



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

## AGENDA ITEM 1

January 20, 2022

**TO:** Commissioners/Alternates  
**FROM:** Lea U. Choum, Executive Officer  
**SUBJECT:** City of Buena Park Housing Element Update (2021-2029) with January 2022 Modified Sites

### Background

The City of Buena Park has resubmitted its Housing Element Update for a consistency review. The resubmittal, dated January 5, 2022, includes modifications to the proposed housing sites within the Fullerton Municipal Airport Notification Area. No changes are proposed within the Notification Area for Joint Forces Training Base (JFTB) - Los Alamitos.

At the December 16, 2021 Airport Land Use Commission meeting, the Commission found the City's Housing Element Update 2021-2029 to be inconsistent with the Orange County *Airport Environs Land Use Plans (AELUPs)*, specifically the *AELUP for Fullerton Municipal Airport* and the *AELUP for JFTB Los Alamitos*. The December submittal included several sites proposed for new housing in close proximity to FMA.

In consideration of the Commission's comments at the December ALUC meeting, the City has submitted a modified proposal for a new consistency review. The proposed modifications to the Draft Housing Element Update include:

1. Removal of 25 "new" residential sites located along Commonwealth Avenue and within the 60 CNEL for Fullerton Municipal Airport.
2. Addition of the following sites:
  - 7101 Cate Drive
  - 5650 Knott Avenue
  - 5648 Knott Avenue
  - 8475 Artesia Blvd.
  - 7540 Orangethorpe Avenue
  - 7530 Orangethorpe Avenue

- 6441 Lincoln Avenue
- 7600 Crescent Avenue
- 7082 Crescent Avenue

See Attachment 1 for the locations of the housing sites in proximity to the FMA Notification/Planning Area.

The City of Buena Park has submitted the October Draft Housing Element Update (with the previous three parcels) to the California Department of Housing and Community Development (HCD) for review, and anticipates incorporating the proposed site modifications in the final Housing Element Update, which would be reviewed for approval at the City Council public hearing on January 25, 2022. The Planning Commission held a public hearing on December 8, 2021, and recommended City Council approval of Final Draft, which would incorporate HCD and ALUC comments.

### **AE LUP for FMA Issues**

#### **Regarding Aircraft Noise Impacts:**

The December submittal included 28 proposed new residential sites along Commonwealth Avenue that would have required rezoning to enable residential use. The January submittal removes those sites. Attachment 2 shows the location of the sites near FMA. The sites within the 60 dB CNEL contour highlighted in yellow are existing residential sites. Attachment 3 lists the those sites (within the 60 CNEL contour).

The southwest part of the City is located within the Planning Area for JFTB Los Alamitos with one parcel proposed for housing within the 60 CNEL contour. This site is in a commercial area, but is largely surrounded by residential uses. See Attachment 4 for the Noise Contours for FMA and JFTB.

As discussed in the December staff report, the City’s Noise Element includes policies related to health effects, mitigation, notification of overflight, and avigation easements for property within the 60 dB CNEL noise contours for all airports within Buena Park City.

#### **Regarding Height Restrictions:**

Some of the City areas are within the Federal Aviation Administration (FAA) Notification Area and the Federal Aviation Regulation (FAR) Part 77 Obstruction Imaginary Surfaces for FMA. See Attachment 5 which shows the proposed housing opportunity sites within the Obstruction Imaginary Surfaces for FMA and JFTB – Los Alamitos.

#### **Regarding Safety**

Fullerton Municipal Airport and JFTB do not have Safety Zones, but FMA has Runway Protection Zones (RPZs) at each end of the runway and JFTB has Clear Zones. The FMA RPZ on the west side of the airport is within the City of Buena Park and the new residential sites

closest to the runway have been removed from the site inventory, and the new housing sites along Commonwealth Avenue that were located within the approach and departure corridor for FMA have also been removed from the site inventory.

**Regarding Heliports:**

No heliports are proposed as part of the Update, therefore, consistency with the *AELUP for Heliports* was not evaluated.

**Conclusion**

Attachment 6 is the ALUC Determination letter for the December 2021 submittal. Attachment 7 to this report contains the re-submittal letter from the City of Buena Park dated January 5, 2022.

