (AM&M) request (PR910) to provide 2-HR wall for hose pull, ladder pad and hydrant spacing deficiency.
 - b. Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:
 - i. Final Map Review (B Map) (service code PR115)
 - c. Prior to issuance of a building permit:
 - i. Architectural (service code PR268)
 - ii. Underground piping for private hydrants and fire sprinkler systems (service codes PR470-PR475)
 - iii. Fire sprinkler system (service codes PR400-PR465)
 - d. Prior to concealing interior construction:
 - i. Fire alarm system (service codes PR500-520)
3. 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.
4. **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.

5. **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.
6. **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.

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.
2. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code, Title 15.
3. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code, Title 1, and/or the California Building Codes.
4. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
5. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.
6. Applicants shall prepare a waste management report tracking all elements of construction and demolition as required by the California Green Building Code. This report shall include, but is not limited to, landfill and recycling diversion counts for concrete, steel, green waste, and lumber. These reports shall be provided to the City for approval prior to completion of their related permits.

PLANNING DIVISION:

1. This approval shall be for the conversion of an existing 101 room motel into a 104-unit permanent affordable housing facility including 78 off-street parking spaces, landscaping, and associated improvements on a property containing approximately 1.71 acres, located at 7039 Orangethorpe Avenue (APN: 276-381-09) in substantial compliance with Conditional Use Permit No. CU-25-10 Development Plans dated "RECEIVED OCT 29 2025 PLANNING DIV," and management plan stamped "RECEIVED NOV 6 2025 PLANNING DIV," and as conditioned herein.
2. 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.

3. A copy of these conditions of approval shall be retained on the property at all times and shall be reproduced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
4. This approval shall cause Conditional Use Permit Nos. CU-269 (Resolution Nos. 1929 & 1946) and CU-976 (Resolution Nos. 4014 & 4230) to be superseded and replaced by the conditions of approval herein.
5. Plans submitted for plan check shall include architectural amenities generally consistent with the submitted conceptual plans stamped "RECEIVED OCT 29 2025 PLANNING DIV." All construction drawings submitted for the development shall include sufficient construction details showing architectural accents, colors, details of construction, and techniques to ensure compatibility throughout the development. Final details shall be approved by the Planning Division prior to issuance of building permits for the project. Final color and material samples shall be provided to the Planning Division with plan check submittals. Specifications and samples of the following shall be submitted to the Planning Division for review and approval prior to issuance of building permits:
 - a. Colors for all exterior elevations
 - b. Roofing colors
 - c. Window and door trims

Architectural features may be replaced or modified subject to approval of the Community and Economic Development Director, based on equivalent provision of acceptable alternatives.

6. The management company shall obtain and maintain a business license as required by the Buena Park City Code prior to the establishment of the use.
7. The property owner/management business operator shall be responsible for maintaining the building's signs, lighting, landscaping, and all on-site improvements in good working order and graffiti free at all times. Any accumulation of trash, weeds, debris or graffiti on the property shall be removed within 24 hours of occurrence so as not to present a public nuisance.
8. There shall be no storage in the parking lot areas, courtyards, or other outdoor spaces.
9. Color and material samples shall be submitted to the Planning Division for approval prior to issuance of building permits. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. In the event that said rating cannot be obtained, alternate materials shall be used under the direction of the Planning Division.
10. Any new walls, fencing, and gates shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.528 (Development Standards – Fences, Walls, Hedges, and

Berms) and shall require separate fence and wall permit approval by the Planning Division, and other agencies as necessary.

11. Signs shown on the plans are not part of this approval, and all future signs shall require a separate review and sign permit approval in compliance with the BPMC Chapter 19.908 (Sign Standards for Residential Zones).
12. Landscaping shall be installed in substantial compliance with plans dated "RECEIVED OCT 29 2025 PLANNING DIV". An electronic version of detailed landscaping/irrigation/sprinkler plans, with signed and stamped Certification of Landscape Design form shall be submitted to the Planning Division for plan check. A 'Landscape Installation Certificate of Completion' shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. All landscaping/irrigation/sprinkler plans shall comply with the City of Buena Park Water Efficiency Landscape Ordinance, Title 13, Chapter 13.30 (Water Efficient Landscaping) of the Buena Park Municipal Code.
13. All landscaped areas shall be separated from adjacent vehicular areas by a masonry wall or portland cement concrete (p.c.c.) curb a minimum of 6 inches in height, or by p.c.c. or masonry walkway. It is the applicant's responsibility that this is also shown on the Water Quality Management Plans as well.
14. New amenities shall be added to the courtyard areas in benefit to the new residents. These shall be in a form of additional seating tables and chairs, benches, and other amenities. Plans for new outdoor amenities shall be submitted for review during plan check.
15. Building and site lighting shall be decorative to complement the architectural design of the building. Plans submitted for plan check shall include a complete photometric plan to illustrate the equivalent of one (1) foot candle minimum shall be provided throughout the project site including the parking and landscaped areas. All luminaries shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits.
16. In all angle parking stalls (including ninety-degree parking) facing the perimeter of a parking area, individual concrete wheelstops or a six-inch high poured-in-place concrete curb shall be provided, located three feet inside the front boundary of the stalls.
17. All parking areas and driveways shall be paved and striped in compliance with BPMC Section 19.536.060 (Parking Dimensions and Layout) and Section 19.536.070 (Parking Improvements), and as shown on the approved plan. All parking areas shall be striped with white double lines separating stalls, with minimum 4-inch-wide stripes and a minimum 8-inch separation. Installation of speed bumps shall not be permitted within required fire lanes, access drive aisle and driveway of the proposed project. It shall be the responsibility of the developer to submit to the Public Works Department such plans

as are necessary to ensure the installation of curbs or walls do not detrimentally affect drainage.

18. Prior to final Occupancy, the project applicant shall work with the adjacent property owner to obtain approval for the installation of signage on the (8) parking spaces along the west side of the shared drive-aisle adjacent to 6910 Oslo Circle which states “No Residential Parking Allowed - Parking for industrial tenants and customers only” or similar language. The required signage and sign placement shall be subject to the review and approval by the Planning Division.
19. Prior to final Occupancy, the applicant shall prepare and submit a Parking Management Plan which includes the following:
 - a. Parking stalls shall be numbered and assigned by unit and incorporated into the lease agreement.
 - b. Tenants shall only park within their assigned parking spaces.
 - c. For units which do not have a parking space assigned, tenant shall acknowledge as part of the lease agreement that they are not permitted to park a vehicle on the property.
 - d. The property management company shall be responsible for enforcing the Parking Management Plan up to and including the towing of vehicles found to be in violation. The property management company shall make a point of contact available to adjacent property owners or tenants for purposes of reporting violating vehicles.
 - e. Signage shall be installed at a minimum of (3) locations throughout the site which notifies tenants that there is “no guest parking” available. The required signage and sign placement shall be subject to the review and approval by the Planning Division prior to installation.
 - f. Signage shall be installed in locations near driveway entrances to the adjacent property, notifying residents and guests that parking on the adjacent property is prohibited and subject to tow at owner’s expense.
20. The proposed trash enclosure on plans dated “RECEIVED OCT 29 2025 PLANNING DIV” shall be in compliance with the Buena Park Municipal Code Section 19.524.010 (Trash Storage Facilities). Any modification to the trash enclosure shall be subject to review and approval by the Community and Economic Development Director and EDCO.
21. All required utility services and equipment, including transformers, gas meter, “J” boxes, and similar devices shall be located below grade, to the extent possible, or shall be screened from view by landscaping or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division. In addition to said walls, landscaping may also be required as a solution for screening. A preliminary electrical equipment plan, which is prepared by the Southern California Edison Company, shall be reviewed and approved by the City

Planning Division prior to the issuance of building permits. The applicant is required to return City approved red line prints to the Southern California Edison Company Planning Department, for preparation of final construction drawings. The location of other utility companies' appurtenances and meters shall be submitted to the City Planning Division for review and approval prior to installation.

22. All required double check valve assemblies located within public view shall be located below grade to the maximum extent possible, or shall be screened from view by landscaping and/or ornamental decorative walls. The placement and treatment of all screening devices shall be subject to review and approval of the Planning Division.
23. All roof-mounted mechanical equipment shall not be visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment).
24. The proposed new easement connecting the two existing easements accessing the property from Orangethorpe Avenue and Oslo Circle shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits and shall be recorded prior to issuance of a certificate of occupancy.
25. The applicants shall record an affordable housing agreement, which shall be in a form approved by the City Attorney and recorded on the property prior to or concurrent with the initial occupancy for rental units.
26. The applicants shall record a covenant in a form approved by the City Attorney, prior to the issuance of a certificate of occupancy, to ensure that the subsidized bus pass program is offered to residents for as long as the Hotel/Motel Conversion remains.
27. The applicants shall submit for final review and approval to the Planning Division a comprehensive Management Plan as described in HIO Section 5.4.A.2.vi, and shall be approved as to form by the City Attorney and recorded before the issuance of a certificate of occupancy or final building inspection, as applicable.
28. No later than fifteen (15) days after receiving final approval of Conditional Use Permit No. CU-25-10 for the Hotel/Motel Conversion application (including any appeal period), the applicant shall notify each residential household residing on the subject real property that the application has been approved. The notice shall be sent by regular and certified mail and posted on the door of each rental unit.
29. The applicant shall provide a written notice of termination to all tenant subject to displaced pursuant to Civil Code Section 1946, Civil Code Section 1946.1, and where applicable, Civil Code Section 1946.12. The date to vacate shall not be prior to the approval of CU-25-10.
30. The conversion authorized by the Conditional Use Permit shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

31. The Community and Economic Development Director may from time to time conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
32. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
33. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
34. 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.
35. 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.
36. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

Resolution No. 6398
Conditional Use Permit No. CU-25-10
November 18, 2025

PASSED AND ADOPTED this 18th day of November 2025 by the following called vote:

AYES:	5	COMMISSIONERS:	Davis, Patino, Judeh, Schoales, and Diep
NOES:	0	COMMISSIONER:	
ABSENT:	0	COMMISSIONER:	
ABSTAINED:	0	COMMISSIONER:	



Deborah Diep
Chair

ATTEST:



Harold Luna
Planning Manager

Resolution No. 6398
Conditional Use Permit No. CU-25-10
November 18, 2025

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-25-10 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner / Applicant

RECEIVED
OCT 29 2025
PLANNING DIV



HORIZON APARTMENTS CONVERSION

7039 ORANGETHORPE AVE
BUENA PARK, CA 90621

HORIZON APARTMENTS
CONVERSION

7039 ORANGETHORPE AVE,
BUENA PARK, CA 90621

PROSPER
ARCHITECTURE INTERIORS PLANNING MANAGEMENT
134 S GLASSELL UNIT #K ORANGE CA 92666, USA
+1 (949) 373-4401 | PROSPERARCH.COM

Seal

CU-25-10	PLAN CHECK
00-00-00	BID SET
25499	PROJECT NUMBER
HH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
10/09/2025	PLOT DATE
06/20/2025	1ST SUBMITTAL
10/09/2025	2ND SUBMITTAL
10/29/2025	3RD SUBMITTAL

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2025 PROSPER ARCHITECTS

COVER SHEET

A-0.0

PROJECT SCOPE

CONVERSION OF AN EXISTING TWO-STORY HOTEL CONSISTING OF TWO BUILDINGS: BUILDING A WITH AN AREA OF 43,024 SF AND 91 UNITS, AND BUILDING B WITH A FOOTPRINT OF 7,375 SF AND 13 UNITS. THE PROJECT WILL CONVERT ALL 104 GUESTROOMS INTO 100% AFFORDABLE HOUSING APARTMENTS, RECONFIGURED AS STUDIO APARTMENTS. NO ADDITIONS ARE PROPOSED, AND THE EXISTING BUILDING PARAMETERS WILL BE MAINTAINED.

SCOPE OF WORK

- PRESERVE EXISTING LANDSCAPE AREAS WITH ENHANCEMENTS FOR IMPROVED AESTHETICS AND SUSTAINABILITY.
- RESTRIPE PARKING LOT
- NEW TRASH ENCLOSURES
- UPGRADE LANDSCAPING IN EXISTING COURTYARDS.
- PROVIDE ACCESSIBLE ROUTES FROM SITE ARRIVAL POINTS TO THE MAIN BUILDING ENTRANCE AND LEASING OFFICE.
- NEW MONUMENT SIGN.

EXTERIOR ELEVATIONS:

- REPAINT EXISTING BUILDING ELEVATIONS.

INTERIOR:

BUILDING A

- PROVIDE NFPA 13 FIRE SPRINKLER WITH FIRE ALARM FOR BUILDING A
- INSTALL 2-HOUR FIRE SEPARATION IN BUILDING A TO COMPARTMENTALIZE PART-2 OF THE BUILDING.
- INSTALL KITCHENETTE IN EACH STUDIO, INCLUDING REFRIGERATOR, SINK, AND STOVE WITH OVEN.
- CONVERT FORMER HOTEL RESTAURANT INTO A MULTI-PURPOSE ROOM.
- CONVERT EXISTING HOTEL KITCHEN INTO A MAIL ROOM.
- CONVERT EXISTING MEETING ROOM INTO A FITNESS CENTER.
- ADD NEW LAUNDRY ROOM IN BUILDING A AND B WITH TOTAL OF 8 WASHERS AND 8 DRYERS.

BUILDING B

- CONVERT EXISTING LAUNDRY ROOM TO A STUDIO UNIT AND CONVERT EXISTING RESTROOM AREA TO A NEW LAUNDRY ROOM.

BUILDING C

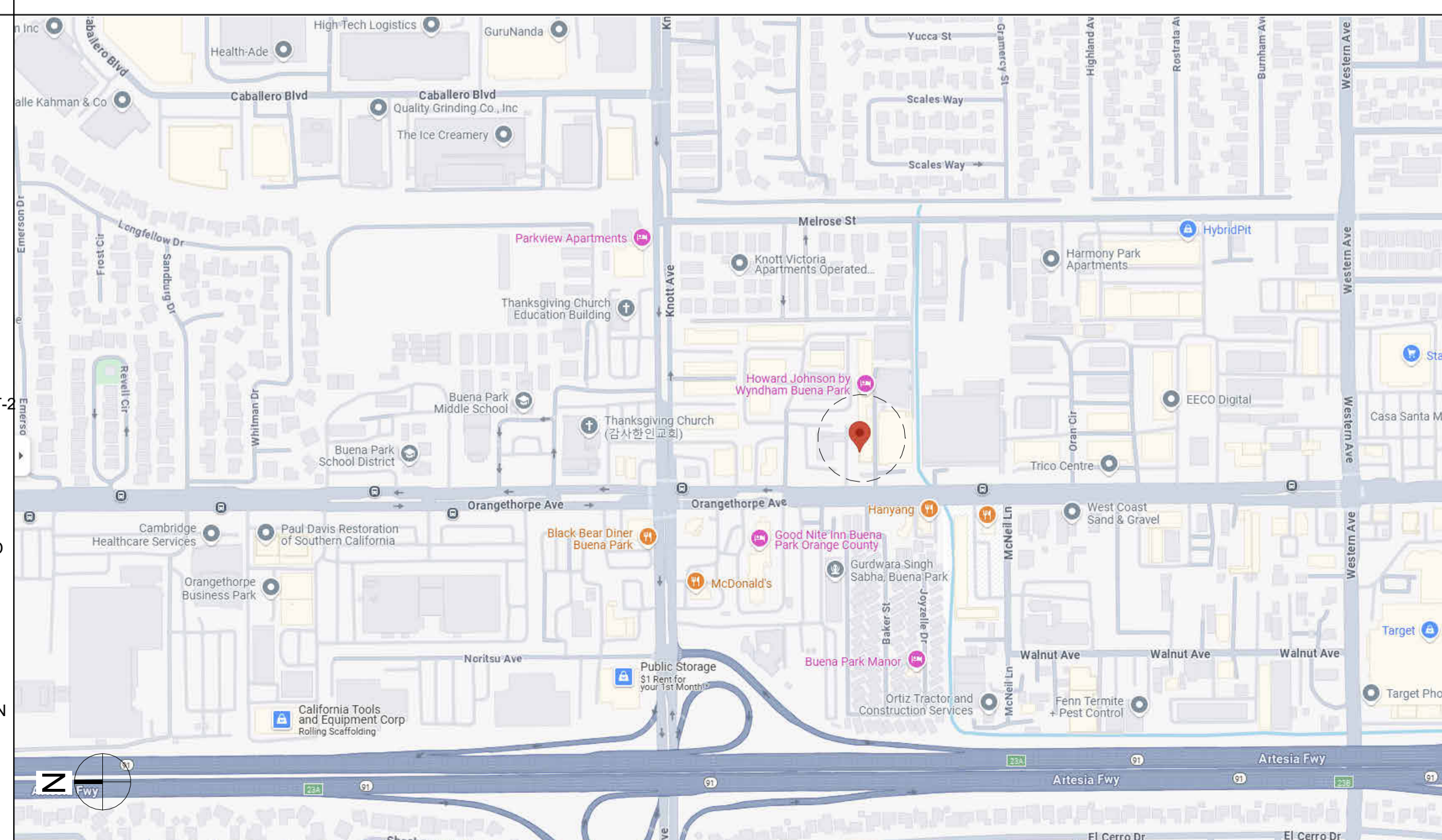
NO CHANGES TO THE EXISTING BUILDING C OR POOL AREA. ALL EXISTING ITEMS TO REMAIN. ONE NEW EXIT DOOR HAS BEEN ADDED.

REQUIRED PER HIO TABLE 3.3, TWO (2) WASHERS AND DRYERS ARE REQUIRED, PLUS AN ADDITIONAL (1) PER (20) UNITS FOR 104 UNITS. 8 WASHERS AND 8 DRYERS ARE REQUIRED, LOCATED IN SEPARATE LAUNDRY ROOMS.

PROVIDED 8 WASHERS AND 8 DRYERS IN TOTAL.

5 WASHERS AND 5 DRYERS IN BUILDING A
3 WASHER AND 3 DRYERS IN BUILDING B

VICINITY PLAN



PROJECT INFORMATION

BUILDING ADDRESS	7039 ORANGETHORPE AVE BUENA PARK, CA 90621	NO. OF STORIES	2 STORIES
APN	276-381-09	CONSTRUCTION TYPE	V-B
ZIP CODE	CA 90621	EXISTING OCCUPANCY	R-1
PROPERTY TYPE:	EXISTING HOTEL TO BE CONVERTED TO MULTI-FAMILY	PROPOSED OCCUPANCY	R-2
ZONING:	HOUSING INCENTIVE OVERLAY ZONE, CM, COMMERCIAL GENERAL	EXISTING USE	HOTEL
LOT AREA:	1.705 ACRES	PROPOSED USE	MULTIFAMILY
LEGAL DESCRIPTION	A TR WHITAKERS ADD BLK LOT 23 WHITAKERS ADD LOT 23 POR OF LOT -INC POR ABAN ST	EXISTING ROOMS	104
BUILDING - A INFORMATION		PROPOSED STUDIO UNITS	104
HEIGHT	21'-11" MAX	PARKING REQUIREMENTS	0.5 PARKING SPACE PER UNIT. REFER TO PARKING CALCULATION, SHEET A-0.1, ONGOING BUS PASS DISCOUNT PROGRAM HAS BEEN PROVIDED FOR THE LIFE OF THE PROJECT.
FIRST FLOOR AREA	23,311 SQ. FT	TOTAL NUMBER OF EXISTING PARKING:	93
SECOND FLOOR AREA	23,311 SQ. FT	TOTAL NUMBER OF PROPOSED PARKING:	79
FIRE SPRINKLER	EXISTING NO SPRINKLERS PROPOSED WITH SPRINKLERS NFPA 13	APPLICABLE CODES	2022 CALIFORNIA BUILDING CODE VOL 1&2 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA HISTORICAL BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA EXISTING BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
FIRE ALARM	YES, PROVIDED		
BUILDING - B INFORMATION			
HEIGHT	22'-7" MAX		
FIRST FLOOR AREA	3,510 SQ. FT		
SECOND FLOOR AREA	3,510 SQ. FT		
FIRE SPRINKLER	EXISTING SPRINKLERS NFPA 13R		
FIRE ALARM	NO		
BUILDING - C INFORMATION			
HEIGHT	13'-6" MAX		
FIRST FLOOR AREA	330 SQ. FT		
FIRE SPRINKLER	NS		
FIRE ALARM	NO		

SHEET INDEX

#	Sheet #	SHEET NAME
1	A-0.0	COVER SHEET
2	A-0.1	PARCEL MAP (FOR REFERENCE ONLY)
3	A-0.2	EXISTING EASEMENT EXHIBIT
4	A-0.3	PROPOSED AND EXISTING EASEMENT EXHIBIT
5	A-0.4	EXISTING SITE PLAN
6	A-0.5	PROPOSED SITE PLAN
7	A-0.6	FIRE HYDRANT EXHIBIT
8	A-0.7	HOSE PULL EXHIBIT
9	A-0.8	TRASH ENCLOSURE EXHIBIT
10	A-0.9	ENLARGED COURTYARD
11	A-0.10	ENLARGED COURTYARD
12	A-1.0	BUILDING A - OVERALL EXISTING FIRST & SECOND FLOOR PLANS
13	A-1.1	BUILDING A - OVERALL PROPOSED FIRST & SECOND FLOOR PLANS
14	A-1.2	BUILDING B - OVERALL EXISTING FIRST & SECOND FLOOR PLANS
15	A-1.3	BUILDING B - OVERALL PROPOSED FIRST & SECOND FLOOR PLANS
16	A-2.0	BUILDING A - OVERALL & ENLARGED FIRST FLOOR EGRESS PLAN
17	A-2.1	BUILDING A - OVERALL & ENLARGED SECOND FLOOR EGRESS PLAN
18	A-2.2	BUILDING B - OVERALL FIRST & SECOND FLOOR EGRESS PLAN
19	A-2.3	BUILDING C & POOL FLOOR PLAN AND EGRESS ANALYSIS
20	A-3.0	ELEVATIONS - BLDG A
21	A-3.1	ELEVATIONS - BLDG A
22	A-3.2	ELEVATIONS - BLDG A
23	A-3.3	OVERALL ELEVATIONS - BLDG B
24	A-5.0	ENLARGED UNIT PLANS AND INTERIOR ELEVATIONS
25	A-6.0	TRASH ENCLOSURE
26	L-1	LANDSCAPE - PLANTING
27	L-2	LANDSCAPE - PLANTING IMAGES
TOTAL SHEETS: 27		
PROJECT DIRECTORY		
OWNER & DEVELOPER: PASSIVE PARTNERS LLC 36068 HIDDEN SPRINGS RD STE C118 WILDOMAR, CA 92595 (951) 216 - 9730	ARCHITECT: PROSPER ARCHITECTS 134 S. GLASSELL ST #K ORANGE, CA 92666 (949) 373 - 4401 ATTN: ALI S. HADDAD, AIA	

PARCEL MAP

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

BEING A DIVISION OF A PORTION OF LOTS 23 AND 24 OF WHITAKER'S ADDITION TO BUENA PARK, AS SHOWN ON A MAP IN BOOK 35, PAGE 16 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THAT CERTAIN STREET 60.00 FEET WIDE, LYING BETWEEN LOTS 21, 22, 23 AND 24, ABANDONED BY ORDER OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 1703, PAGES 143 AND 144 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

OCT 3 1974 3 459
FILED AT 4:05 PM IN BOOK 64 15
OF PARCEL MAPS COUNTY OF ORANGE
AT REQUEST OF COUNTY ENGINEER
A WYLE CARROLL COLY

RAY MERCADO - L.S. 2681 JULY 1973 7.743 ACRES GROSS

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF TRICO INVESTMENTS COMPANY, OWNER, IN APRIL 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Ray Mercado
RAY MERCADO L.S. 2681

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 23 DAY OF September 1973, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, SECTION 11575.

Colman Price
ASSISTANT CITY ENGINEER

COUNTY SURVEYOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 23 DAY OF October, 1973.

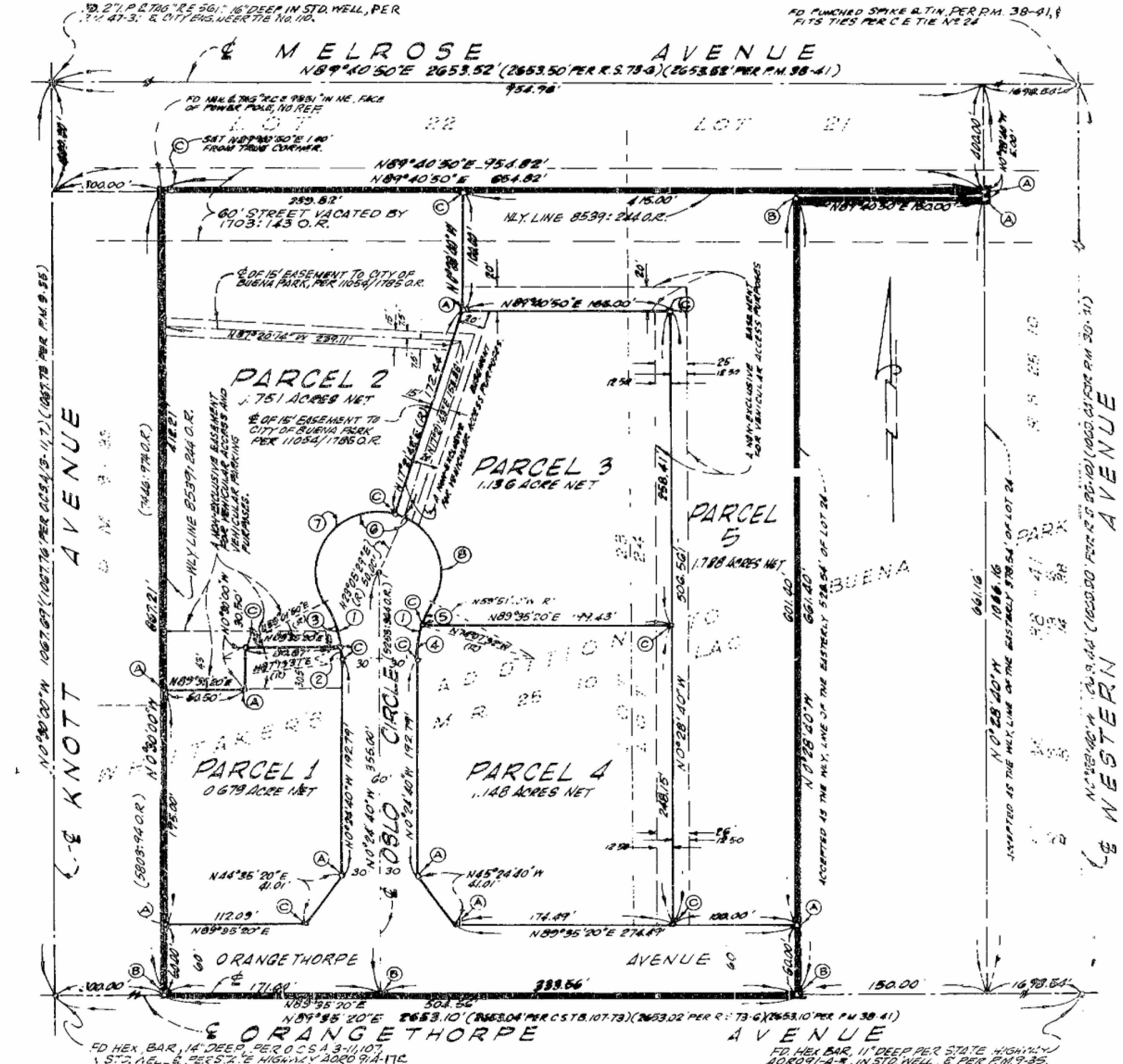
L. McCONVILLE
COUNTY SURVEYOR

BY *John J. ...*
DEPUTY COUNTY SURVEYOR

THE BEARING FOR THE CENTERLINE OF ORANGETHORPE AVENUE, N89°55'10"E, PER MAP FILED IN BOOK 73, PAGE 6 OF RECORD OF SURVEY, RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

TO 27.12 TAG RE 561, 16" DEEP IN STD. WELL, PER 17147-31, & OTHERS UNDER THE NO. 10.

NO PUNCHED SPIKE & TIN PER P.M. 38-91, & FITS TIES PER C.E.T. NO. 24



CURVE DATA

Curve No.	Angle	Radius	Tangent	Length
1	30° 35' 30"	96.00'	25.68'	50.13'
2	2° 5' 43"	96.00'	1.86'	3.71'
3	28° 1' 47"	96.00'	23.70'	46.52'
4	16° 17' 08"	96.00'	3.45'	24.72'
5	1° 4' 22"	96.00'	-	23.41'
6	241° 07' 00"	50.00'	-	210.41'
7	38° 14' 58"	50.00'	-	120.71'
8	1° 02' 41' 07"	50.00'	-	89.70'

- MONUMENT NOTES:**
- (A) SET 3/4" IRON PIPE & TAG STAMPED "L.S. 2681"
 - (B) SET SPIKE & WASHER STAMPED "L.S. 2681"
 - (C) SET LEAD & TAG STAMPED "L.S. 2681"

HORIZON APARTMENTS
CONVERSION
7038 ORANGETHORPE AVE.
BUENA PARK, CA 90621

PROSPER
ARCHITECTURE INTERIORS PLANNING MANAGEMENT
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Seal

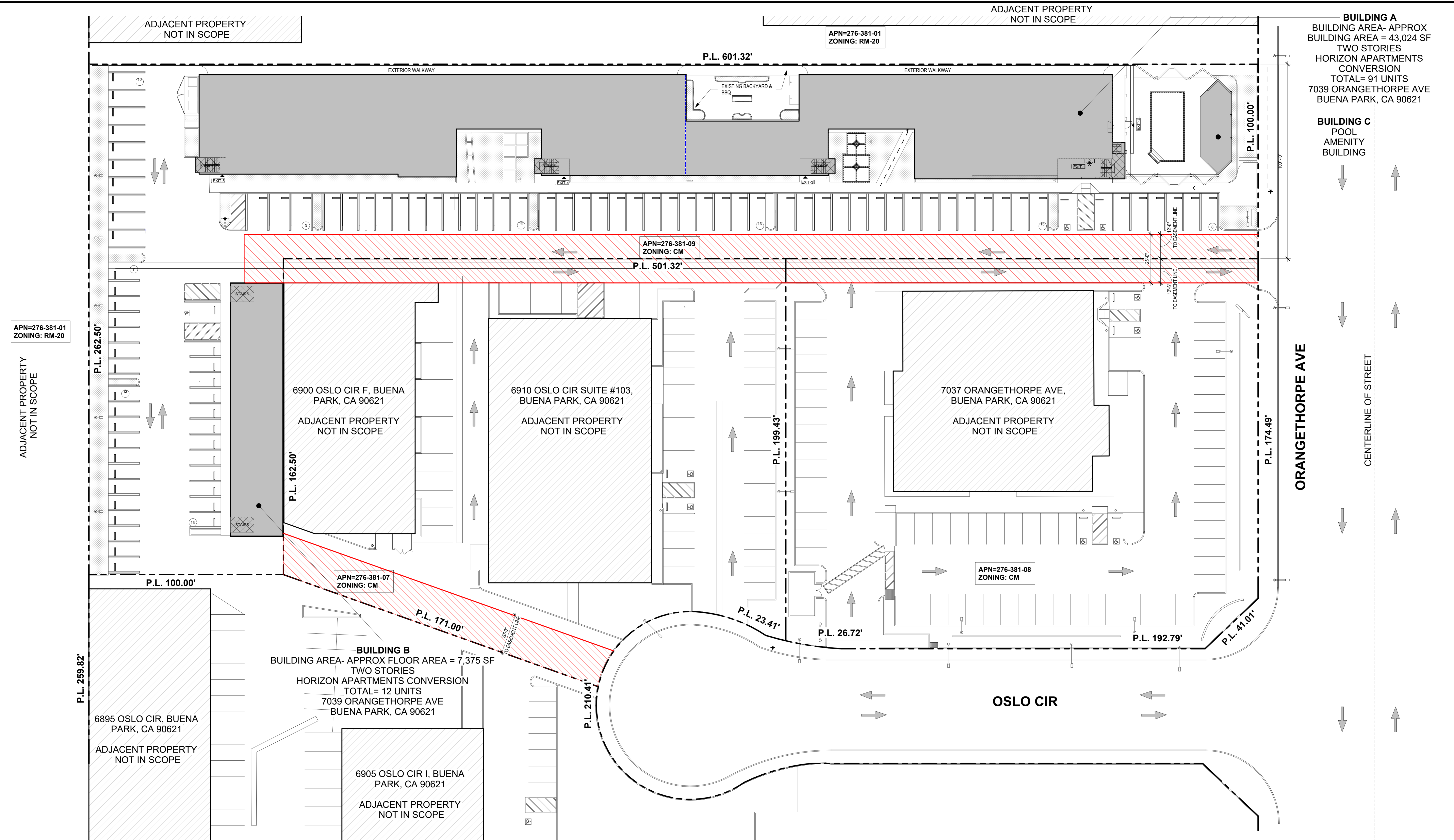
CU-25-10	PLAN CHECK
00-00-00	BID SET
25499	PROJECT NUMBER
HH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
10/09/2025	PLOT DATE
06/20/2025	1ST SUBMITTAL
10/09/2025	2ND SUBMITTAL
10/29/2025	3RD SUBMITTAL

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2025 PROSPER ARCHITECTS

PARCEL MAP (FOR REFERENCE ONLY)

A-0.1



z 1 EXISTING EASEMENT EXHIBIT
1" = 20'-0"

SITE PLAN LEGEND

- - - -> LINE OF ACCESSIBLE PATH OF TRAVEL. 48 IN MINIMUM WIDTH WALKWAY, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE. THE GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH ACCESSIBILITY CODE AND MAKE NECESSARY MODIFICATIONS
- - - - - PROPERTY LINE
- ▨ AREA NOT IN CONTRACT
- ▲ BUILDING ENTRANCE
- PARKING SPACE NUMBER
- ▨ EXISTING EASEMENT LINE
- EXISTING FIRE HYDRANT

HORIZON APARTMENTS
CONVERSION

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BUENA PARK, CA 90621

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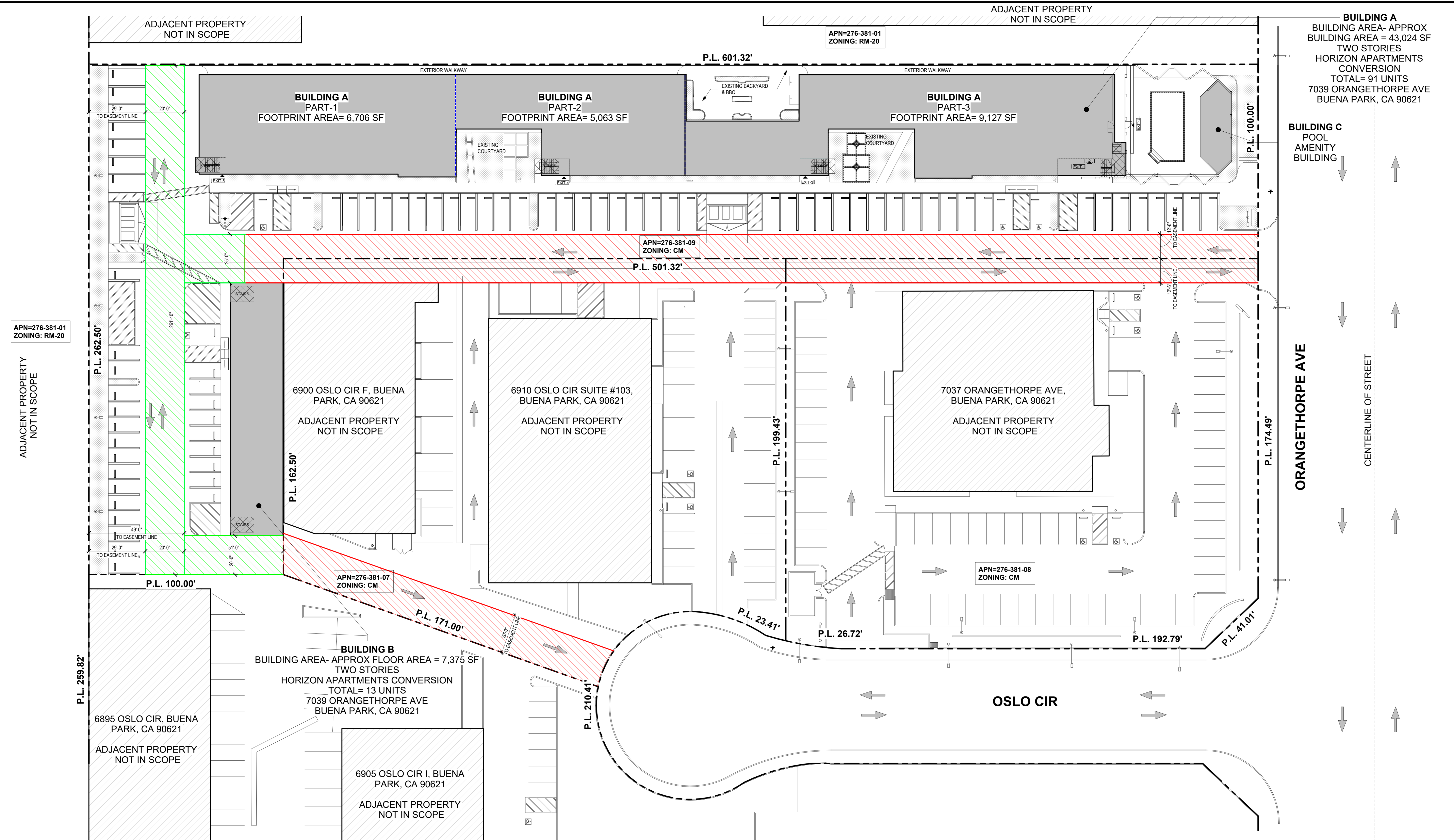
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00-00-00	BID SET
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2025 PROSPER ARCHITECTS

EXISTING EASEMENT EXHIBIT

A-0.2



BUILDING A
 BUILDING AREA- APPROX
 BUILDING AREA = 43,024 SF
 TWO STORIES
 HORIZON APARTMENTS
 CONVERSION
 TOTAL= 91 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 90621

BUILDING C
 POOL
 AMENITY
 BUILDING

6900 OSLO CIR F, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6910 OSLO CIR SUITE #103,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

7037 ORANGETHORPE AVE,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

BUILDING B
 BUILDING AREA- APPROX FLOOR AREA = 7,375 SF
 TWO STORIES
 HORIZON APARTMENTS CONVERSION
 TOTAL= 13 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 90621

6895 OSLO CIR, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6905 OSLO CIR I, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

PROPOSED AND EXISTING EASEMENT EXHIBIT
 1" = 20'-0"

SITE PLAN LEGEND

- LINE OF ACCESSIBLE PATH OF TRAVEL. 48 IN MINIMUM WIDTH WALKWAY, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE. THE GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH ACCESSIBILITY CODE AND MAKE NECESSARY MODIFICATIONS
- PROPERTY LINE
- AREA NOT IN CONTRACT
- BUILDING ENTRANCE
- PARKING SPACE NUMBER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FIRE HYDRANT

HORIZON APARTMENTS
 CONVERSION
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 BUENA PARK, CA 90621

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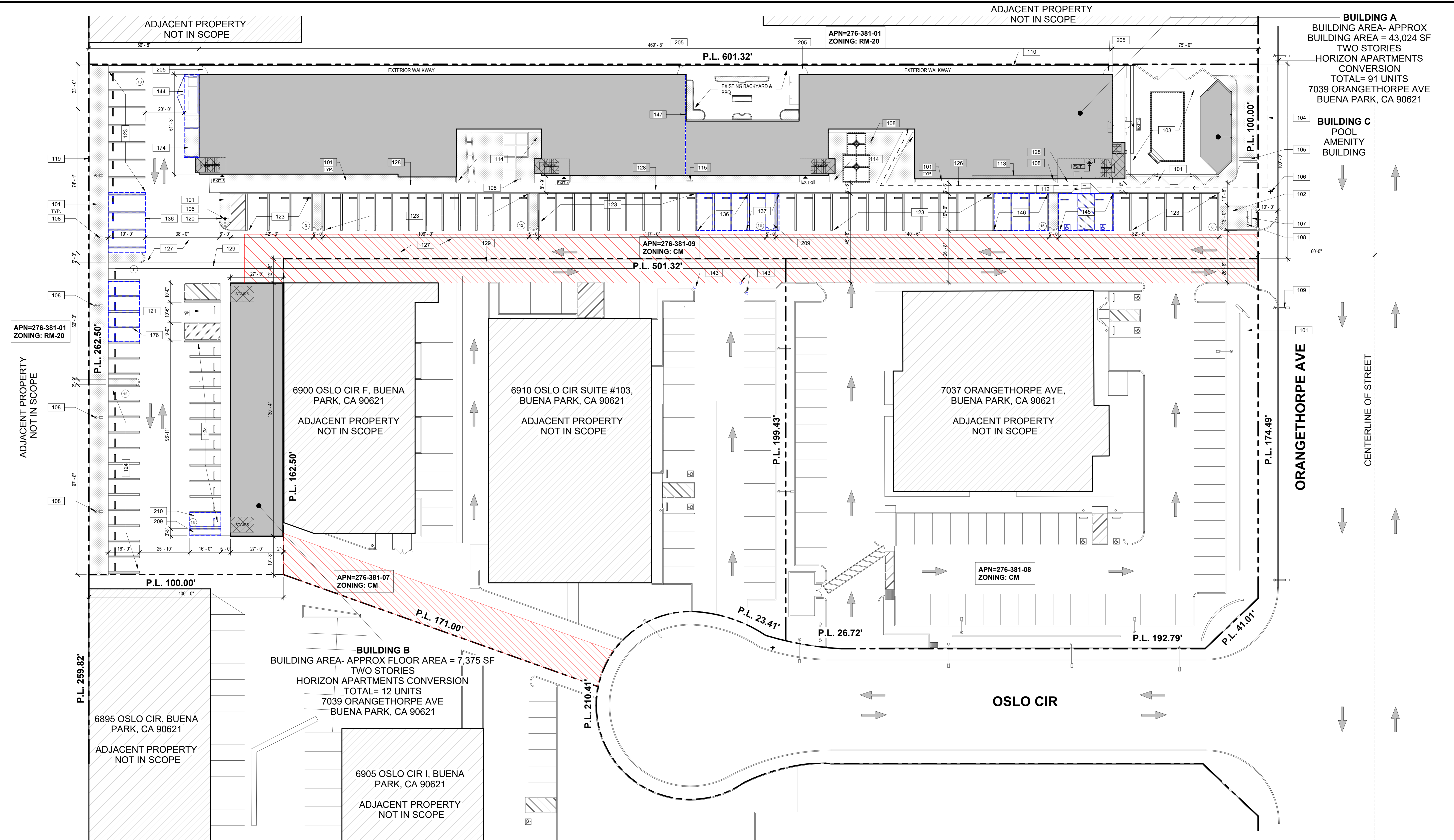
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00-00-00	BID SET
25499	PROJECT NUMBER
AH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
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10/09/2025	2ND SUBMITTAL
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2025 PROSPER ARCHITECTS

PROPOSED AND EXISTING EASEMENT EXHIBIT

A-0.3



BUILDING A
 BUILDING AREA- APPROX
 BUILDING AREA = 43,024 SF
 TWO STORIES
 HORIZON APARTMENTS
 CONVERSION
 TOTAL= 91 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 90621

BUILDING C
 POOL
 AMENITY
 BUILDING

6900 OSLO CIR F, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6910 OSLO CIR SUITE #103,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

7037 ORANGETHORPE AVE,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

BUILDING B
 BUILDING AREA- APPROX FLOOR AREA = 7,375 SF
 TWO STORIES
 HORIZON APARTMENTS CONVERSION
 TOTAL= 12 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 90621

6895 OSLO CIR, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6905 OSLO CIR I, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

EXISTING SITE PLAN
 1" = 20'-0"

SITE PLAN KEYNOTES

- | | |
|---|---|
| 101 EXISTING LANDSCAPE TO REMAIN. | 128 EXISTING PEDESTRIAN SIDEWALK. |
| 102 EXISTING PLANTER TO REMAIN. | 129 EXISTING ROADWAY GUTTER. |
| 103 EXISTING SWIMMING POOL AND JACKUZZI. | 130 EXISTING PARKING STALL TO BE REMOVED AND REPLACED WITH NEW TRASH ENCLOSURE. |
| 104 PEDESTRIAN ENTRANCE. | 131 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED. |
| 105 EXISTING POLE MOUNTED SIGN. | 132 EXISTING PARKING STALL TO BE REMOVED AND REPLACED WITH "NO PARKING" ZONE FOR FIRE TRUCK ACCESS. |
| 106 EXISTING FIRE HYDRANT. | 133 EXISTING BOLLARD TO BE DEMOLISHED. |
| 107 EXISTING SIGN INSIDE PLANTER. | 134 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED. |
| 108 EXISTING LIGHT POLE INSIDE THE PLANTER. | 135 EXISTING ACCESSIBLE PARKING STALLS AND AISLE TO BE RELOCATED. |
| 109 EXISTING STREET LIGHT POLE. | 136 EXISTING PARKING STALL TO BE REMOVED AND REPLACED ACCESSIBLE PARKING STALLS AND AISLE. |
| 110 EXISTING 80" HIGH BLOCK WALL. | 137 EXISTING 2 HR FIRE RATED BARRIER. |
| 111 EXISTING CURB RAMP TO BE RELOCATED. | 138 EXISTING LANDSCAPE TO BE REMOVED. |
| 112 LINE OF BUILDING BELOW. | 139 EXISTING PARKING STALL TO BE REMOVED AND REPLACED WITH "NO PARKING" ZONE. |
| 113 EXISTING COURT YARD. | 140 EXISTING GATE WITHOUT LOCK, EASILY OPERABLE. |
| 114 EXISTING BACKFLOW PREVENTER. | 141 EXISTING CURB TO BE REMOVED. |
| 115 EXISTING 64" HIGH BLOCK WALL. | 142 EXISTING PARKING STALL TO BE REMOVED. |
| 116 EXISTING BOLLARD. | |
| 117 RESTRIPE EXISTING ACCESSIBLE PARKING STALLS AND AISLE. | |
| 118 RESTRIPE EXISTING STANDARD PARKING. | |
| 119 RESTRIPE EXISTING COMPACT PARKING. | |
| 120 ACCESSIBILITY PATH OF TRAVEL IS A BARRIER-FREE ACCESSIBLE ROUTE AT LEAST 48" WIDE, WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" AT A 1:12 MAXIMUM SLOPE, EXCEPT WHEN LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. THE MAXIMUM CROSS SLOPE IS TYPICALLY 2%, AND THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IS 5% OR LESS, UNLESS OTHERWISE NOTED. THE PATH OF TRAVEL MUST REMAIN FREE OF OVERHEAD OBSTRUCTIONS TO AN 80" MINIMUM HEIGHT. SIDE OBJECTS PROJECTING FURTHER THAN 4" INTO THE PATH OF TRAVEL BETWEEN 27" AND 80" INCHES ABOVE THE FINISHED FLOOR MUST BE AVOIDED. | |
| 121 EXISTING DRIVEWAY. | |