ALUC staff has reviewed the Draft Housing Element Update with modified sites for compliance with the *AELUP for Fullerton Municipal (FMA)* and the *AELUP for JFTB Los Alamitos* including review of noise, height restrictions, safety and overflight. The recommendation below is based on the City's modification to remove the new residential sites along Commonwealth Avenue.

**Recommendation:**

That the Commission find the proposed City of Buena Park Draft Housing Element Update with the Modifications to the Opportunity Sites as shown on Attachment 1 to be consistent with the *AELUP for FMA* and the *AELUP for JFTB Los Alamitos*.

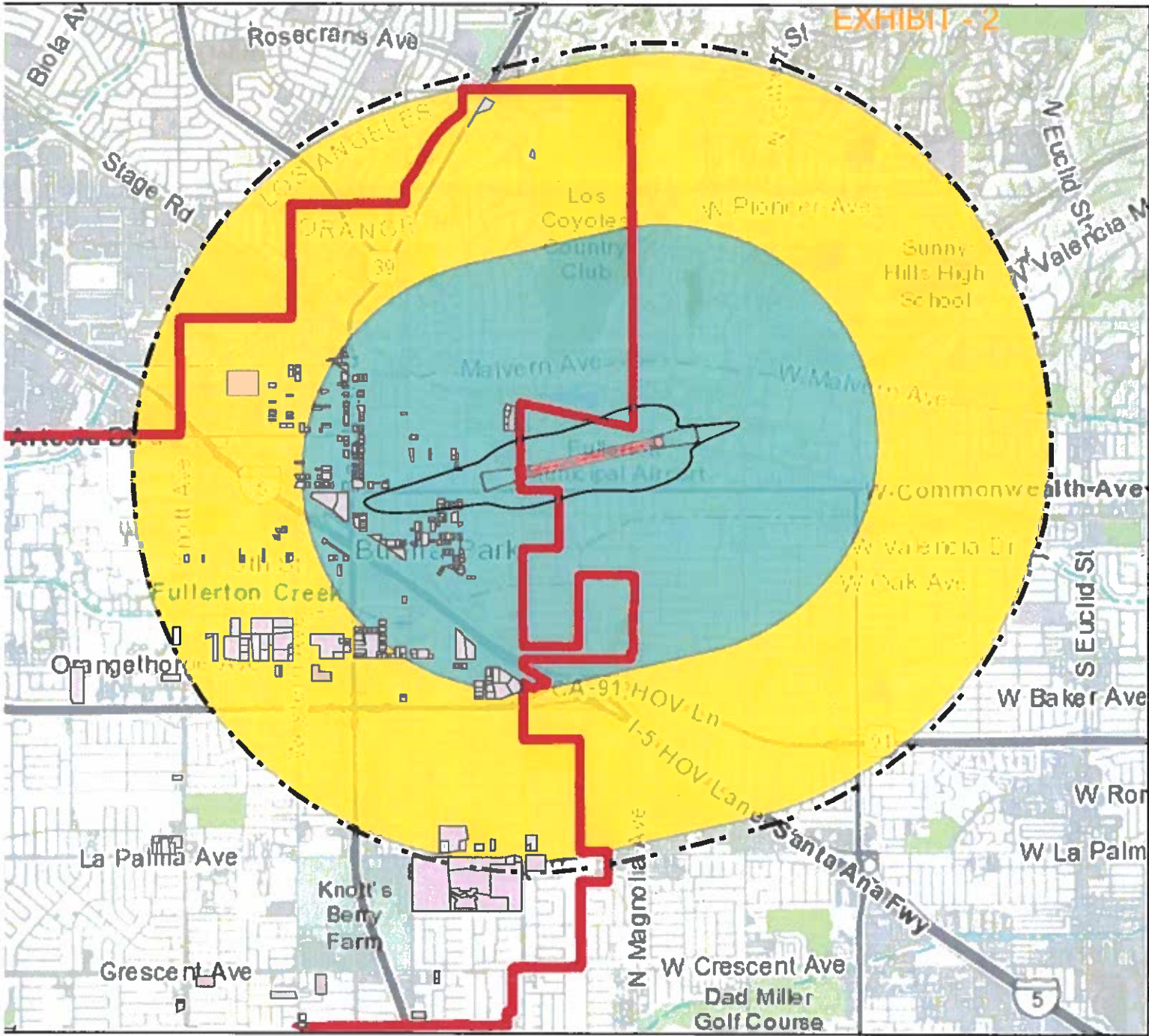
Respectfully submitted,



Lea U. Choum  
Executive Officer

**Attachments:**

1. Modified Housing Sites within FMA Notification/Planning Area
2. Modified Proposed Sites Near FMA
3. Modified List of Sites within 60 CNEL Contour
4. FMA and JFTB Noise Contours
5. Obstruction Imaginary Surfaces for FMA and JFTB
6. December ALUC Determination Letter
7. City of Buena Park Resubmittal Letter and Checklist