SITE PLAN LEGEND

- - - - LINE OF ACCESSIBLE PATH OF TRAVEL 48 IN MINIMUM WIDTH WALKWAY, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE. THE GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH ACCESSIBILITY CODE AND MAKE NECESSARY MODIFICATIONS
- PROPERTY LINE
- ▨ AREA NOT IN CONTRACT
- ▲ BUILDING ENTRANCE
- PARKING SPACE NUMBER
- EXISTING FIRE HYDRANT
- ▨ EXISTING EASEMENT

EXISTING PARKING

PARKING SPACES:
 STANDARD: 59 PARKING SPACES
 COMPACT: 31 PARKING SPACES
 ACCESSIBLE: 3 PARKING SPACES
 TOTAL EXISTING: 93 PARKING SPACES

NOTE

NO POWER LINES IN THE PROPERTY

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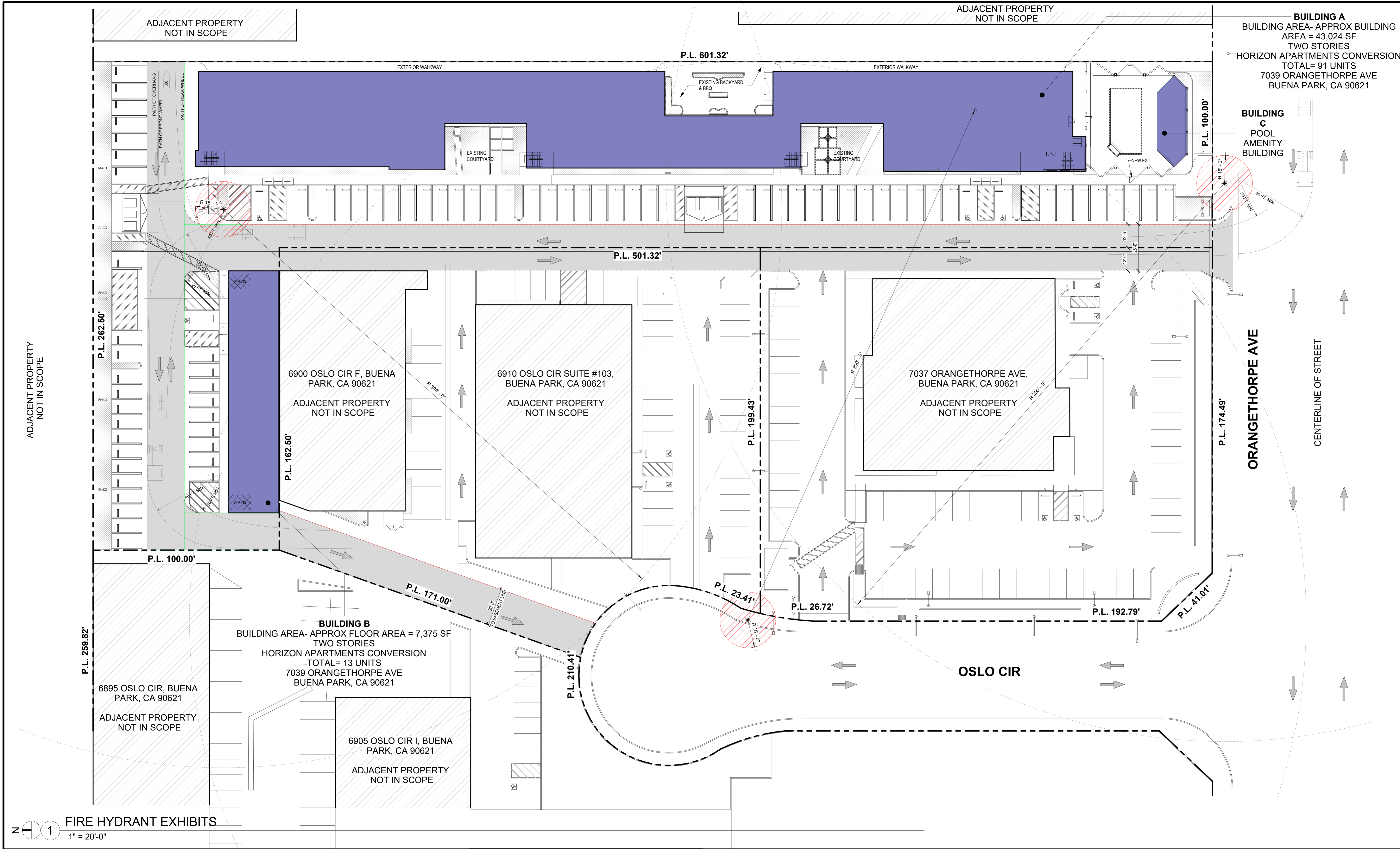
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2025 PROSPER ARCHITECTS

EXISTING SITE PLAN

A-0.4



FIRE HYDRANT EXHIBITS
 1
 1" = 20'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- AREA NOT IN CONTRACT
- BUILDING ENTRANCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING FIRE HYDRANT
- FIRE ACCESS ROADWAY/DRIVE AISLE.
- NO PARKING ZONE, NO PARKING IS PERMITTED WITHIN 15' OF A HYDRANT. TRASH CANS AND OTHER OBJECTS SHALL NOT BE LOCATED WITHIN 3 FEET OF THE PERIMETER OF A HYDRANT OR WHERE THEY WILL HINDER IMMEDIATE ACCESS TO THE HYDRANT

OCFA NOTES

1. THE HOSE PULL DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.
2. THE LADDERING DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.
3. PROVIDE FIRE ALARM SYSTEM FOR BUILDING A.
4. THE HYDRANT SPACING DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.

HORIZON APARTMENTS CONVERSION
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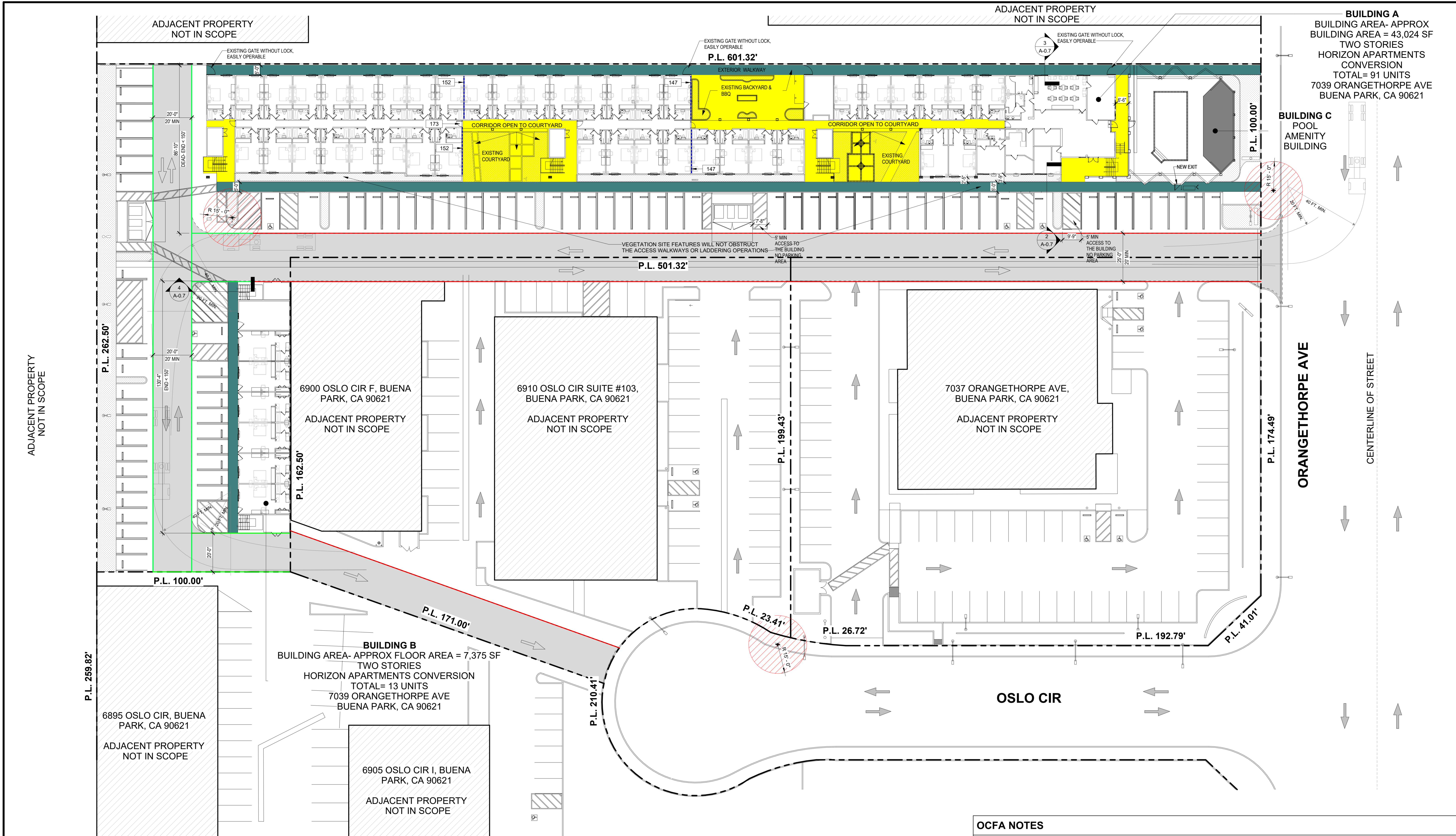
CU-25-10	PLAN CHECK
00-00-00	BID SET
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2025 PROSPER ARCHITECTS

FIRE HYDRANT EXHIBIT

A-0.6



HORIZON APARTMENTS
CONVERSION
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2025 PROSPER ARCHITECTS

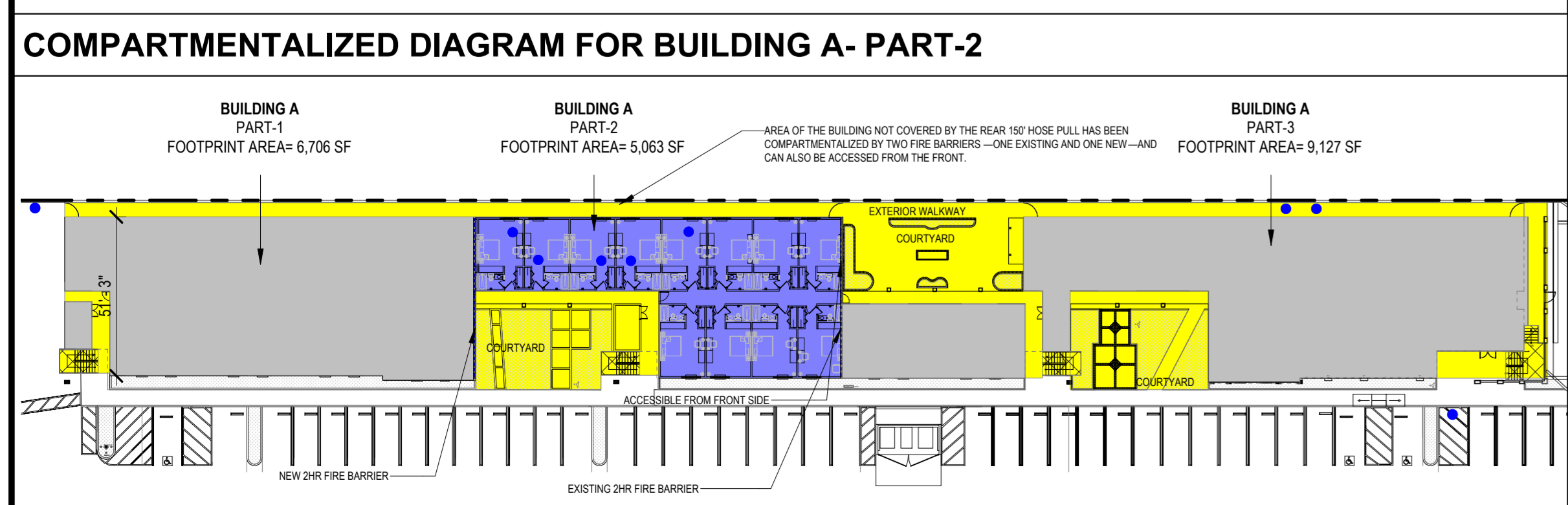
FIRE LANE AND LADDERING EXHIBIT

A-0.7

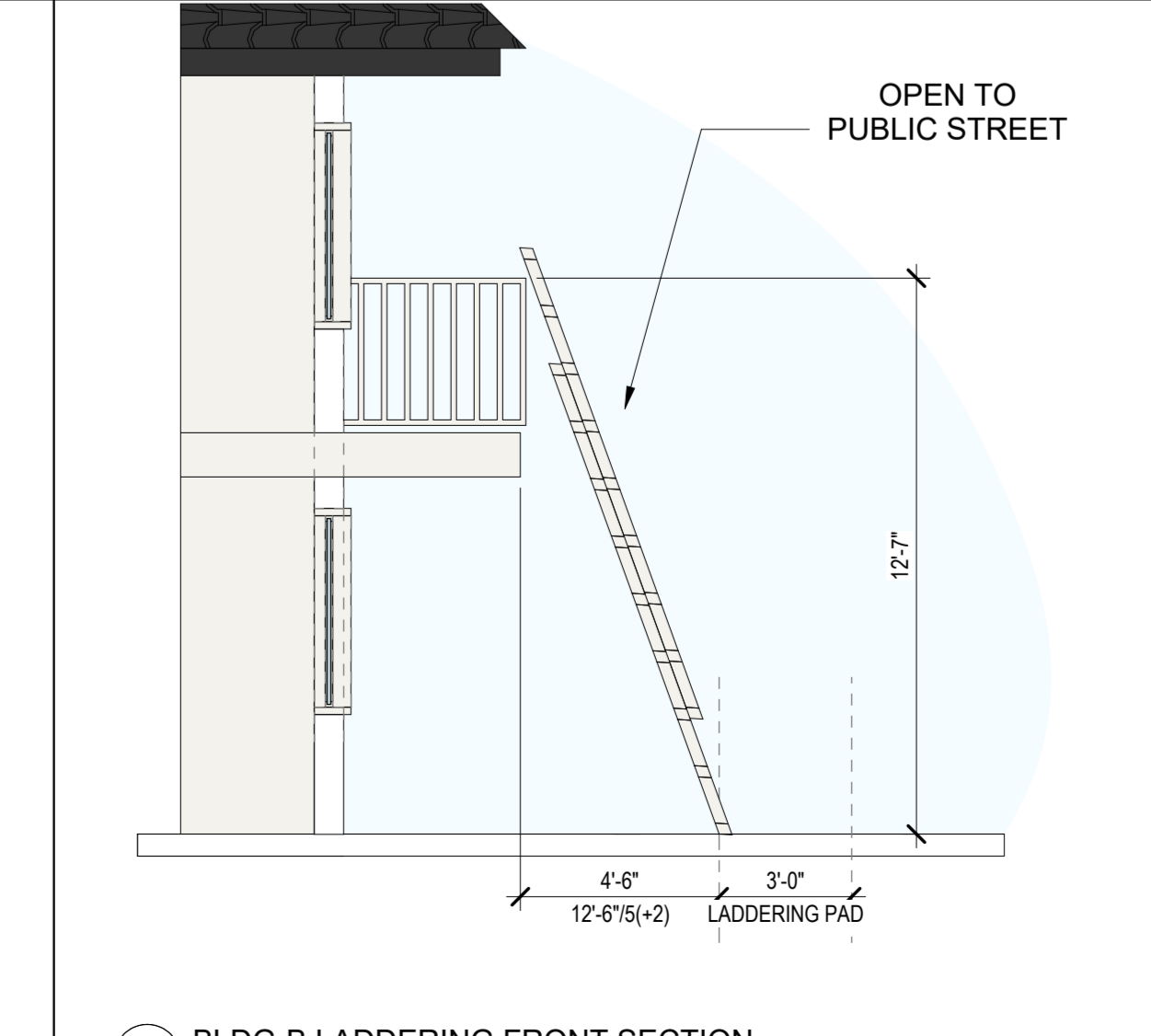
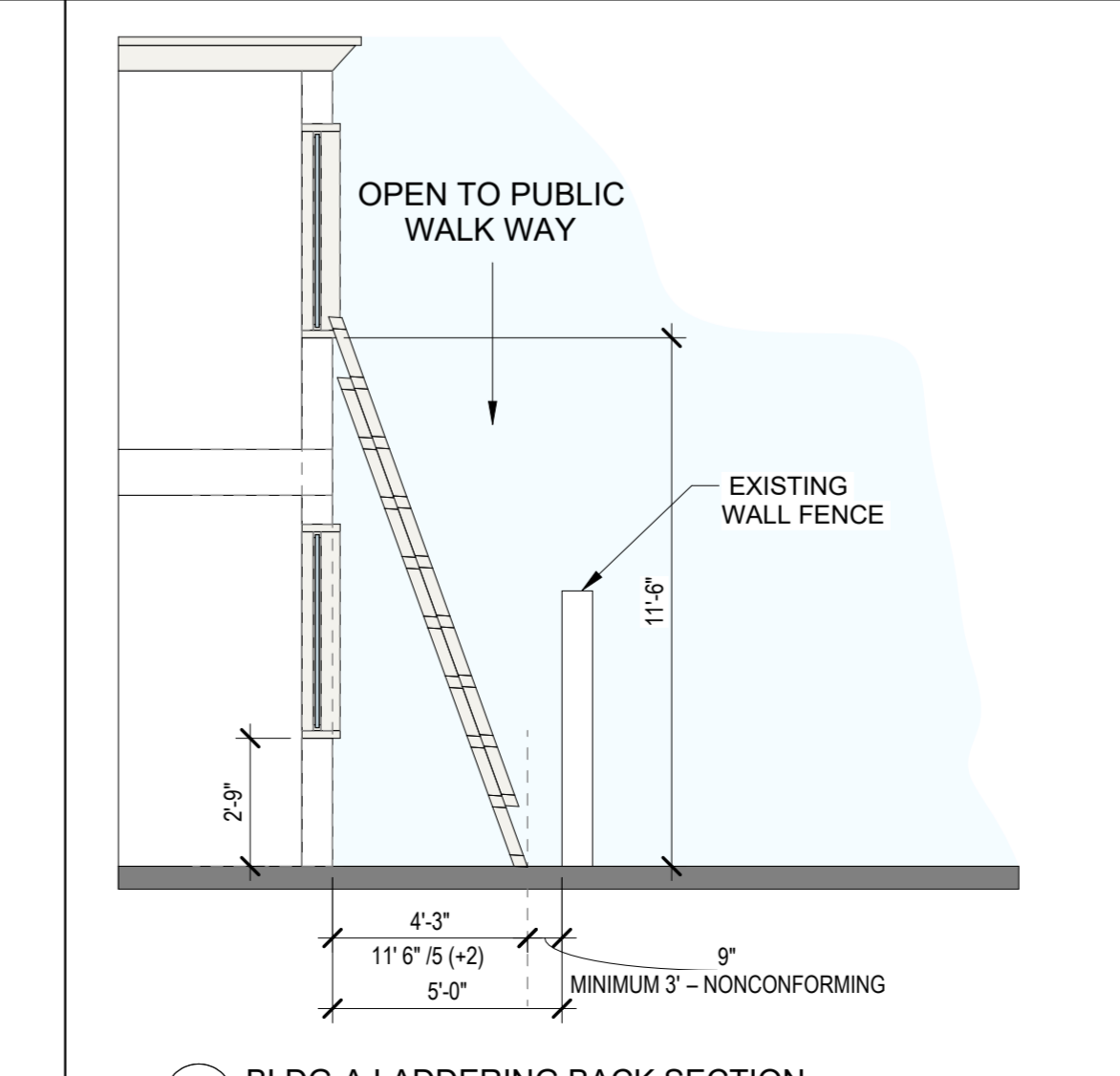
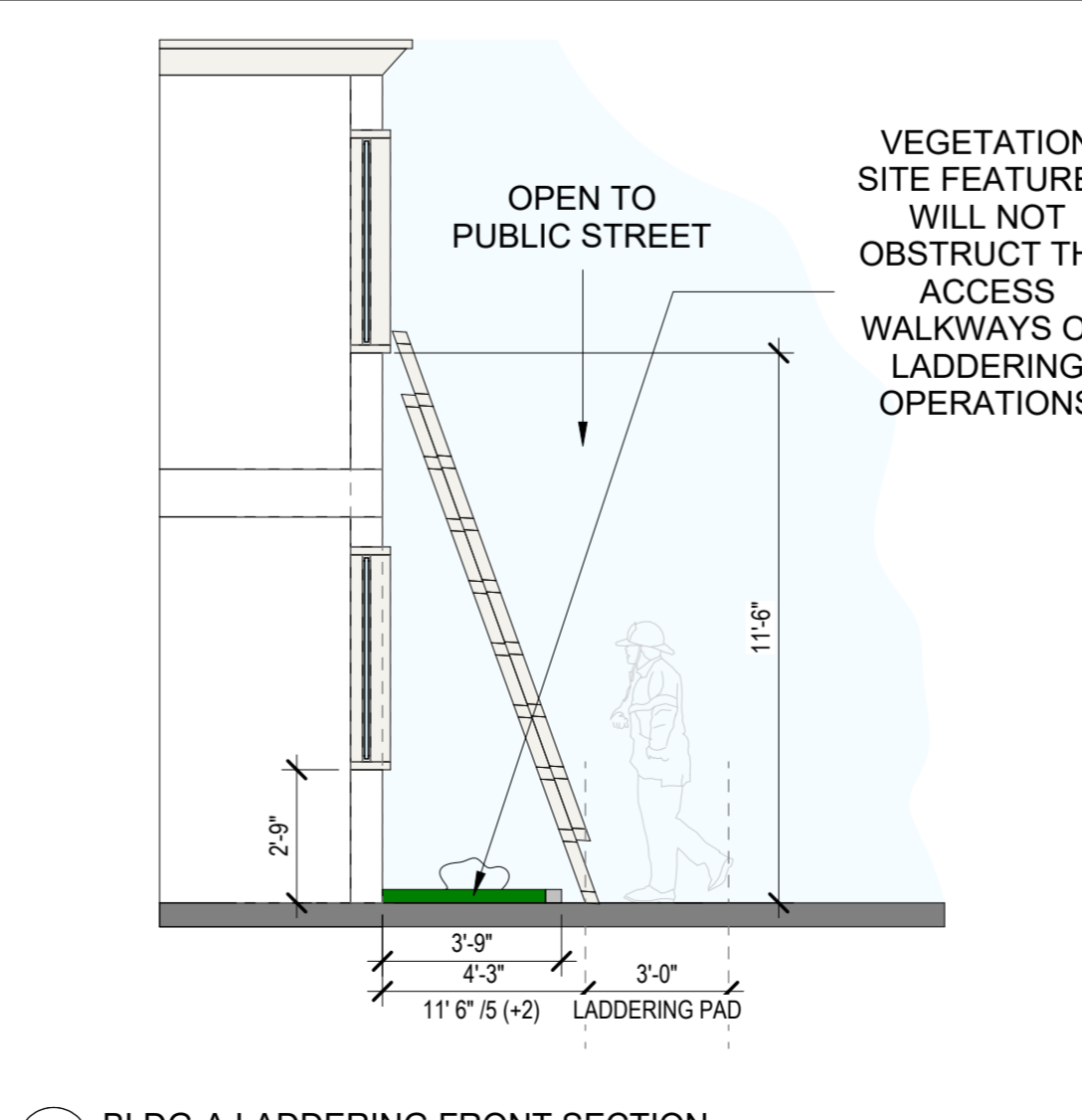
- OCFA NOTES**
- THE HOSE PULL DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.
 - THE LADDERING DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.
 - PROVIDE FIRE ALARM SYSTEM FOR BUILDING A.
 - THE HYDRANT SPACING DEFICIENCY WILL BE RESOLVED BY AN ALTERNATE MATERIALS, DESIGN & METHODS REQUEST.

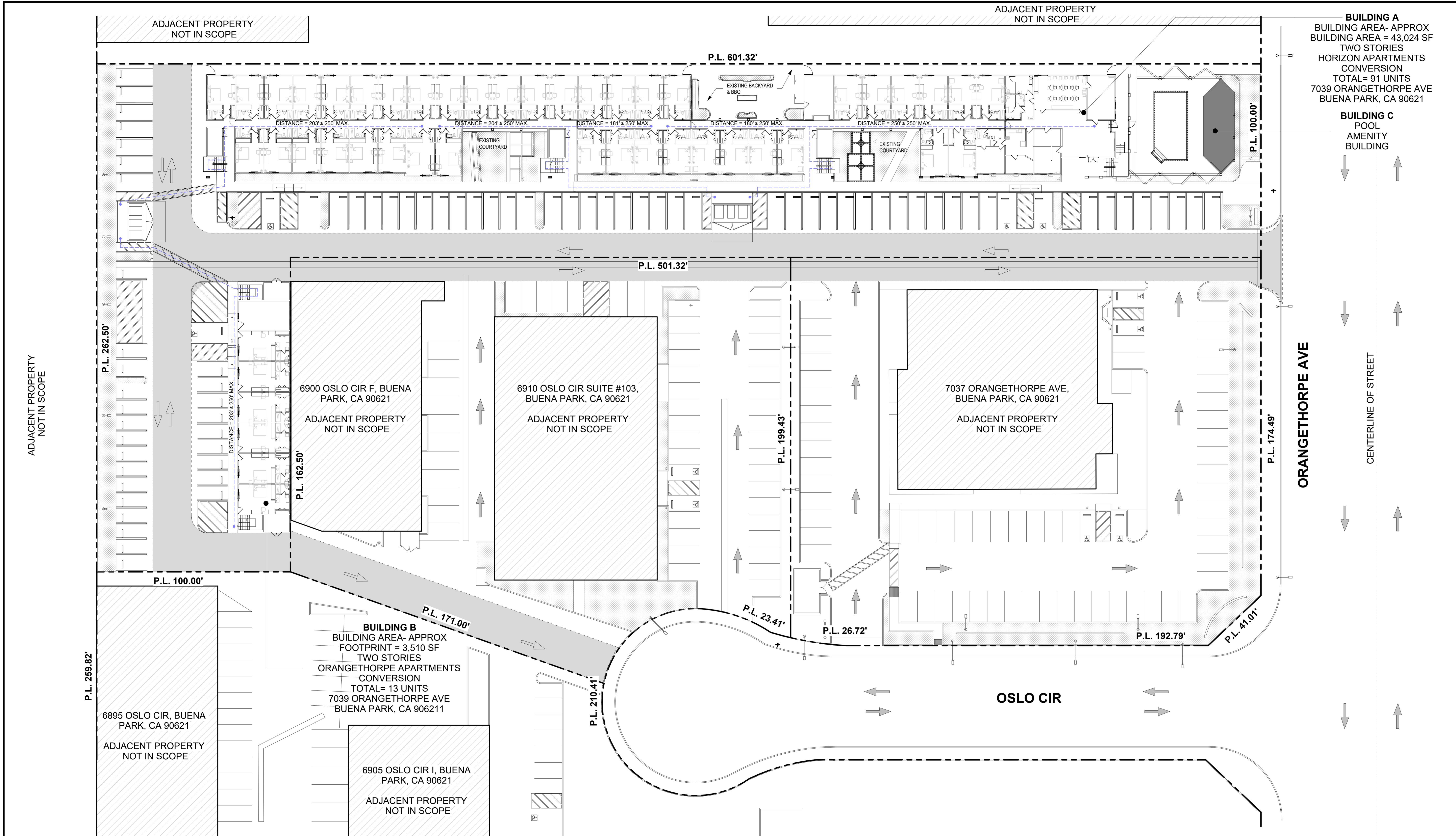
EXISTING SITE PLAN
1" = 20'-0"

- SITE PLAN KEYNOTES**
- 147 EXISTING 2 HR FIRE RATED BARRIER.
 - 152 NEW 2 HR FIRE RATED BARRIER.
 - 173 NEW 20-MINUTE FIRE RATED DOOR.



- SITE PLAN LEGEND**
- AREA NOT IN CONTRACT
 - BUILDING ENTRANCE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING FIRE HYDRANT
 - FIREFIGHTER ACCESS TO THE STRUCTURE 5' MIN WIDE
 - FIRE ACCESS ROADWAY/DRIVE AISLE.
 - EXTERIOR AREAS
 - NO PARKING ZONE
 - COMPARTMENTALIZED AREA





BUILDING A
 BUILDING AREA- APPROX
 BUILDING AREA = 43,024 SF
 TWO STORIES
 HORIZON APARTMENTS
 CONVERSION
 TOTAL= 91 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 90621

BUILDING C
 POOL
 AMENITY
 BUILDING

6900 OSLO CIR F, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6910 OSLO CIR SUITE #103,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

7037 ORANGETHORPE AVE,
 BUENA PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

6895 OSLO CIR, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

BUILDING B
 BUILDING AREA- APPROX
 FOOTPRINT = 3,510 SF
 TWO STORIES
 ORANGETHORPE APARTMENTS
 CONVERSION
 TOTAL= 13 UNITS
 7039 ORANGETHORPE AVE
 BUENA PARK, CA 906211

6905 OSLO CIR I, BUENA
 PARK, CA 90621
 ADJACENT PROPERTY
 NOT IN SCOPE

TRASH ENCLOSURE EXHIBIT
 1
 1" = 20'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND

- AREA NOT IN CONTRACT
- BUILDING ENTRANCE
- EXISTING FIRE HYDRANT
- FIRE ACCESS ROADWAY/DRIVE AISLE.
- TRASH ENCLOSURE WALKING DISTANCE

HORIZON APARTMENTS
 CONVERSION
 7039 ORANGETHORPE AVE,
 BUENA PARK, CA 90621

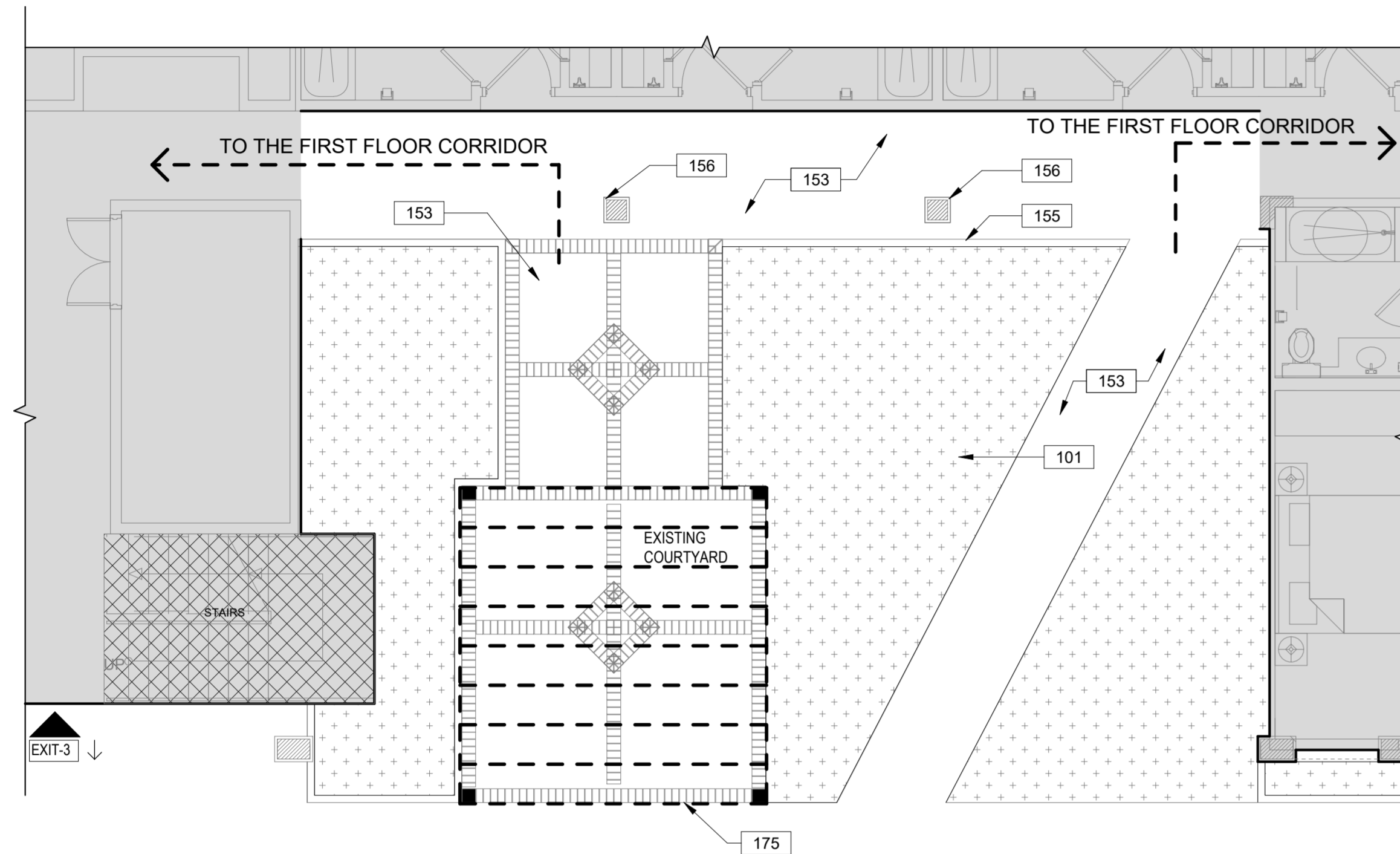
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 ARCHITECTURE INTERIORS PLANNING MANAGEMENT
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 +1 (949) 373-4401 | PROSPERARCH.COM

CU-25-10	PLAN CHECK
00-00-00	BID SET
25499	PROJECT NUMBER
AH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
10/09/2025	PLOT DATE
06/20/2025	1ST SUBMITTAL
10/09/2025	2ND SUBMITTAL
10/29/2025	3RD SUBMITTAL

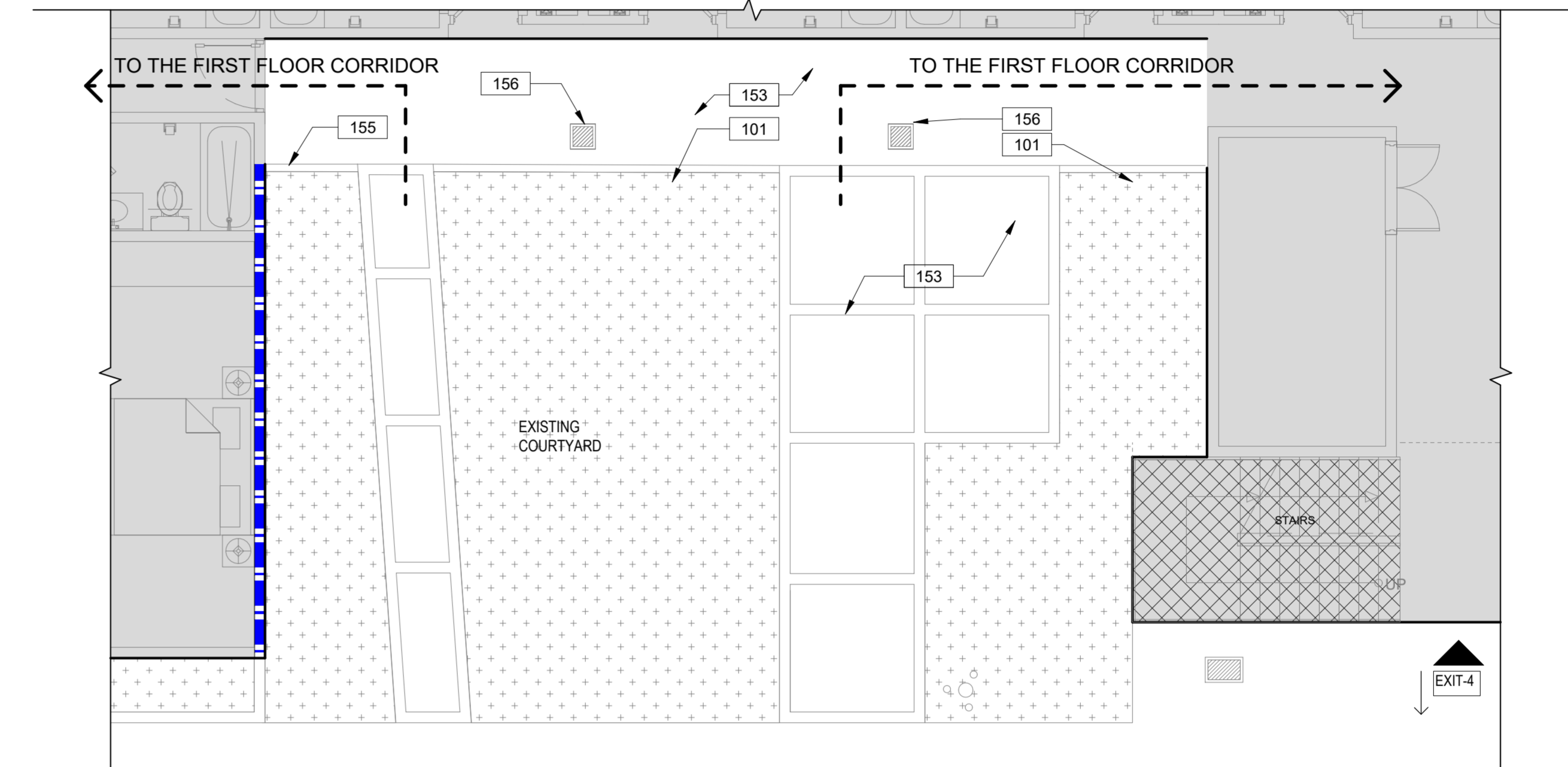
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 2025 PROSPER ARCHITECTS

**TRASH
 ENCLOSURE
 EXHIBIT**

A-0.8



3 ENLARGED COURTYARD 2
3/16" = 1'-0"



2 ENLARGED COURTYARD 1
3/16" = 1'-0"

SITE PLAN KEYNOTES

- 101 EXISTING LANDSCAPE TO REMAIN.
- 153 EXISTING CONCRETE PAVING/PATH TO REMAIN.
- 155 EXISTING CURB TO REMAIN.
- 156 EXISTING COLUMN TO REMAIN.
- 175 LINE OF EXISTING WOODEN PERGOLA TO REMAIN.

HORIZON APARTMENTS
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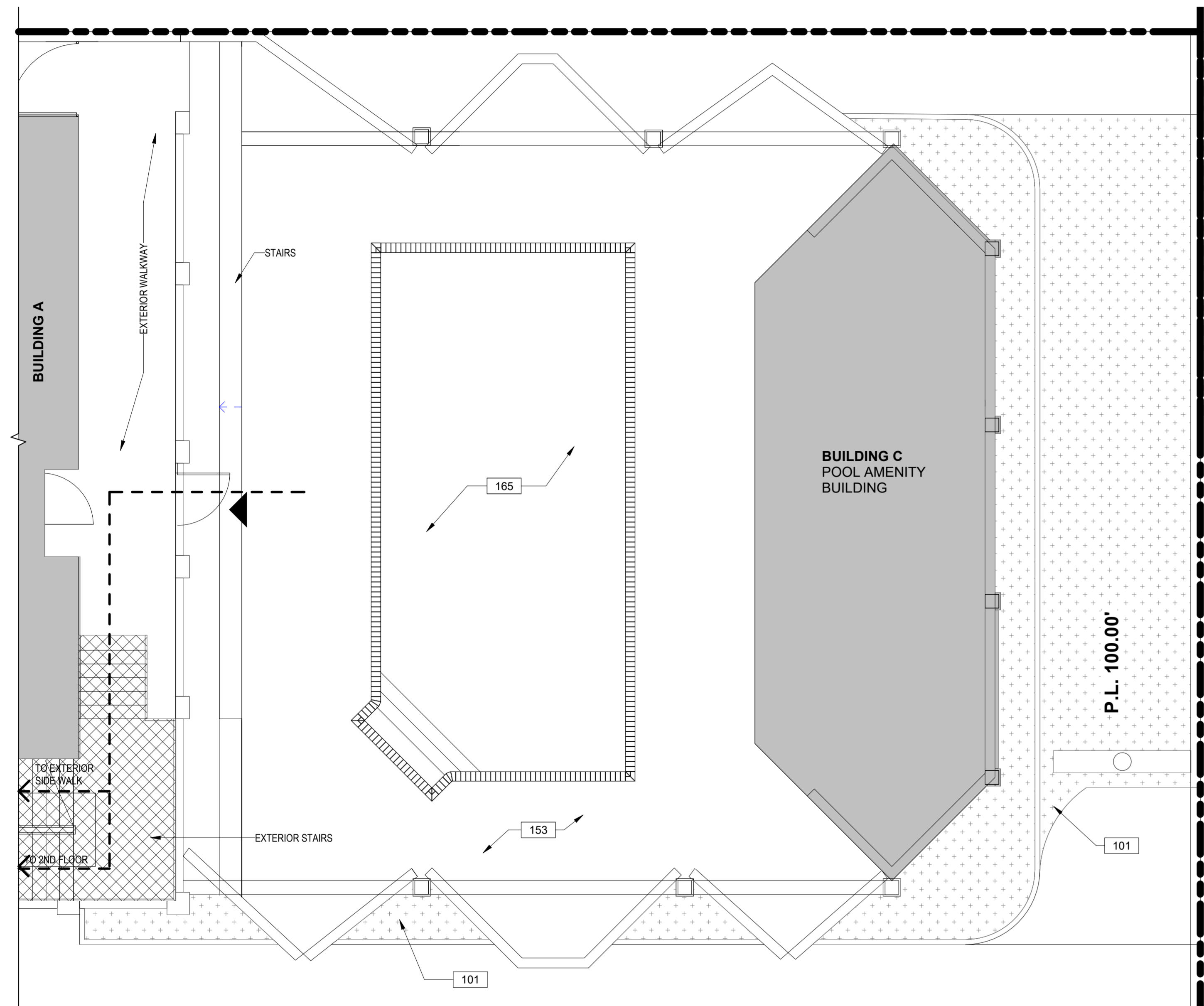
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AH	DESIGNED BY
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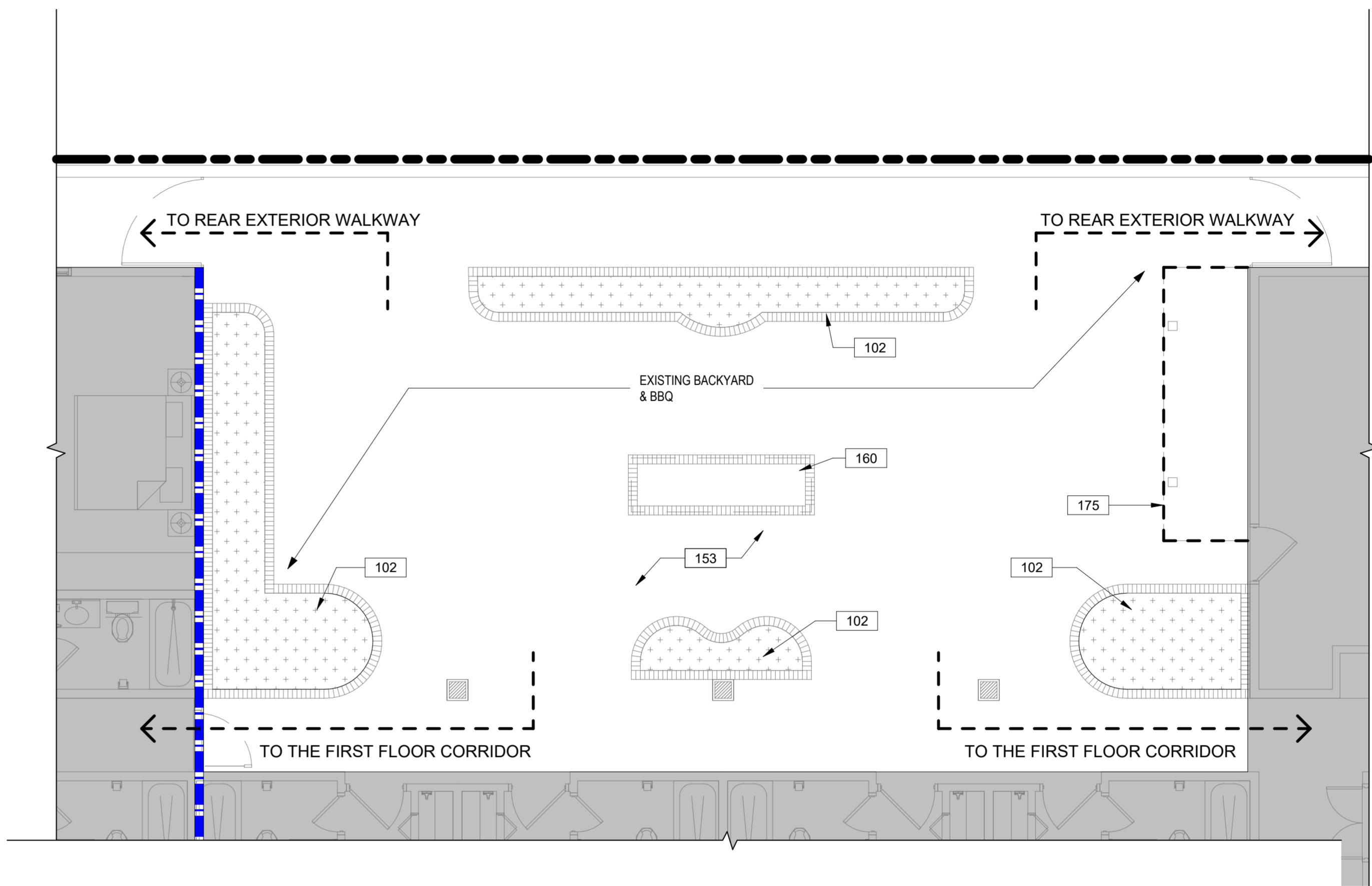
2025 PROSPER ARCHITECTS

ENLARGED
COURTYARD

A-0.9



1 ENLARGED POOL AREA
3/16" = 1'-0"



2 ENLARGED BACKYARD
3/16" = 1'-0"

- SITE PLAN KEYNOTES**
- 101 EXISTING LANDSCAPE TO REMAIN.
 - 102 EXISTING PLANTER TO REMAIN.
 - 153 EXISTING CONCRETE PAVING/PATH TO REMAIN.
 - 160 EXISTING BBQ TO REMAIN.
 - 165 EXISTING POOL TO REMAIN.
 - 175 LINE OF EXISTING WOODEN PERGOLA TO REMAIN.