RECEIVED

JAN 11 2022

AIRPORT LAND USE COMMISSION

 CITY OF BUENA PARK, CA

HOUSING ELEMENT UPDATE 6TH CYCLE - ORANGE COUNTY ALUC

-  6th Cycle Sites
-  City Boundary
-  FMA Obstruction Imaginary Surface (Conical)
-  FMA Obstruction Imaginary Surface (Horizontal)
-  60 CNEL Noise Contour
-  Notification Area Radius



# Chapter 11 *Housing Element*

Sites Removed



**CITY OF BUENA PARK, CA**

**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

**FOCUS AREA A / FOCUS AREA B INSET**

- 6th Cycle Sites
- Consolidated Sites
- Focus Area Boundary
- Existing Residential Uses in 60 CNEL\*
- Parcels Included in Dec 2021 Submittal
- \*Parcels in 60 CNEL Highlighted by ALUC Staff*



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**ATTACHMENT 2**

# Chapter 11 *Housing Element*



CITY OF BUENA PARK, CA

HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

**FOCUS AREA A / FOCUS AREA B INSET**

- 6th Cycle Sites
  - Existing Residential Uses in 60 CNEL\*
  - Consolidated Sites
  - Other Uses in 60 CNEL to be Rezoned\*
  - Focus Area Boundary
- \*Parcels in 60 CNEL Highlighted by ALUC Staff



**Buena Park Sites Located within 60 dB CNEL for Fullerton Municipal Airport  
from Table C-1: Housing Element Sites Inventory - Housing Overlay**

**REVISED ALUC  
SUBMITTAL Jan 2022**

Key Map Site ID #	Focus Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/ Last Two Planning Cycles?	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Residential Overlay?
35	A	6151 INDIANA AVE	066-260-09	HDR	RM-20	30	50	0.26	Residential, 1	No	Yes		7		7	Housing Opportunities Overlay
46	B	6323 INDIANA AVE	070-012-22	RSF	RS-6	7	50	0.26	Residential, 1	No	Yes	7			7	Housing Opportunities Overlay
47	B	8141 7TH ST	070-012-28	RSF	RS-6	7	50	0.14	Residential, 1	No	Yes	3			3	Housing Opportunities Overlay
48	B	6311 INDIANA AVE	070-012-21	RSF	RS-6	7	50	0.26	Residential, 1	No	Yes	7			7	Housing Opportunities Overlay
49	B	8201 7TH ST	070-012-06	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
50	B	6292 LOS ROBLES AVE	070-012-16	RSF	RS-6	7	50	0.16	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
51	B	8191 7TH ST	070-012-25	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
52	B	8185 7TH ST	070-012-24	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
53	B	8171 7TH ST	070-012-08	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
54	B	8161 7TH ST	070-012-10	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
55	B	6281 INDIANA AVE	070-012-30	RSF	RS-6	7	50	0.17	Residential, 1	No	Yes	4			4	Housing Opportunities Overlay
56	B	8151 7TH ST	070-012-11	RSF	RS-6	7	50	0.23	Residential, 1	No	Yes	6			6	Housing Opportunities Overlay
57	B	6282 LOS ROBLES AVE	070-012-37	RSF	RS-6	7	50	0.20	Residential, 1	No	Yes	5			5	Housing Opportunities Overlay
58	B	6302 LOS ROBLES AVE	070-012-32	RSF	RS-6	7	50	0.20	Residential, 1	No	Yes	5			5	Housing Opportunities Overlay