HORIZON APARTMENTS
CONVERSION
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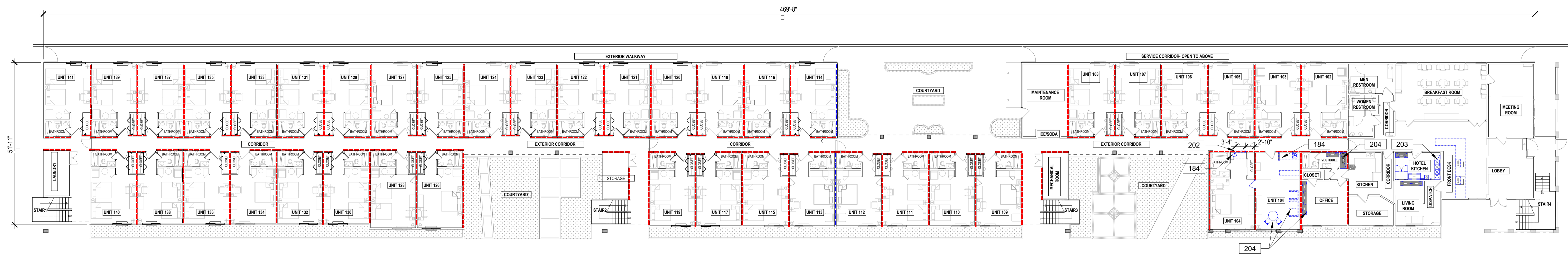
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00-00-00	BID SET
25499	PROJECT NUMBER
HH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
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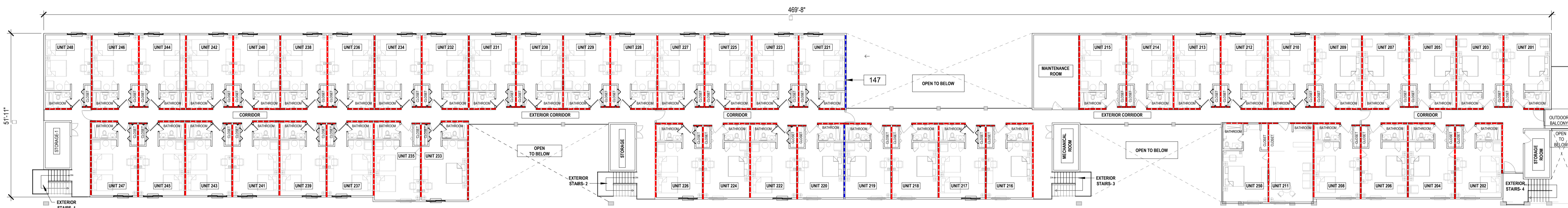
2025 PROSPER ARCHITECTS

ENLARGED COURTYARD

A-0.10



z 1 OVERALL EXISTING FIRST FLOOR PLAN – BLDG A
1/16" = 1'-0"



z 2 OVERALL EXISTING SECOND FLOOR PLAN – BLDG A
1/16" = 1'-0"

KEYNOTES

- 147 EXISTING 2 HR FIRE RATED BARRIER.
- 184 EXISTING SINK TO BE DEMOLISHED.
- 202 PORTION OF WALL TO BE DEMOLISHED TO ACCOMMODATE NEW DOOR.
- 203 EXISTING KITCHEN EQUIPMENT TO BE REMOVED.
- 204 EXISTING FURNITURE TO BE REMOVED.

FLOOR PLAN LEGEND

- 1HR FIRE RATED DEMISING WALL
- 2HR FIRE RATED BARRIER
- NEW WALL

HORIZON APARTMENTS
CONVERSION

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Seal

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25499	PROJECT NUMBER
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AH	CHECKED BY
AS INDICATED	PLOT SCALE
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2025 PROSPER ARCHITECTS

**BUILDING A
– OVERALL
EXISTING
FIRST &
SECOND
FLOOR
PLANS**

A-1.0

Seal

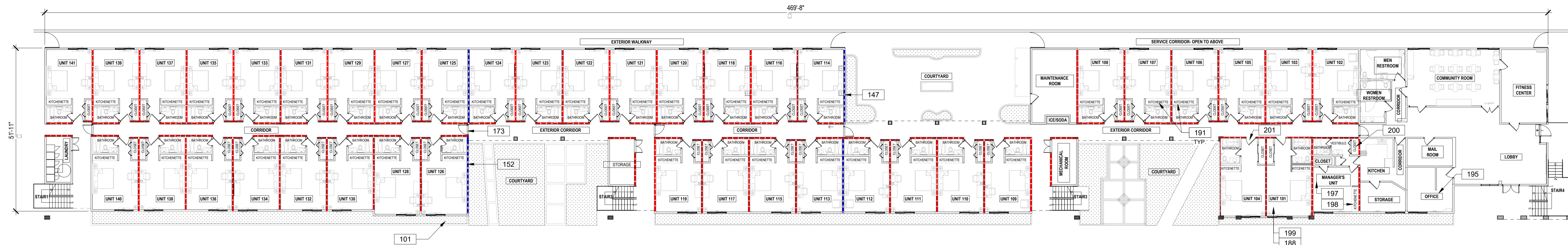
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00-00-00	BID SET
25499	PROJECT NUMBER
HH	DESIGNED BY
AH	CHECKED BY
AS INDICATED	PLOT SCALE
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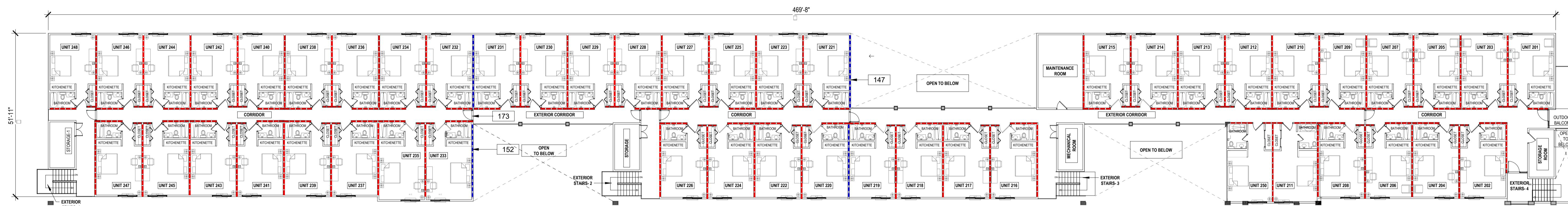
2025 PROSPER ARCHITECTS

**BUILDING A
- OVERALL
PROPOSED
FIRST &
SECOND
FLOOR
PLANS**

A-1.1



1 OVERALL PROPOSED FIRST FLOOR PLAN – BLDG A
1/16" = 1'-0"



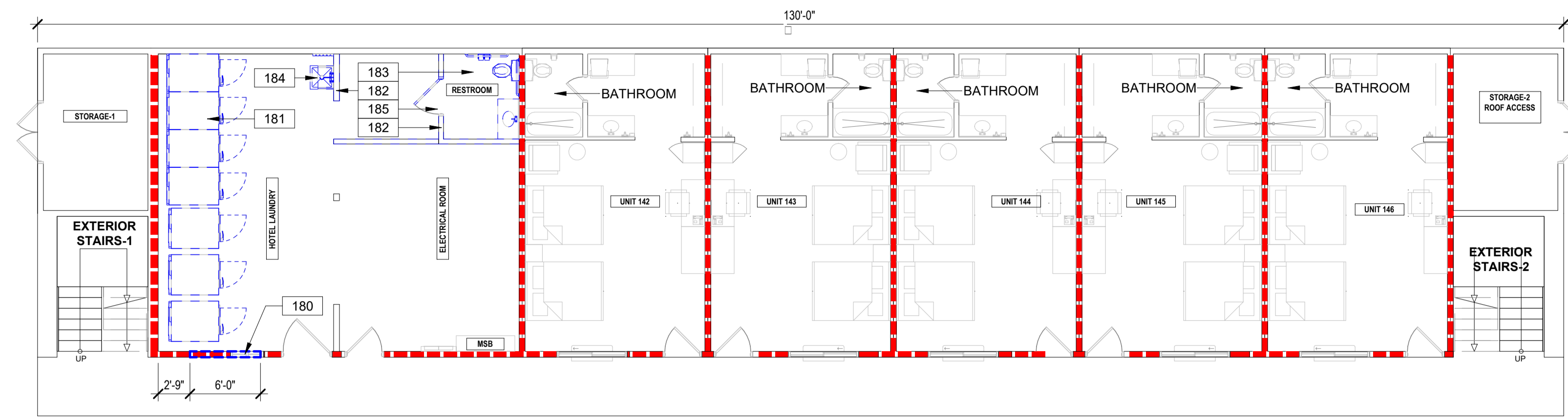
2 OVERALL PROPOSED SECOND FLOOR PLAN – BLDG A
1/16" = 1'-0"

KEYNOTES

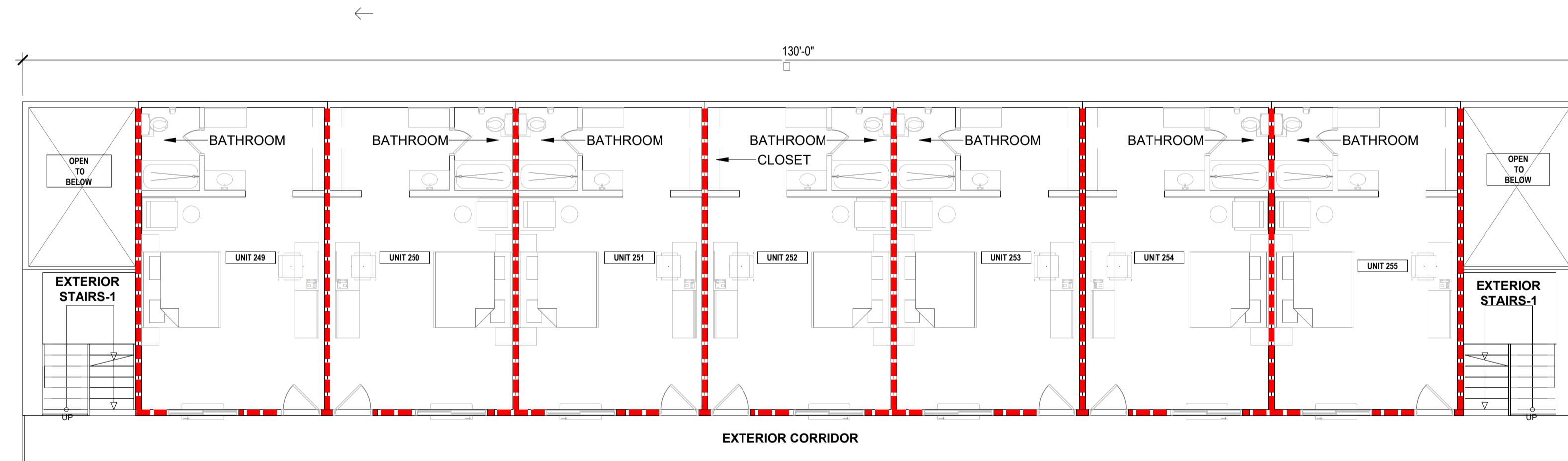
- 101 EXISTING LANDSCAPE TO REMAIN.
- 147 EXISTING 2 HR FIRE RATED BARRIER.
- 152 NEW 2 HR FIRE RATED BARRIER.
- 173 NEW 20-MINUTE FIRE RATED DOOR.
- 188 NEW UNIT WITH ITS FURNITURE AND RESTROOM.
- 191 A NEW KITCHENETTE IN ALL UNITS TYP.
- 195 EXISTING LIVING ROOM TO BE CONVERTED TO OFFICE.
- 197 EXISTING OFFICE TO BE CONVERTED TO MANAGERS UNIT.
- 198 NEW KITCHENETTE.
- 199 PORTION OF UNIT 104 TO BE CONVERTED TO NEW UNIT 101.
- 200 NEW CLOSET.
- 201 NEW DOOR.

FLOOR PLAN LEGEND

- 1HR FIRE RATED DEMISING WALL
- 2HR FIRE RATED BARRIER
- NEW WALL



1 OVERALL EXISTING FIRST FLOOR PLAN - BLDG B
1/8" = 1'-0"



2 OVERALL EXISTING SECOND FLOOR PLAN - BLDG B
1/8" = 1'-0"

KEYNOTES

- 180 PORTION OF WALL TO BE DEMOLISHED TO ACCOMMODATE NEW WINDOW.
- 181 EXISTING WASHING MACHINE TO BE RELOCATED.
- 182 EXISTING WALL TO BE DEMOLISHED.
- 183 EXISTING RESTROOM ACCESSORIES TO BE DEMOLISHED.
- 184 EXISTING SINK TO BE DEMOLISHED.
- 185 EXISTING DOOR TO BE DEMOLISHED.

FLOOR PLAN LEGEND

- 1HR FIRE RATED DEMISING WALL
- 2HR FIRE RATED BARRIER
- NEW WALL

HORIZON APARTMENTS
CONVERSION

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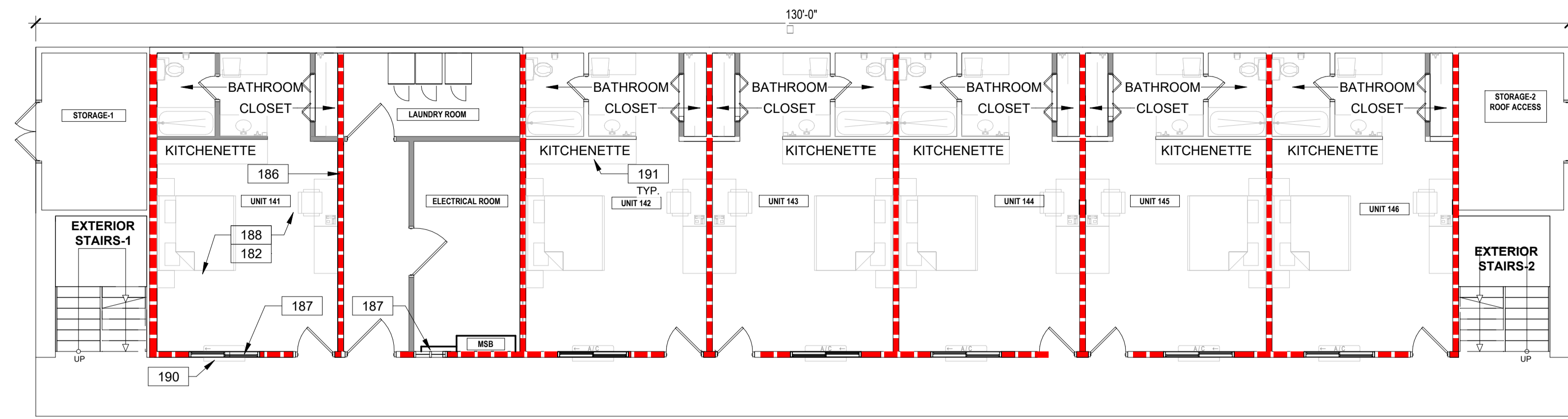
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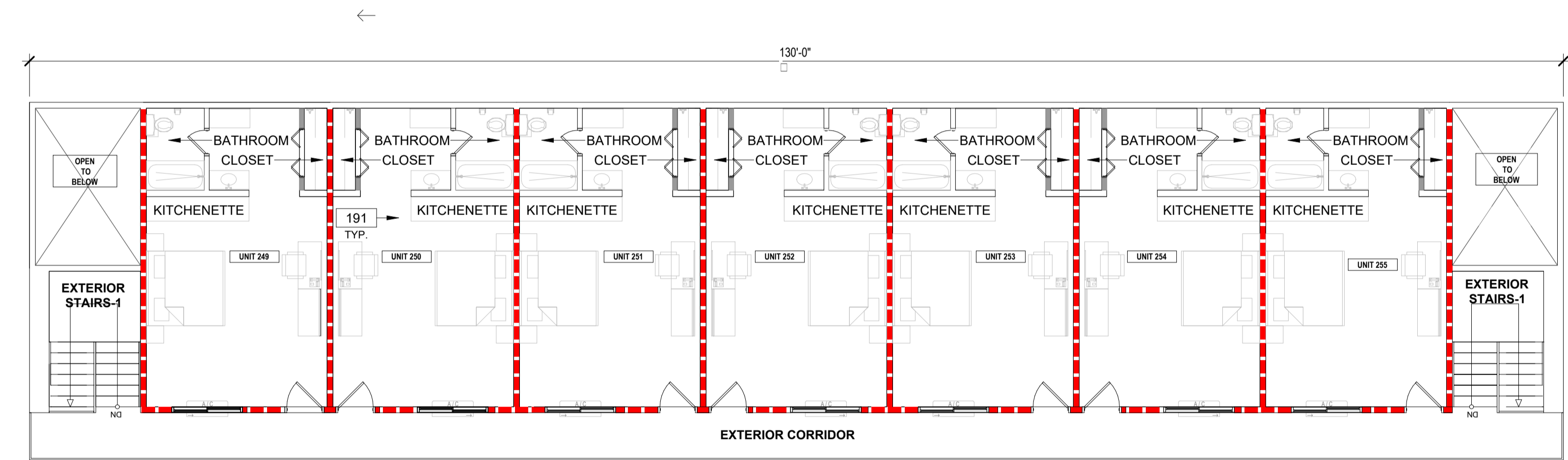
2025 PROSPER ARCHITECTS

**BUILDING B
- OVERALL
EXISTING
FIRST &
SECOND
FLOOR
PLANS**

A-1.2



1 OVERALL PROPOSED FIRST FLOOR PLAN - BLDG B
1/8" = 1'-0"



2 OVERALL PROPOSED SECOND FLOOR PLAN - BLDG B
1/8" = 1'-0"

KEYNOTES

- 182 EXISTING WALL TO BE DEMOLISHED.
- 186 NEW 1HR FIRE RATED DEMISING WALL.
- 187 NEW WINDOW.
- 188 NEW UNIT WITH ITS FURNITURE AND RESTROOM.
- 190 NEW AC UNIT.
- 191 A NEW KITCHENETTE IN ALL UNITS TYP.

FLOOR PLAN LEGEND

- - - - - 1HR FIRE RATED DEMISING WALL
- - - - - 2HR FIRE RATED BARRIER
- - - - - NEW WALL

HORIZON APARTMENTS
CONVERSION

7038 ORANGETHORPE AVE.
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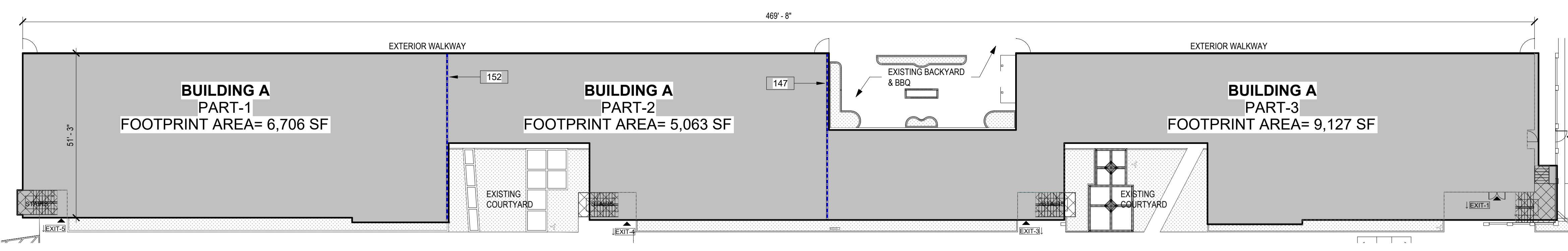
CU-25-10	PLAN CHECK
00-00-00	BID SET
25499	PROJECT NUMBER
HH	DESIGNED BY
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AS INDICATED	PLOT SCALE
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2025 PROSPER ARCHITECTS

**BUILDING B
- OVERALL
PROPOSED
FIRST &
SECOND
FLOOR
PLANS**

A-1.3



KEYNOTES

147 EXISTING 2 HR FIRE RATED BARRIER.
152 NEW 2 HR FIRE RATED BARRIER.
173 NEW 20-MINUTE FIRE RATED DOOR.

UNITS	UTILITIES & OTHERS
RESTROOM	COURTYARD
CIRCULATION	COMMON AREA
POOL DECK	POOL

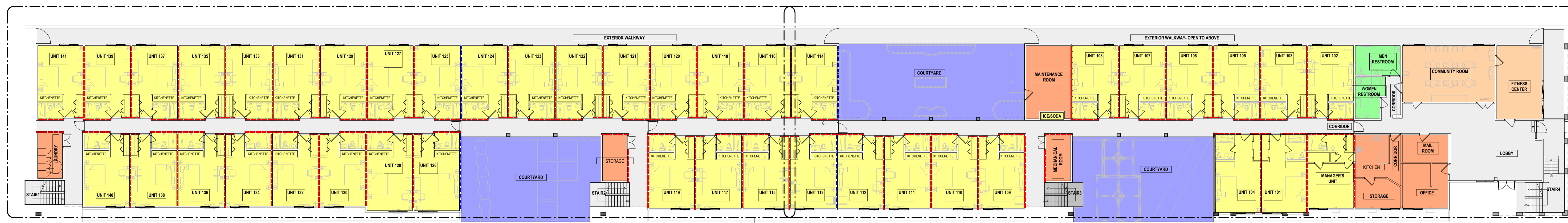
EGRESS LEGEND

ACC INTERNATIONAL ACCESSIBILITY SIGN
TS-E TACTILE SIGN "EXIT"
PATH OF TRAVEL
EMERGENCY EXIT SIGN DIRECTION. SEE ELECTRICAL REFLECTED CEILING PLAN.
REQUIRED WIDTH PROVIDED WIDTH
REQUIRED ACCESSIBILITY CLEARANCE
PORTABLE FIRE EXTINGUISHER 2A-10B:C WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, AND WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT. EXTINGUISHERS ARE PLACED ALONG THE NORMAL PATH OF TRAVEL, IN VISIBLE AND ACCESSIBLE LOCATIONS, WITH THE BOTTOM AT LEAST 4 INCHES ABOVE THE FLOOR. (CBC 906)

EATD EXIT ACCESS TRAVEL DISTANCE
NOT IN CONTRACT

1HR FIRE RATED DEMISING WALL
2HR FIRE RATED BARRIER

1 REQUIRED SEPERATION OCCUPANCIES
1" = 20'-0"



508.4 REQUIRED SEPERATION OCCUPANCIES

OCCUPANCY	LEVEL UP OCCUPANCY	LEVEL DOWN OCCUPANCY	S/N/S	REQUIRED SEPERATION	PROVIDED SEPERATION
R2- ASSEMBLY	R2		S	N	V.I.F.

1004.5 OCCUPANCY & EGRESS CALCULATION

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	OCCUPANTS FACTOR
RESIDENTIAL UNIT	PER PLAN	R-2	200	84
STORAGE-1	125 SF	S-2	300	1
STORAGE-2	112 SF	S-2	300	1
LAUNDRY	112 SF	B	100	2
COMMUNITY ROOM	512 SF	B	15	35
FITNESS ROOM	327 SF	B	15	22
KITCHEN	196 SF	B	200	1
MECHANICAL ROOM	112 SF	S-2	300	2
OFFICE	196 SF	B	100	2
MAINTENANCE ROOM	300 SF	S-2	300	1

TOTAL OCCUPANT LOAD PER OCCUPANCY

ASSEMBLY (R2) 84 OCCUPANTS
ASSEMBLY (B) 62 OCCUPANTS
ASSEMBLY (S-2) 5 OCCUPANTS

MEANS OF EGRESS SIZING:
151 X 0.2 = 30.2' MIN 2.51' LINEAR FEET OF EXIT WIDTH REQUIRED

EXIT ANALYSIS:
COMMUNITY ROOM <400 OCCUPANTS, 1 EXIT REQUIRED
FITNESS ROOM <400 OCCUPANTS, 1 EXIT REQUIRED
LOBBY & LOUNGE <400 OCCUPANTS, 2 EXITS REQUIRED
OFFICE <400 OCCUPANTS, 2 EXITS PROVIDED

6 EXITS ARE PROVIDED IN TOTAL FOR THE BUILDING, IN ADDITION, A PORTION OF THE CORRIDOR IS OPEN TO EXTERIOR

OTHER EXIT COMPONENTS:
CORRIDORS: 4' MIN PROVIDED



1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	S/N/S	MAX TRAVEL DISTANCE	PROVIDED TRAVEL DISTANCE
R-2- ASSEMBLY	S	250	LESS THAN 250
B - ASSEMBLY	S	300	LESS THAN 300
S-2- ASSEMBLY	S	250	LESS THAN 250

1020.2 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	S/N/S	OCCUPANTS LOAD SERVED BY CORRIDOR	REQUIRED FIRE RESISTANCE RATING (HOURS)	PROVIDED FIRE RESISTANCE RATING (HOURS)
R2- ASSEMBLY	S	GREATER THAN 10	1	1

708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

716.2.2.1 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS
DOOR ASSEMBLIES IN CORRIDORS DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALL OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST.

TABLE 506.2- ALLOWABLE AREA

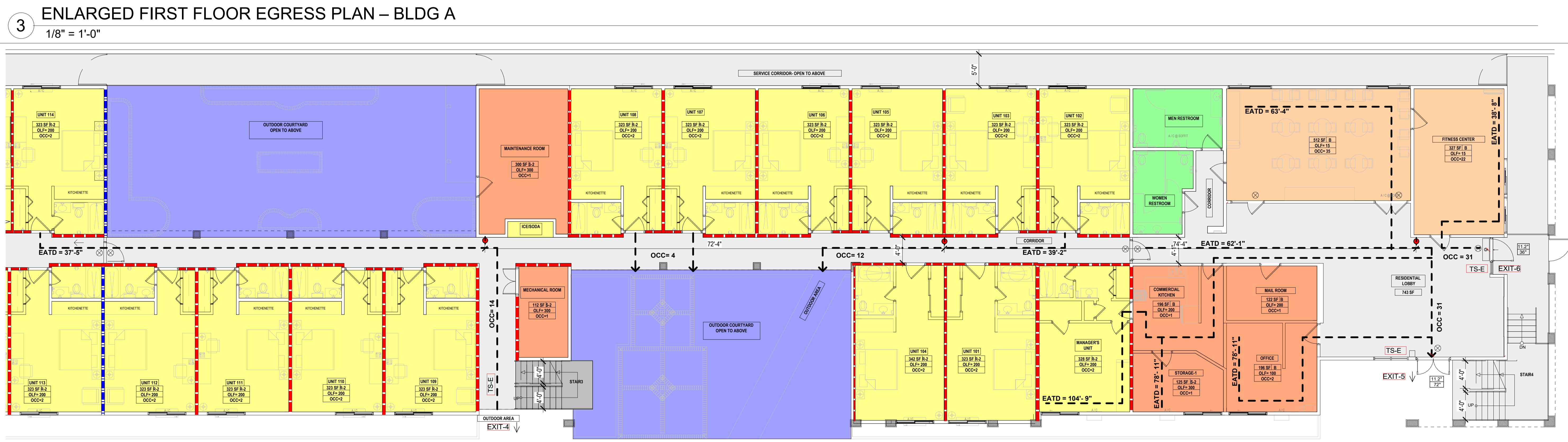
BUILDING OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE AREA*	PROPOSED AREA**	RATIO	
BLDG-A	R-2	SM	V-B	21,000 SQ. FT.	1 6,706 SQ. FT.	0.32
				2 5,063 SQ. FT.	0.24	
				3 9,127 SQ. FT.	0.43	

TABLE 504.4- ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE NO OF STORIES	EXISTING NO OF STORIES
BLDG-A	R-2	S	V-B	3	2

TABLE 504.3- ALLOWABLE BUILDING HEIGHT

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE HEIGHT	EXISTING HEIGHT
BLDG-A	R-2	S	V-B	60 FT	21'-11"



716.2.2.1 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS
DOOR ASSEMBLIES IN CORRIDORS DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALL OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST.

TABLE 506.2- ALLOWABLE AREA

BUILDING OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE AREA*	PROPOSED AREA**	RATIO	
BLDG-A	R-2	SM	V-B	21,000 SQ. FT.	1 6,706 SQ. FT.	0.32
				2 5,063 SQ. FT.	0.24	
				3 9,127 SQ. FT.	0.43	

TABLE 504.4- ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE NO OF STORIES	EXISTING NO OF STORIES
BLDG-A	R-2	S	V-B	3	2

TABLE 504.3- ALLOWABLE BUILDING HEIGHT

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE HEIGHT	EXISTING HEIGHT
BLDG-A	R-2	S	V-B	60 FT	21'-11"

4 ENLARGED FIRST FLOOR EGRESS PLAN BLDG A
1/8" = 1'-0"

HORIZON APARTMENTS
CONVERSION
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Seal

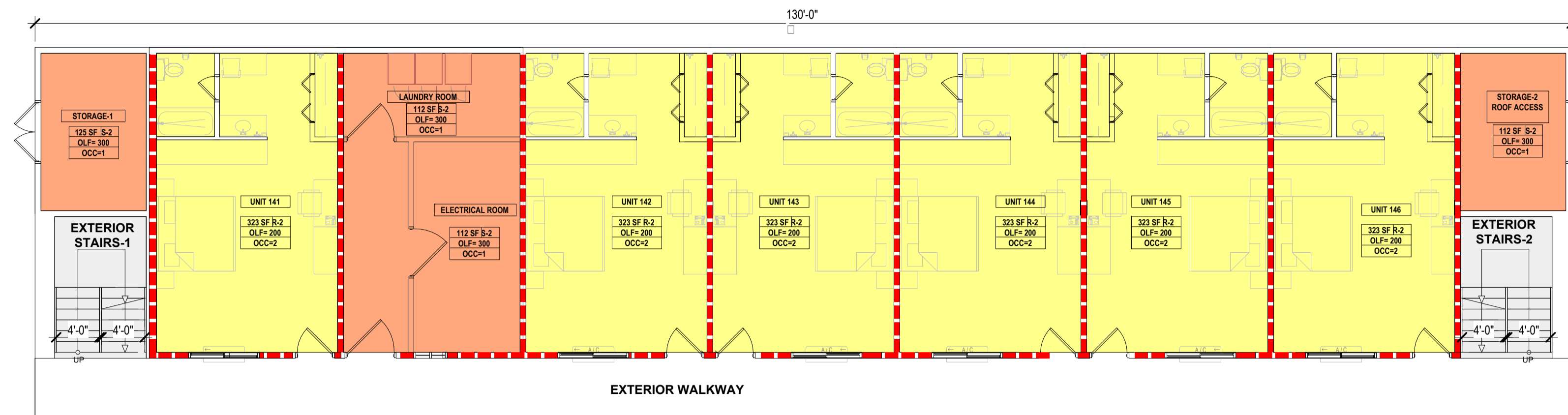
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00-00-00	BID SET
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AS INDICATED	PLOT SCALE
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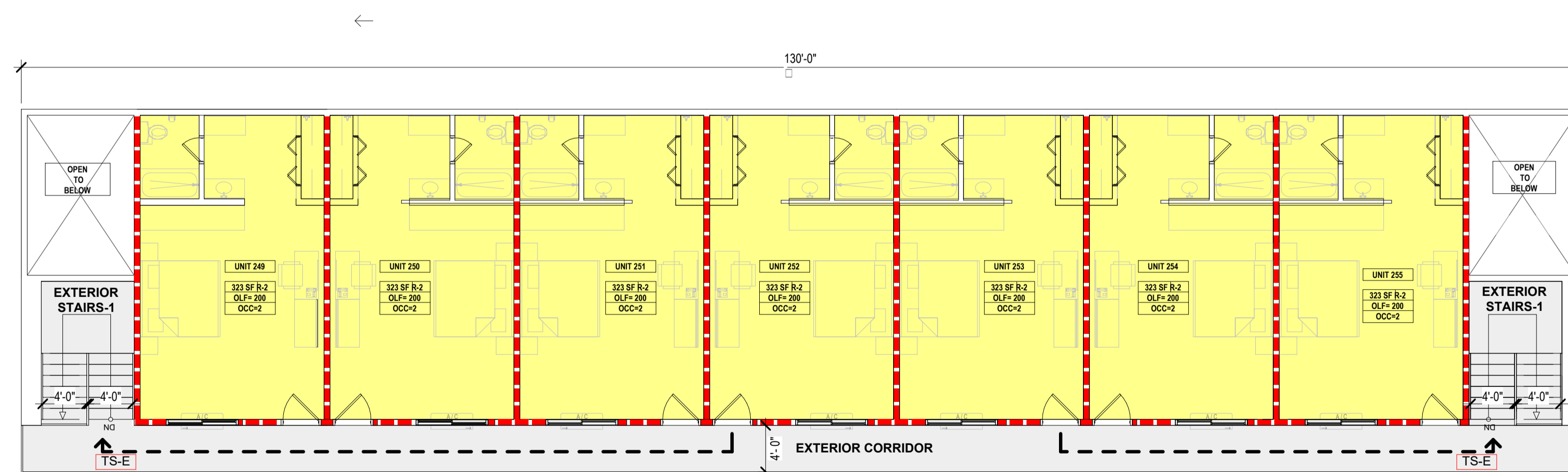
2025 PROSPER ARCHITECTS

BUILDING A - OVERALL & ENLARGED FIRST FLOOR EGRESS PLAN

A-2.0



1 OVERALL FIRST FLOOR EGRESS PLAN - BLDG B
1/8" = 1'-0"
N



2 OVERALL SECOND FLOOR EGRESS PLAN - BLDG B
1/8" = 1'-0"
N

EGRESS LEGEND

- ACC INTERNATIONAL ACCESSIBILITY SIGN
- TS-E TACTILE SIGN "EXIT"
- PATH OF TRAVEL
- EMERGENCY EXIT SIGN DIRECTION. SEE ELECTRICAL REFLECTED CEILING PLAN.
- X → REQUIRED WIDTH
- X → PROVIDED WIDTH
- REQUIRED ACCESSIBILITY CLEARANCE
- PORTABLE FIRE EXTINGUISHER. 2A-10B.C WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, AND WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT. EXTINGUISHERS ARE PLACED ALONG THE NORMAL PATH OF TRAVEL, IN VISIBLE AND ACCESSIBLE LOCATIONS, WITH THE BOTTOM AT LEAST 4 INCHES ABOVE THE FLOOR. (CBC 906)
- EATD** EXIT ACCESS TRAVEL DISTANCE
- NOT IN CONTRACT
- 1HR FIRE RATED DEMISING WALL
- 2HR FIRE RATED BARRIER

508.4 REQUIRED SEPERATION OCCUPANCIES

OCCUPANCY	LEVEL UP OCCUPANCY	LEVEL DOWN OCCUPANCY	S/NS	REQUIRED SEPERATION	PROVIDED SEPERATION
R2- ASSEMBLY	R2	-	S	N	V.I.F

1004.5 OCCUPANCY & EGRESS CALCULATION

FOR FIRST FLOOR EACH ROOM AND UNIT HAS DIRECT ACCESS TO OUTSIDE WITH 36 MIN WIDTH EXIT DOOR

FOR SECOND FLOOR

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	OCCUPANTS
RESIDENTIAL UNIT	PER PLAN	R-2	200	14

TOTAL OCCUPANT LOAD PER OCCUPANCY ASSEMBLY (R-2) 14 OCCUPANTS

MEANS OF EGRESS SIZING:
14 X 0.2 = 2.8'12" = 0.23 LINEAR FEET OF EXIT WIDTH REQUIRED

EXIT ANALYSIS:
STAIRS:
14 X 0.25 = 3.5' 12" = 0.29' REQUIRED, EACH STAIR PROVIDED WITH 4' MIN WIDTH

OTHER EXIT COMPONENTS:
CORRIDORS: 4' MIN PROVIDED

TABLE 506.2- ALLOWABLE AREA

BUILDING	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE BLDG AREA*	PART #	PROPOSED AREA**	RATIO
BLDG-B	R-2	S13R	V-B	7,000 SQ.FT	-	3,688 SQ. FT	0.53

* ALLOWABLE AREA FOR FIRST FLOOR AREA
** PROPOSED AREA FOR FIRST FLOOR AREA
S13R = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2

TABLE 504.4- ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE NO OF STORIES	EXISTING NO OF STORIES
BLDG-B	R-2	S	V-B	3	2

TABLE 504.3- ALLOWABLE BUILDING HEIGHT

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE HEIGHT	EXISTING HEIGHT
BLDG-A	R-2	S	V-B	60 FT	22'- 7"

- UNITS
- UTILITIES & OTHERS
- RESTROOM
- COURTYARD
- CIRCULATION
- COMMON AREA
- POOL DECK
- POOL

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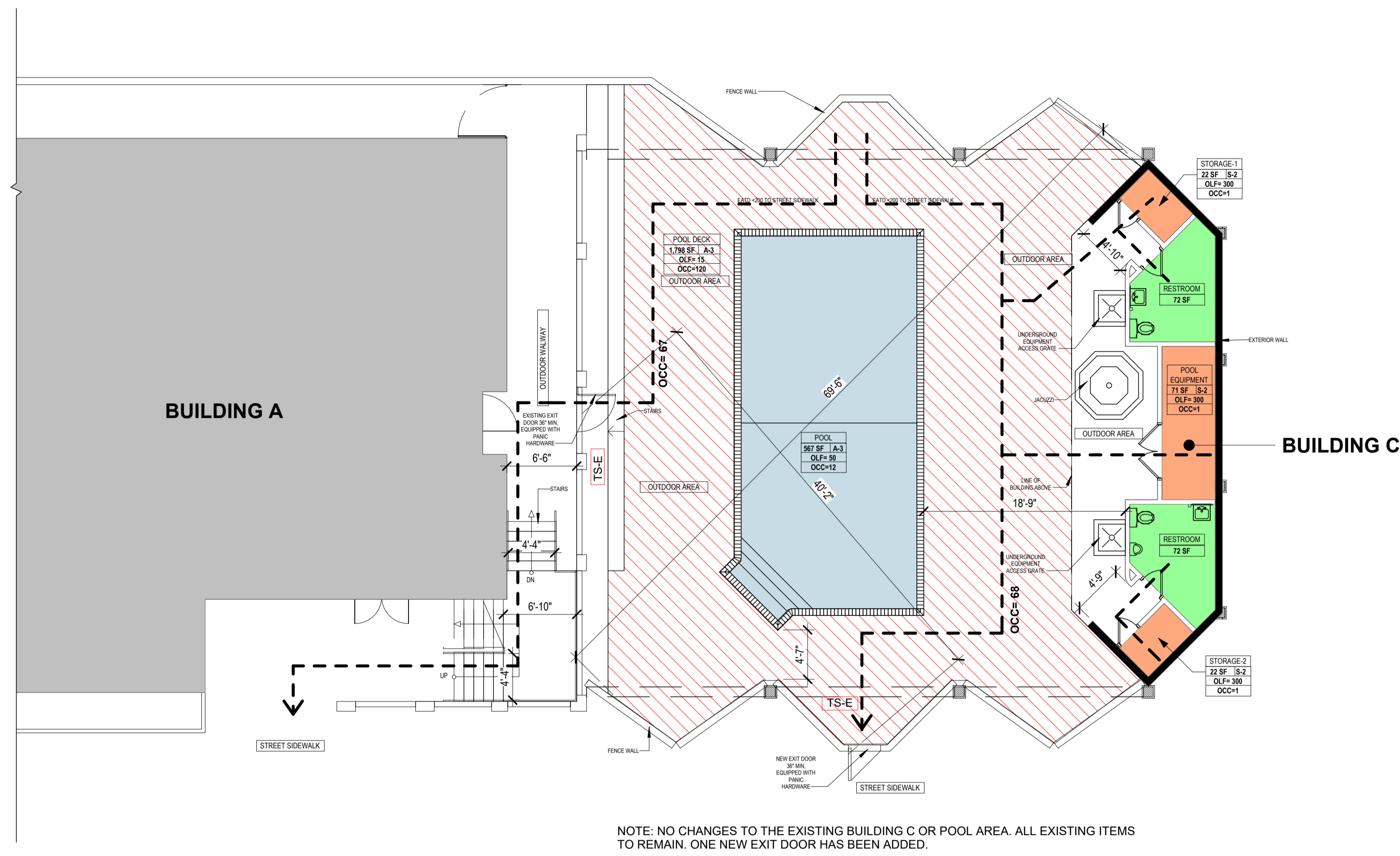
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CU-25-10	PLAN CHECK		
00-00-00	BID SET		
25499	PROJECT NUMBER		
AH	DESIGNED BY		
AS INDICATED	CHECKED BY		
10/09/2025	PLOT SCALE		
06/20/2025	PLOT DATE		
10/09/2025	1ST SUBMITTAL		
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**BUILDING B
- OVERALL
FIRST &
SECOND
FLOOR
EGRESS
PLAN**

A-2.2



NOTE: NO CHANGES TO THE EXISTING BUILDING C OR POOL AREA. ALL EXISTING ITEMS TO REMAIN. ONE NEW EXIT DOOR HAS BEEN ADDED.

ENLARGED BUILDING C
1/8" = 1'-0"

EGRESS LEGEND

- ACC INTERNATIONAL ACCESSIBILITY SIGN
- TS-E TACTILE SIGN "EXIT"
- PATH OF TRAVEL
- EMERGENCY EXIT SIGN DIRECTION. SEE ELECTRICAL REFLECTED CEILING PLAN.
- X → REQUIRED WIDTH
- X → PROVIDED WIDTH
- REQUIRED ACCESSIBILITY CLEARANCE
- PORTABLE FIRE EXTINGUISHER. 2A-10B-C WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, AND WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT. EXTINGUISHERS ARE PLACED ALONG THE NORMAL PATH OF TRAVEL, IN VISIBLE AND ACCESSIBLE LOCATIONS, WITH THE BOTTOM AT LEAST 4 INCHES ABOVE THE FLOOR. (CBC 906)
- EATD** EXIT ACCESS TRAVEL DISTANCE
- NOT IN CONTRACT
- 1HR FIRE RATED DEMISING WALL
- 2HR FIRE RATED BARRIER

TABLE 506.2- ALLOWABLE AREA

BUILDING	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE BLDG AREA*	BLDG PART #	PROPOSED AREA**	RATIO
BLDG-C	S-2	NS	V-B	13,500 SQ.FT.	-	330 SQ. FT.	0.024

TABLE 504.4- ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE NO OF STORIES	EXISTING NO OF STORIES
BLDG-C	S-2	NS	V-B	2	1

TABLE 504.3- ALLOWABLE BUILDING HEIGHT

BUILDING #	OCCUPANCY	NS/S	CONSTRUCTION TYPE	ALLOWABLE HEIGHT	EXISTING HEIGHT
BLDG-C	S-2	NS	V-B	40 FT	13'-8"

- UNITS
- RESTROOM
- CIRCULATION
- POOL DECK
- UTILITIES & OTHERS
- COURTYARD
- COMMON AREA
- POOL

1004.5 OCCUPANCY & EGRESS CALCULATION

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	OCCUPANTS FACTOR
STORAGE-1	22 SF	S-2	300	1
STORAGE-2	22 SF	S-2	300	1
POOL EQUIPMENT	71 SF	S-2	300	1
POOL	567 SF	A-3	50	12
POOL DECK	1,798 SF	A-3	15	120

TOTAL OCCUPANT LOAD PER OCCUPANCY
 ASSEMBLY (A-3) 132 OCCUPANTS
 ASSEMBLY (S-2) 3 OCCUPANTS

EXIT ANALYSIS:
 >49 OCCUPANTS, 2 EXITS ARE REQUIRED
 2 EXITS ARE PROVIDED
 • ALL ROOMS IN BUILDING C EXIT DIRECTLY TO THE EXTERIOR AREA
 • DOOR MIN WIDTH PROVIDED FOR ALL ROOMS IN BUILDING C=36" MIN

1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	S/NS	MAX TRAVEL DISTANCE	PROVIDED TRAVEL DISTANCE
A-3 ASSEMBLY	NS	200	LESS THAN 200
S-2- ASSEMBLY	NS	200	LESS THAN 200

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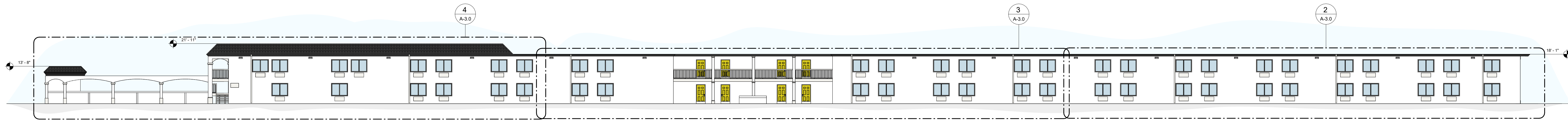
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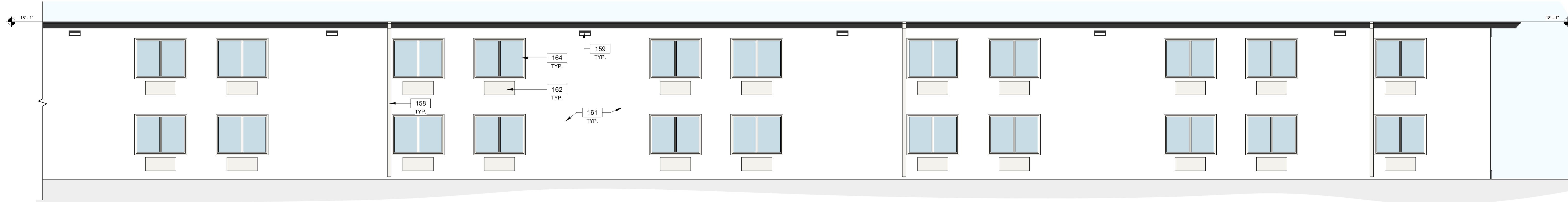
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**BUILDING C
& POOL
FLOOR
PLAN AND
EGRESS
ANALYSIS**

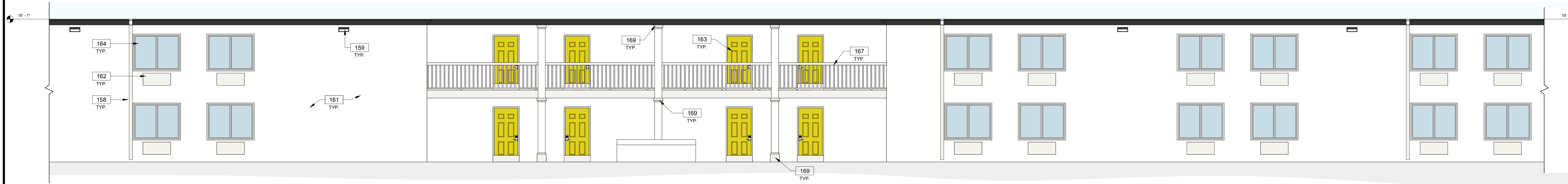
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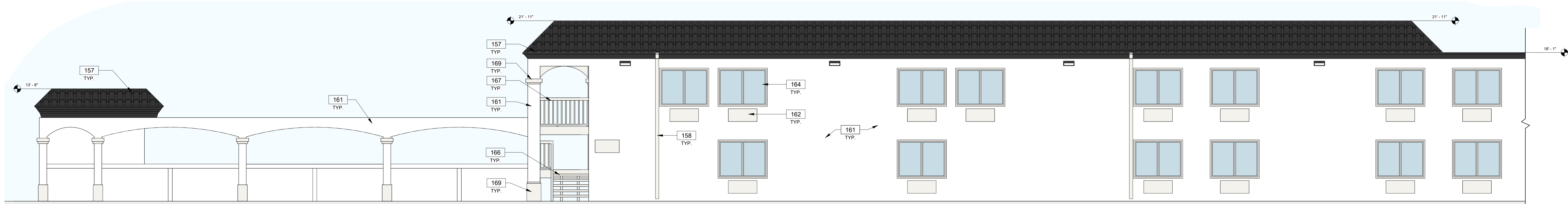
1 OVERALL EAST ELEVATION
1/16" = 1'-0"