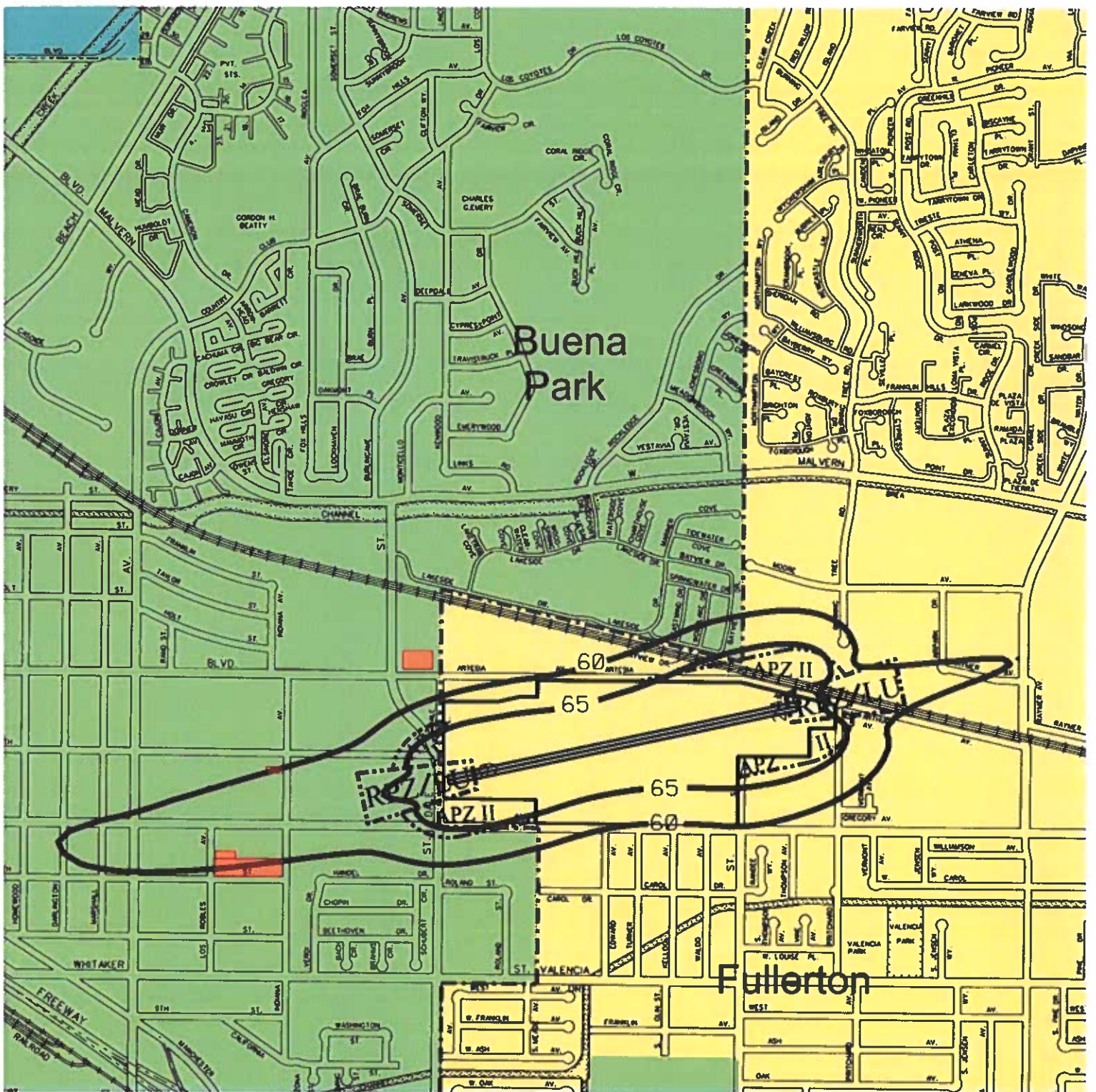
**Buena Park Sites Identified within 60 dB CNEL of Fullerton Municipal Airport to be Rezoned for Housing**