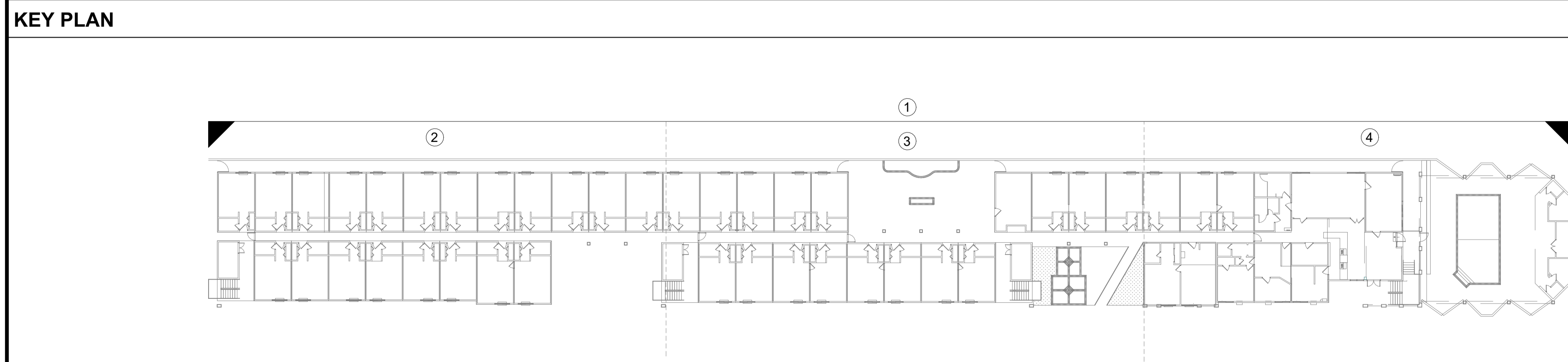
2 EAST ELEVATION – BLDG A (ENLARGED AREA 1)
3/16" = 1'-0"




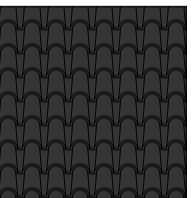
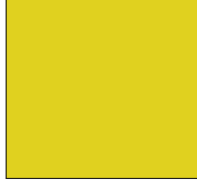
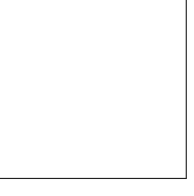
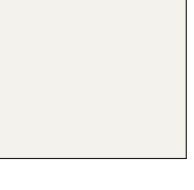
3 EAST ELEVATION – BLDG A (ENLARGED AREA 2)
3/16" = 1'-0"



4 EAST ELEVATION – BLDG A (ENLARGED AREA 3)
3/16" = 1'-0"



MATERIALS LEGEND

 (RT-1)	REPAINT EXISTING ROOF TRIMS WEB GRAY	 (RT)	REPAINT EXISTING ROOF TILES, WEB GRAY REPAIR WHERE NEEDED
 (P-3)	PAINT- EXTERIOR WALLS REPAINT EXISTING DOORS	 (P-1)	PAINT- EXTERIOR WALLS SHERWIN-WILLIAMS NATURAL WHITE
		 (P-2)	PAINT- BUILDING TRIMS SHERWIN-WILLIAMS WHITE SAND

ELEVATION KEYNOTES

157	EXISTING ROOF TO BE REPAINTED.
158	EXISTING DOWNSPOUTS TO BE REPAINTED.
159	EXISTING LIGHTS TO BE REPLACED IN PLACE WITH NEW FIXTURES.
161	EXISTING WALLS TO BE REPAINTED.
162	EXISTING AC UNITS TO BE REPAINTED.
163	EXISTING DOORS TO BE REPAINTED.
164	EXISTING WINDOW FRAMES TO REMAIN.
166	EXISTING STAIRS TO BE REPAINTED.
167	EXISTING GUARDRAIL TO BE REPAINTED.
169	EXISTING COLUMN TRIMS TO BE REPAINTED.

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2025 PROSPER ARCHITECTS

ELEVATIONS
– BLDG A

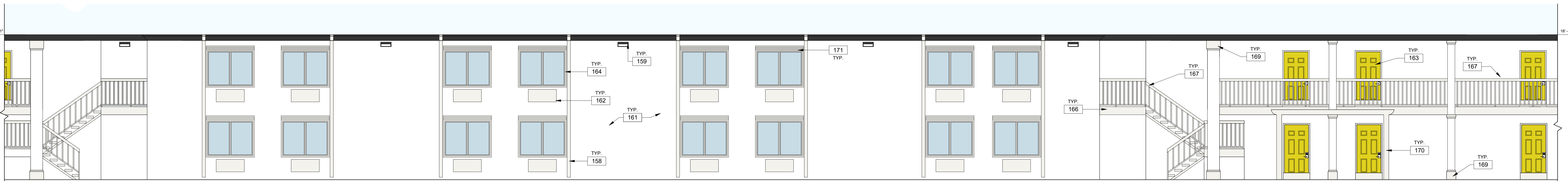
A-3.0



1 OVERALL WEST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION – BLDG A (ENLARGED AREA 1)
3/16" = 1'-0"

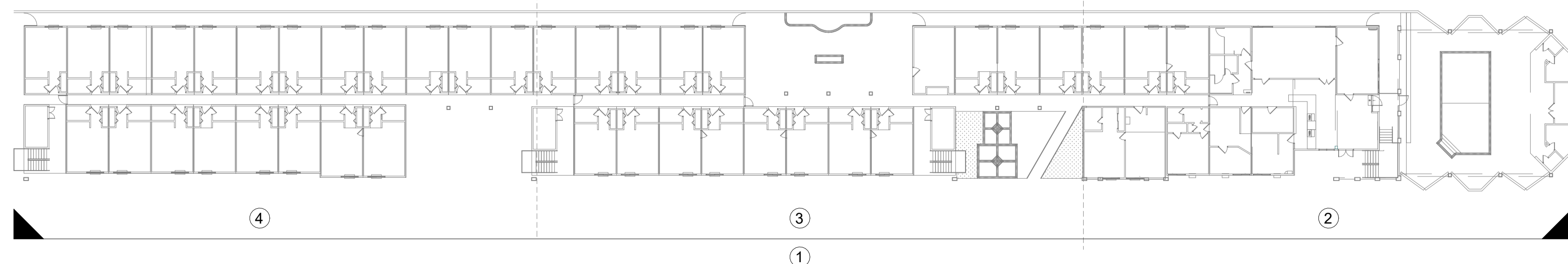


3 WEST ELEVATION – BLDG A (ENLARGED AREA 2)
3/16" = 1'-0"



4 WEST ELEVATION – BLDG A (ENLARGED AREA 3)
3/16" = 1'-0"

KEY PLAN



MATERIALS LEGEND

	RT-1	REPAINT EXISTING ROOF TRIMS WEB GRAY		RT	REPAINT EXISTING ROOF TILES, WEB GRAY REPAIR WHERE NEEDED
	P-3	PAINT REPAINT EXISTING DOORS		P-1	PAINT- EXTERIOR WALLS SHERWIN-WILLIAMS NATURAL WHITE
				P-2	PAINT- BUILDING TRIMS SHERWIN-WILLIAMS WHITE SAND

ELEVATION KEYNOTES

157	EXISTING ROOF TO BE REPAINTED.
158	EXISTING DOWNSPOUTS TO BE REPAINTED.
159	EXISTING LIGHTS TO BE REPLACED IN PLACE WITH NEW FIXTURES.
161	EXISTING WALLS TO BE REPAINTED.
162	EXISTING AC UNITS TO BE REPAINTED.
163	EXISTING DOORS TO BE REPAINTED.
164	EXISTING WINDOW FRAMES TO REMAIN.
165	EXISTING STAIRS TO BE REPAINTED.
167	EXISTING GUARDRAIL TO BE REPAINTED.
169	EXISTING COLUMN TRIMS TO BE REPAINTED.
170	EXISTING TRIMS TO BE REPAINTED.
171	EXISTING WINDOW TRIMS TO BE REPAINTED.

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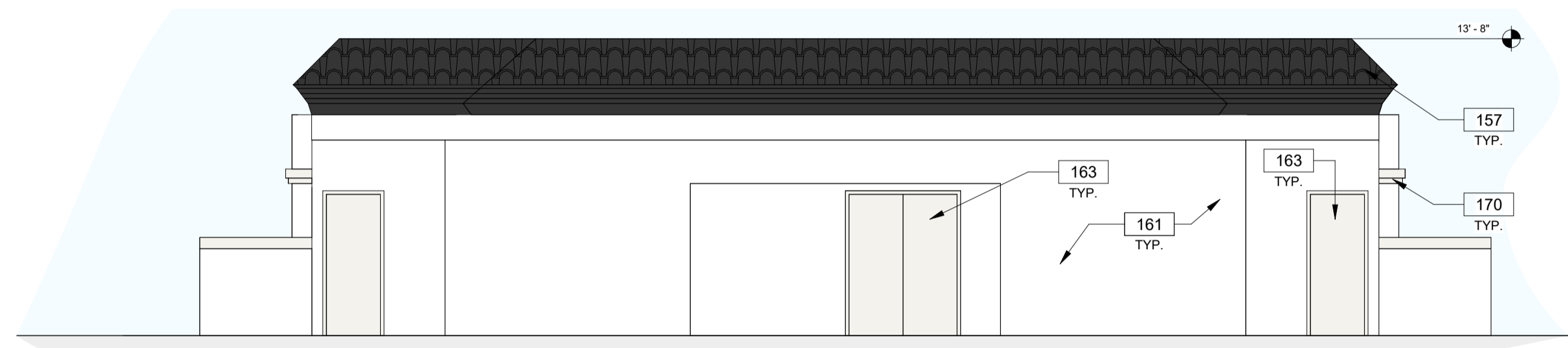
2025 PROSPER ARCHITECTS

ELEVATIONS
– BLDG A

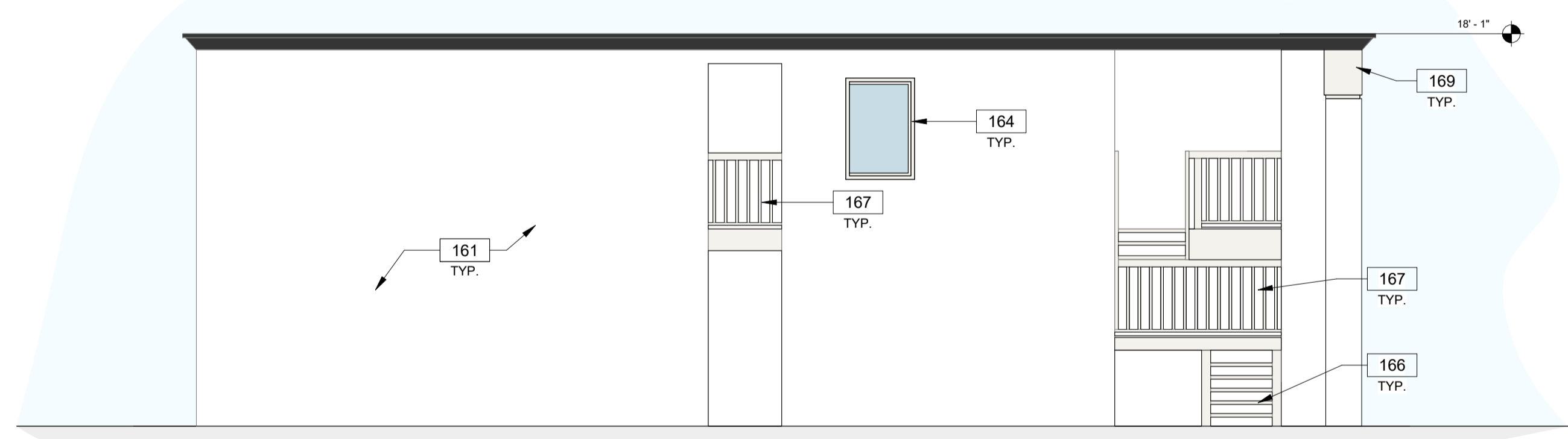
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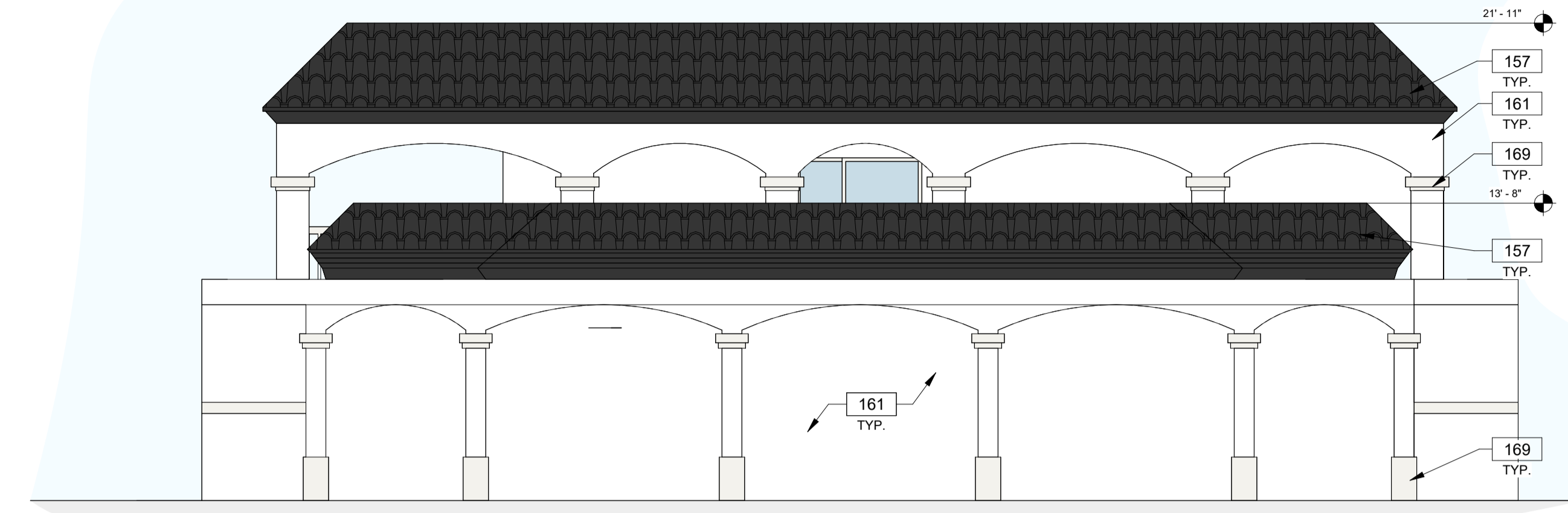
3 BUILDING A SOUTH ELEVATION
3/16" = 1'-0"



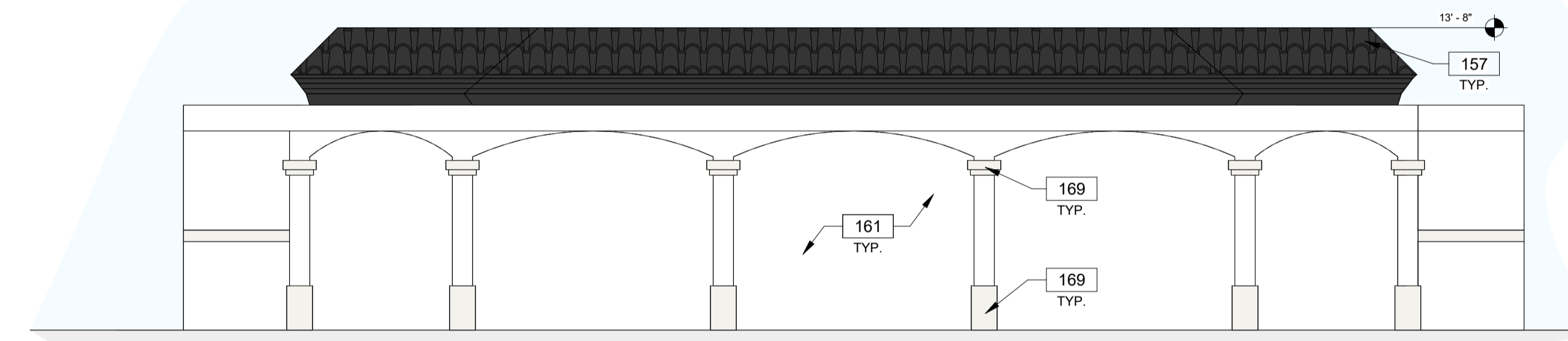
4 BUILDING C NORTH ELEVATION
3/16" = 1'-0"



5 OVERALL NORTH ELEVATION
3/16" = 1'-0"

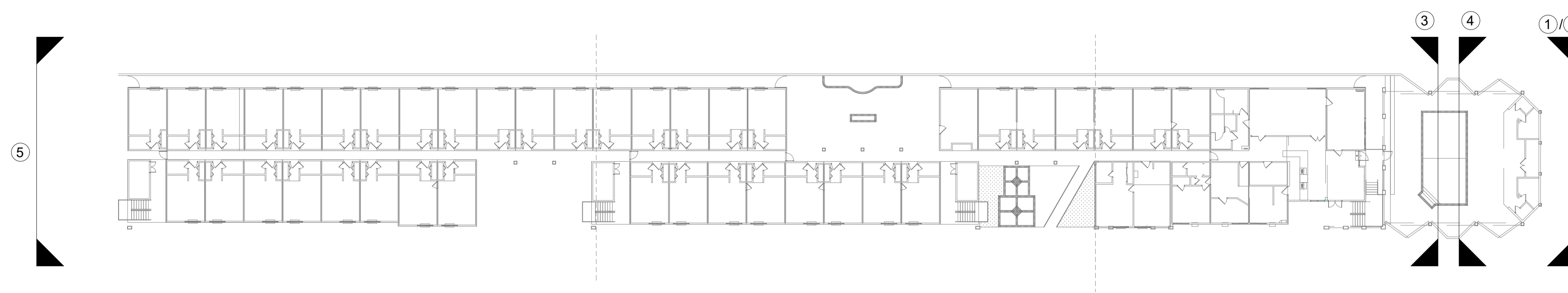


1 OVERALL SOUTH ELEVATION
3/16" = 1'-0"


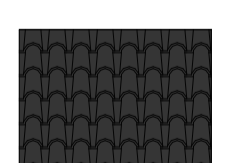
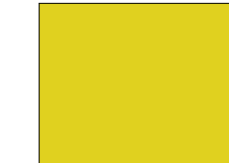




2 OVERALL SOUTH ELEVATION
3/16" = 1'-0"

KEY PLAN



MATERIALS LEGEND

 (RT-1)	REPAINT EXISTING ROOF TRIMS WEB GRAY	 (RT)	REPAINT EXISTING ROOF TILES, WEB GRAY REPAIR WHERE NEEDED
 (P-3)	PAINT REPAINT EXISTING DOORS	 (P-1)	PAINT- EXTERIOR WALLS SHERWIN-WILLIAMS NATURAL WHITE
		 (P-2)	PAINT- BUILDING TRIMS SHERWIN-WILLIAMS WHITE SAND

ELEVATION KEYNOTES

157	EXISTING ROOF TO BE REPAINTED.
161	EXISTING WALLS TO BE REPAINTED.
163	EXISTING DOORS TO BE REPAINTED.
164	EXISTING WINDOW FRAMES TO REMAIN.
166	EXISTING STAIRS TO BE REPAINTED.
167	EXISTING GUARDRAIL TO BE REPAINTED.
169	EXISTING COLUMN TRIMS TO BE REPAINTED.
170	EXISTING TRIMS TO BE REPAINTED.

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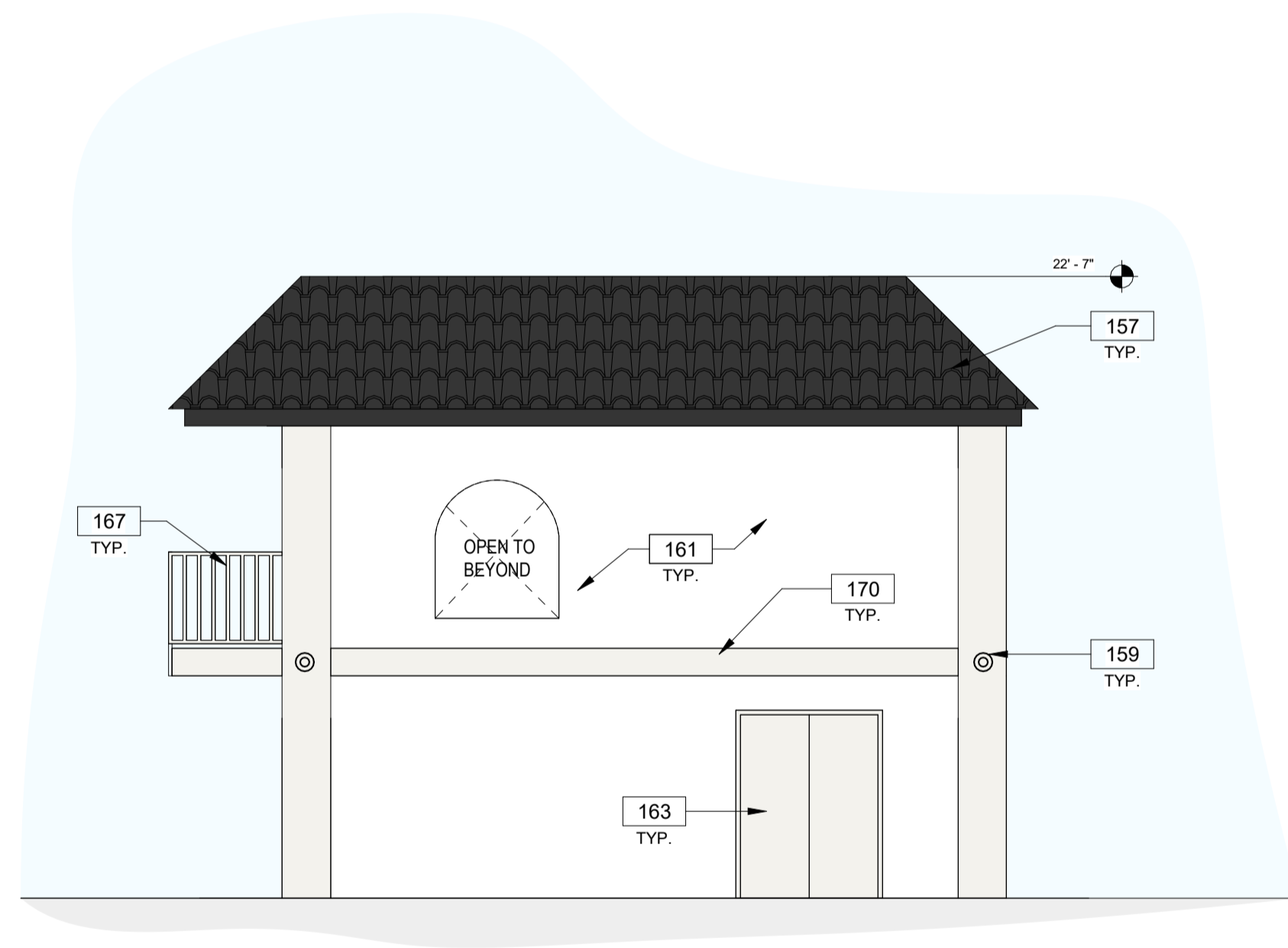
2025 PROSPER ARCHITECTS

ELEVATIONS-
BLDG A

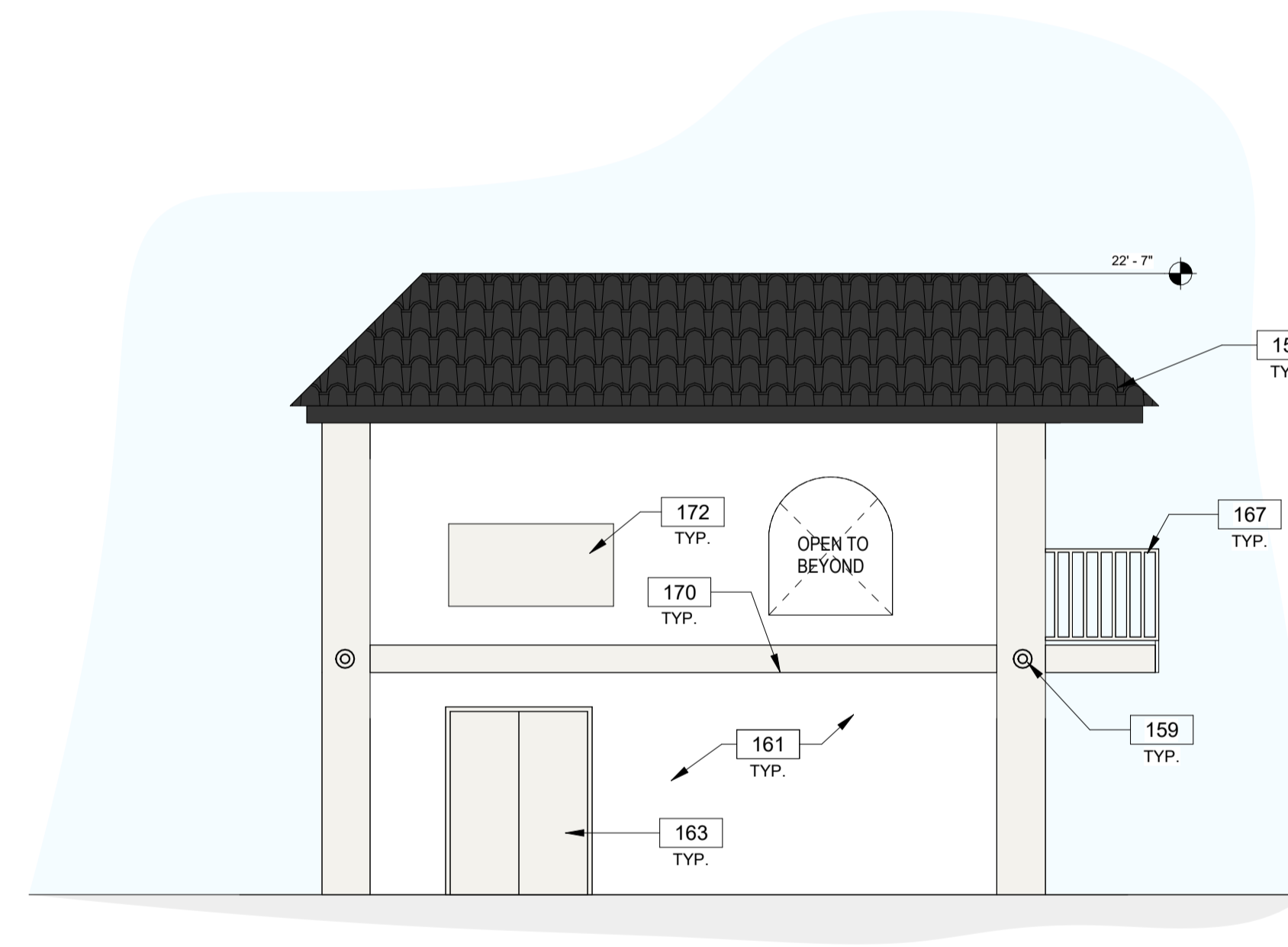
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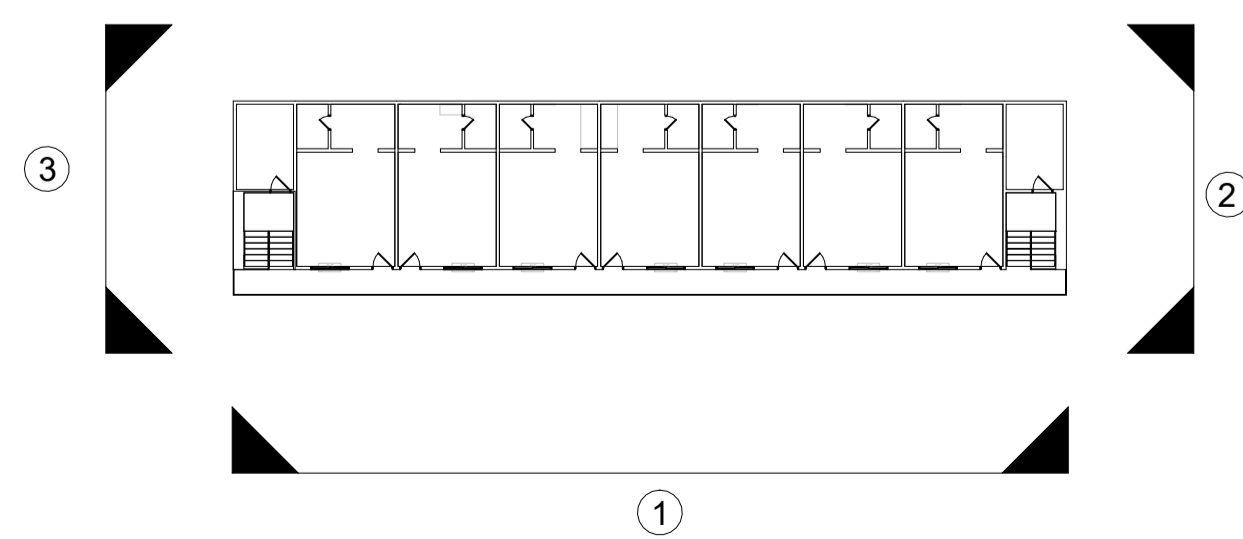
1 OVERALL NORTH ELEVATION – BLDG B
3/16" = 1'-0"




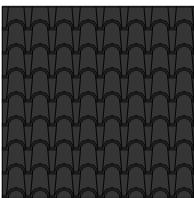
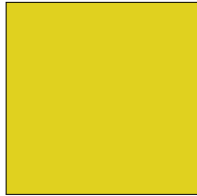
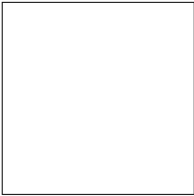
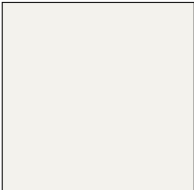
2 OVERALL WEST ELEVATION – BLDG B
3/16" = 1'-0"



3 OVERALL EAST ELEVATION – BLDG B
3/16" = 1'-0"



MATERIALS LEGEND

 (RT-1)	REPAINT EXISTING ROOF TRIMS WEB GRAY	 (RT)	REPAINT EXISTING ROOF TILES, WEB GRAY REPAIR WHERE NEEDED
 (P-3)	PAINT REPAINT EXISTING DOORS	 (P-1)	PAINT- EXTERIOR WALLS SHERWIN-WILLIAMS NATURAL WHITE
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ELEVATION KEYNOTES

157	EXISTING ROOF TO BE REPAINTED.
159	EXISTING LIGHTS TO BE REPLACED IN PLACE WITH NEW FIXTURES.
161	EXISTING WALLS TO BE REPAINTED.
162	EXISTING AC UNITS TO BE REPAINTED.
163	EXISTING DOORS TO BE REPAINTED.
164	EXISTING WINDOW FRAMES TO REMAIN.
166	EXISTING STAIRS TO BE REPAINTED.
167	EXISTING GUARDRAIL TO BE REPAINTED.
170	EXISTING TRIMS TO BE REPAINTED.
172	EXISTING SIGNAGE TO REMAIN.
206	REPLACE EXISTING SMALL WINDOW WITH NEW WINDOW TO MATCH THE DESIGN AND COLOR OF OTHER UNIT WINDOWS.

HORIZON APARTMENTS
CONVERSION

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2025 PROSPER ARCHITECTS

OVERALL ELEVATIONS – BLDG B

A-3.3

- ALL PLANS ARE CONCEPTUAL AND ARE INTENDED FOR DESIGN INTENT ONLY. PLANS ARE NOT CONSIDERED CONSTRUCTION DOCUMENTS.
- ALL LINES ON DRAWING ARE APPROXIMATE UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING CONDITIONS AND UTILITIES ARE SHOWN AS OF DATE OF SURVEY. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL HEIGHTS AND LOCATIONS OF RAISED STRUCTURES MAY BE SUBJECT TO HOME ASSOCIATION AND COUNTY/CITY APPROVALS. POTENTIAL CHANGES COULD OCCUR IF MANDATED BY EITHER AGENCY.
- THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/INSTALLER TO MAKE SURE ALL STRUCTURES COMPLY WITH CITY CODES AND FIRE CODES AND ALL MANUFACTURERS SPECIFICATIONS.

HORIZON APARTMENT CONVERSION

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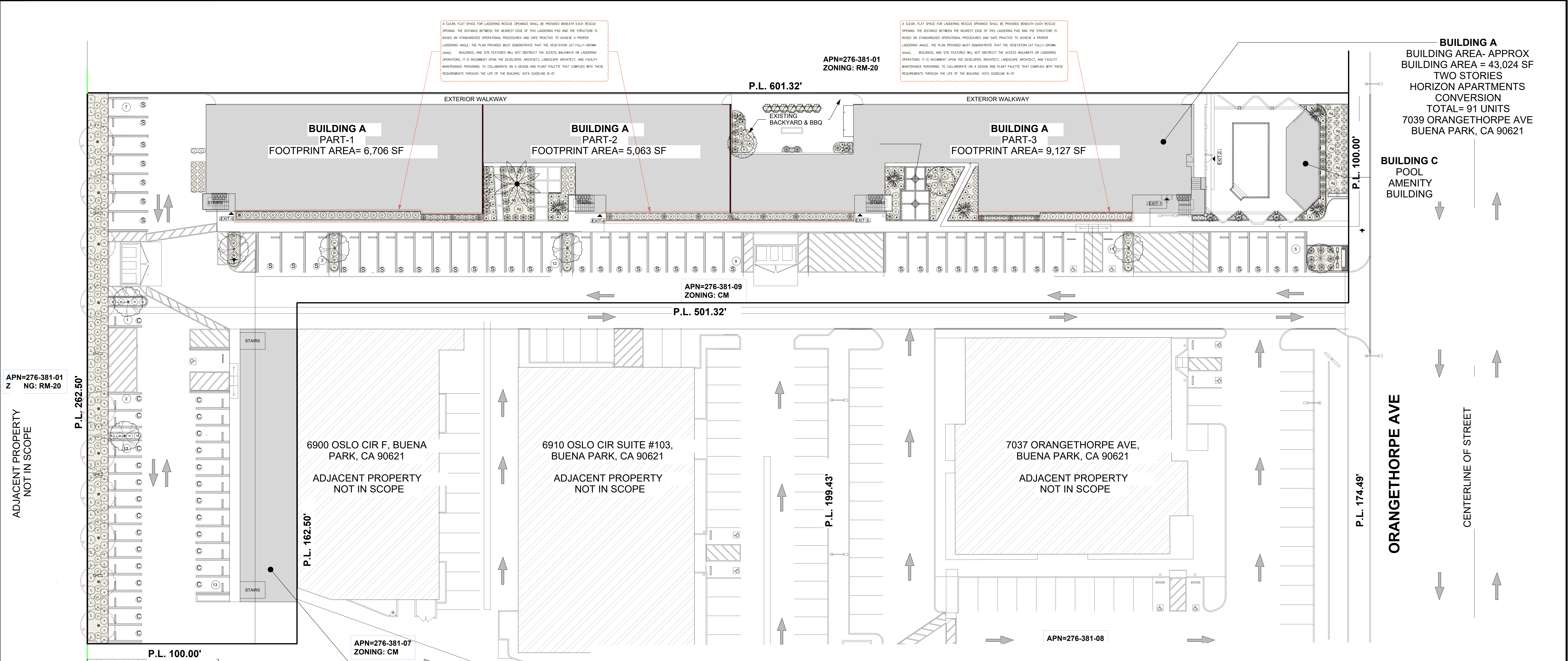
SHEET DESCRIPTION

PLANTING PLAN

SHEET INFO

SCALE: 1" = 20'-0"
DATE: 10/06/25

SHEET NUMBER



SITE PLAN
SCALE 1" = 20'-0"

PLANTING LEGEND

TREES/ ACCENTS				
SYMBOL	SIZE	SPACING	WUCOLS	REMARKS
	N/A	N/A	LOW	TO REMAIN PROTECTED IN PLACE
	N/A	N/A	LOW	TO REMAIN PROTECTED IN PLACE IRRIGATION WITH DEDICATED BUBBLERS
	30" BOX	N/A	LOW	STANDARD CANOPY MAINTAIN AT 20' W X 20' H
	30" BOX	N/A	LOW	MATURE 15W X 25H
	24" BOX	N/A	LOW	MATURE 4W X 4H PROVIDE BUSH-BARRIER
	24" BOX	N/A	LOW	MATURE 4W X 10H
	15 GAL	N/A	LOW	MATURE AT 2' W X 8' H
	24" BOX	N/A	LOW	MATURE AT 6' W X 12' H

SHRUBS				
SYMBOL	SIZE	SPACING	WUCOLS	REMARKS
	15 GAL	PER PLAN	LOW	COLUMN MAINTAINED 4' W X 8' H
	5 GAL	PER PLAN	LOW	MATURE/MAINTAIN AT 3' W X 2' H
	5 GAL	PER PLAN	LOW	MATURE 2' W X 2' H
	5 GAL	PER PLAN	LOW	MATURE 3' W X 2' H
	5 GAL	PER PLAN	MODERATE	MATURE 3' W X 3' H
	5 GAL	PER PLAN	LOW	MATURE 3W X 3H
	5 GAL	PER PLAN	LOW	MATURE 3' W X 3' H MAINTAIN AT 2' W X 2' 25H
	15 GAL	PER PLAN	LOW	MATURE 4' W X 3' W
	5 GAL	PER PLAN	MODERATE	MATURE 3H X 2' W
	1 GAL	PER PLAN	LOW	MATURE 3' W X 3' H
	5 GAL	PER PLAN	MODERATE	MATURE 4' W X 1' H
	1 GAL	PER PLAN	MODERATE	MATURE 2' W X 2' H
	5 GAL	PER PLAN	LOW	MATURE 3' W X 3' H
	5 GAL	PER PLAN	LOW	MATURE 2' W X 3' H

GROUNDCOVERS				
SYMBOL	SIZE	SPACING	WUCOLS	REMARKS
	4" POTS	N/A	LOW	MATURE 2' W X 1' H
	FINES	N/A	N/A	LANDSCAPE FABRIC BENEATH

IRRIGATION NOTES

- ALL PLANTED AREA TO HAVE PERMANENT AUTOMATED IRRIGATION
- IRRIGATION LINE TO BE SUBPERMANENT PER STANDARD IRRIGATION PRACTICE
- IRRIGATION TO COMPLY WITH 2022 CALIFORNIA PLUMBING CODE
- ALL PLANTED AREAS EXCEPT LAWN AREAS TO HAVE DRIP IRRIGATION SYSTEM
- EXISTING IRRIGATION TO BE CONVERTED TO NETFAM TECHLINE DRIP SYSTEM - INSTALLATION PER MANUFACTURERS SPECIFICATIONS

APN=276-381-01
Z NG: RM-20

ADJACENT PROPERTY NOT IN SCOPE

P.L. 262.50'

P.L. 259.82'

6895 OSLO CIR, BUENA PARK, CA 90621

ADJACENT PROPERTY NOT IN SCOPE

BUILDING B
BUILDING AREA- APPROX FLOOR AREA = 7,375 SF
TWO STORIES
HORIZON APARTMENTS CONVERSION
TOTAL= 13 UNITS
7039 ORANGETHORPE AVE
BUENA PARK, CA 90621

6905 OSLO CIR I, BUENA PARK, CA 90621

ADJACENT PROPERTY NOT IN SCOPE

6900 OSLO CIR F, BUENA PARK, CA 90621

ADJACENT PROPERTY NOT IN SCOPE

6910 OSLO CIR SUITE #103, BUENA PARK, CA 90621

ADJACENT PROPERTY NOT IN SCOPE

7037 ORANGETHORPE AVE, BUENA PARK, CA 90621

ADJACENT PROPERTY NOT IN SCOPE

ORANGETHORPE AVE

CENTERLINE OF STREET

BUILDING C
POOL AMENITY BUILDING

BUILDING A
BUILDING AREA- APPROX
BUILDING AREA = 43,024 SF
TWO STORIES
HORIZON APARTMENTS CONVERSION
TOTAL= 91 UNITS
7039 ORANGETHORPE AVE
BUENA PARK, CA 90621

APN=276-381-01
ZONING: RM-20

P.L. 601.32'

APN=276-381-09
ZONING: CM

P.L. 501.32'

P.L. 199.43'

APN=276-381-08

P.L. 174.49'

P.L. 100.00'

A CLEAR, FLAT SPACE FOR LADDERING RESCUE OPENINGS SHALL BE PROVIDED BENEATH EACH RESCUE OPENING. THE DISTANCE BETWEEN THE NEAREST EDGE OF THIS LADDERING PAD AND THE STRUCTURE IS BASED ON STANDARDIZED OPERATIONAL PROCEDURES AND SAFE PRACTICES TO ACHIEVE A PROPER LADDERING ANGLE. THE PLAN PROVIDED MUST DEMONSTRATE THAT THE ACCESSION OF FULLY-EQUIPPED FIREFIGHTERS, BUILDINGS, AND SITE FEATURES WILL NOT OBSTRUCT THE ACCESS OR LADDERING OPERATIONS. IT IS INCUMBENT UPON THE DEVELOPER, ARCHITECT, LANDSCAPE ARCHITECT, AND FACILITY MAINTENANCE PERSONNEL TO COLLABORATE ON A DESIGN AND PLANT PALETTE THAT COMPLES WITH THESE REQUIREMENTS THROUGH THE LIFE OF THE BUILDING. (CDA GUIDELINE B-07)

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OLEA EUROPAEA 'WILSONII'
WILSON FRUITLESS OLIVE TREE



ALOE HERCULES
HERCULES ALOE TREE



BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO



ALOE THRASKII
COAST ALOE



PEDILANTHUS BRACTEATUS
LADY SLIPPERS



FURCRAEA FOETIDA 'MEDIOPICTA'
VARIEGATED FURCRAEA



LAURUS NOBILIS
SWEET BAY



AGAVE CELSII 'NOVA'
NOVA DWARF AGAVE



MUHLENBERGIA CAPILLARIS
PINK MUHLY



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



PHORMIUM 'YELLOW WAVE'
YELLOW WAVE NEW ZEALAND FLAX



CHONDROPETALUM TECTORUM 'DWARF'
DWARF CAPE RUSH



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE TREE



ASPARGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN



AGAVE OVATIFOLIA 'FROSTY BLUE'
WHALES TONGUE AGAVE



CRASSULA ARBORESCENS UNDULATIFOLIA
RIPPLE JADE



WESTRINGIA FRUTICOSA 'MUNDI'
MUNDI COAST ROSEMARY



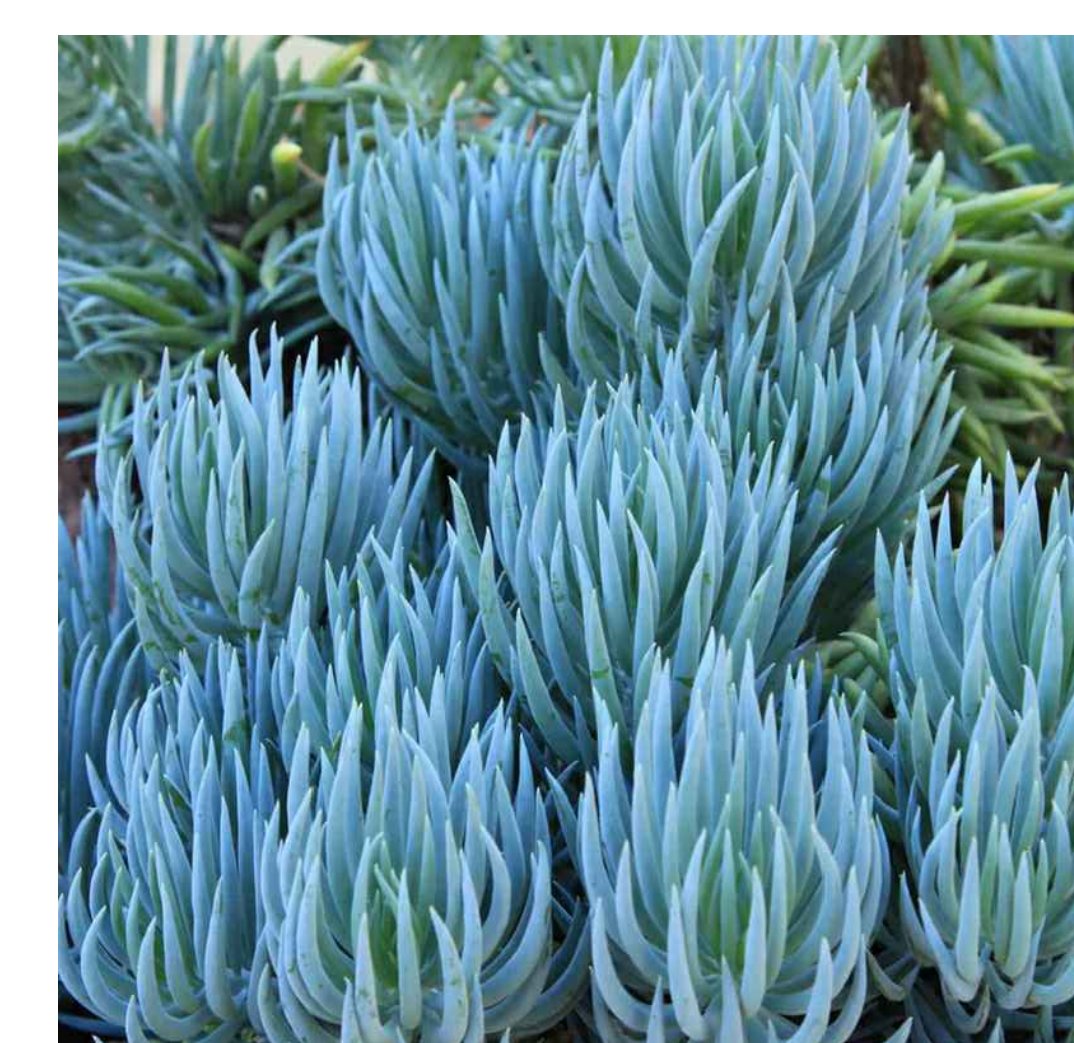
PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH



SANSIVERIA TRIFASCIATA 'BLACK GOLD'
BLACK GOLD SNAKE PLANT



SENECIO MANDRALISCAE
BLUE CHALK STICKS

NOTES

- ALL PLANS ARE CONCEPTUAL AND ARE INTENDED FOR DESIGN INTENT ONLY. PLANS ARE NOT CONSIDERED CONSTRUCTION DOCUMENTS
- ALL SCORE LINES ON DRAWING ARE APPROXIMATE. ACTUAL FINISHED CONCRETE SCORE LINES MAY DIFFER SLIGHTLY IN LOCATION FROM DRAWING
- ALL HEIGHTS AND LOCATIONS OF RAISED STRUCTURES MAY BE SUBJECT TO HOME ASSOCIATION AND COUNTY/CITY APPROVALS. POTENTIAL CHANGES COULD OCCUR IF MANDATED BY EITHER.
- LANDSCAPE CHANGES ARE NOT RESPONSIBLE FOR ERRORS OR OMISSIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL STRUCTURES COMPLY WITH CITY CODES AND FIRE CODES AND ALL MANUFACTURERS SPECIFICATIONS

HORIZON APARTMENT CONVERSION

7039 ORANGETHORPE AVE
BUENA PARK, CA, 90621

SHEET DESCRIPTION

PLANT IMAGES

SHEET INFO

SCALE: 1" = 20'-0"
DATE: 10/06/25

SHEET NUMBER