Key Map Site ID #	Focus Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Description of Existing Uses	Identified in Last/ Last Two Planning Cycle(s)	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built
187	A	6192 MARSHALL AVE	066-254-08	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.12	Parking Lot	No	4				4	
187	A	6192 MARSHALL AVE	066-254-09	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.06	Parking Lot	No	2				2	
212	A	8011 COMMONWEALTH AVE	066-260-44	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.41	Parking lot	No			11		11	
	A	COMMONWEALTH AVE/STANTON AVE	066-260-45	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.15	Parking lot	No			4		4	
	A	8071 COMMONWEALTH AVE	066-260-46	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.31	Auto service	No	2	1	1	4	8	
213	A	8111 COMMONWEALTH AVE	066-260-16	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.93	Auto service	No	6	4	5	10	25	
	A	8121 COMMONWEALTH AVE	066-260-40	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.50	Industrial Office	No	3	2	2	6	13	
214	A	8143 COMMONWEALTH AVE	066-260-39	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.51	Auto service	No			14		14	
215	A	8171 COMMONWEALTH AVE	066-260-36	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.51	Parking lot	No			14		14	
216	A	8181 COMMONWEALTH AVE	066-260-25	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.33	Industrial Office	No				9	9	
217	A	8201 COMMONWEALTH AVE	066-260-31	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.70	Office	No			19		19	
218	A	8223 COMMONWEALTH AVE	066-260-27	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.48	Retail	No			13		13	
256	B	8010 COMMONWEALTH AVE	070-011-07	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.41	Auto service	No			12		12	
257	B	8142 COMMONWEALTH AVE	070-012-35	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.48	Office	No			14		14	
258	B	6272 LOS ROBLES AVE	070-012-36	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.17	Residential, 1	No			4		4	
259	B	8182 COMMONWEALTH AVE	070-012-02	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.28	Vacant	No			8		8	
260	B	8192 COMMONWEALTH AVE	070-012-03	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.28	Retail	No			8		8	
261	B	8200 COMMONWEALTH AVE	070-012-18	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.89	Retail	No			26		26	
313	B	6262 DARLINGTON AVE	277-033-03	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.16	Residential, 1	No			3		3	
314	B	6264 MARSHALL AVE	277-033-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	No			3		3	
315	B	6251 MARSHALL AVE	277-033-15	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	No			3		3	
316	B	6241 MARSHALL AVE	277-033-16	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.14	Retail	No			4		4	



### Buena Park Sites Identified within 60 dB CNEL of Fullerton Municipal Airport to be Rezoned for Housing

Key Map Site ID #	Focus Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Description of Existing Uses	Identified in Last/ Last Two Planning Cycles	Very Low Income Capacity	Low Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built
<del>317</del>	<del>B</del>	<del>7870 COMMONWEALTH AVE</del>	<del>277-033-17</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.15</del>	<del>Auto service</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>4</del>	<del>4</del>	<del></del>
<del>318</del>	<del>B</del>	<del>7942 COMMONWEALTH AVE</del>	<del>277-034-01</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.12</del>	<del>Retail</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>3</del>	<del>3</del>	<del></del>
<del>319</del>	<del>B</del>	<del>6252 MARSHALL AVE</del>	<del>277-034-02</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.13</del>	<del>Residential, 1</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>2</del>	<del>2</del>	<del></del>
<del>320</del>	<del>B</del>	<del>6262 MARSHALL AVE</del>	<del>277-034-03</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.13</del>	<del>Residential, 1</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>2</del>	<del>2</del>	<del></del>
<del>321</del>	<del>B</del>	<del>6261 STANTON AVE</del>	<del>277-034-13</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.12</del>	<del>Med office</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>3</del>	<del>3</del>	<del></del>
<del>321</del>	<del>B</del>	<del>6251 STANTON AVE</del>	<del>277-034-14</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.12</del>	<del>Med office</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>3</del>	<del>3</del>	<del></del>
<del>322</del>	<del>B</del>	<del>7864 COMMONWEALTH AVE</del>	<del>277-034-15</del>	<del>GMU</del>	<del>CG</del>	<del>GMU</del>	<del>Mixed-Use Overlay</del>	<del>30</del>	<del>45</del>	<del>0.10</del>	<del>Retail</del>	<del>No</del>	<del></del>	<del></del>	<del></del>	<del>3</del>	<del>3</del>	<del></del>



Note - Larger format map is available through Commission office at 949-252-5170

Existing and Proposed Housing Sites (Approximate) - Jan 2022

# Fullerton Municipal Airport Airport Impact Zones And Noise Contours

D2

**LEGEND**

- RPZ /LU RUNWAY PROTECTION ZONE LAND USE
- 60- CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- ACCIDENT POTENTIAL ZONE II
- CITY BOUNDARIES
- AIRPORT BOUNDARIES

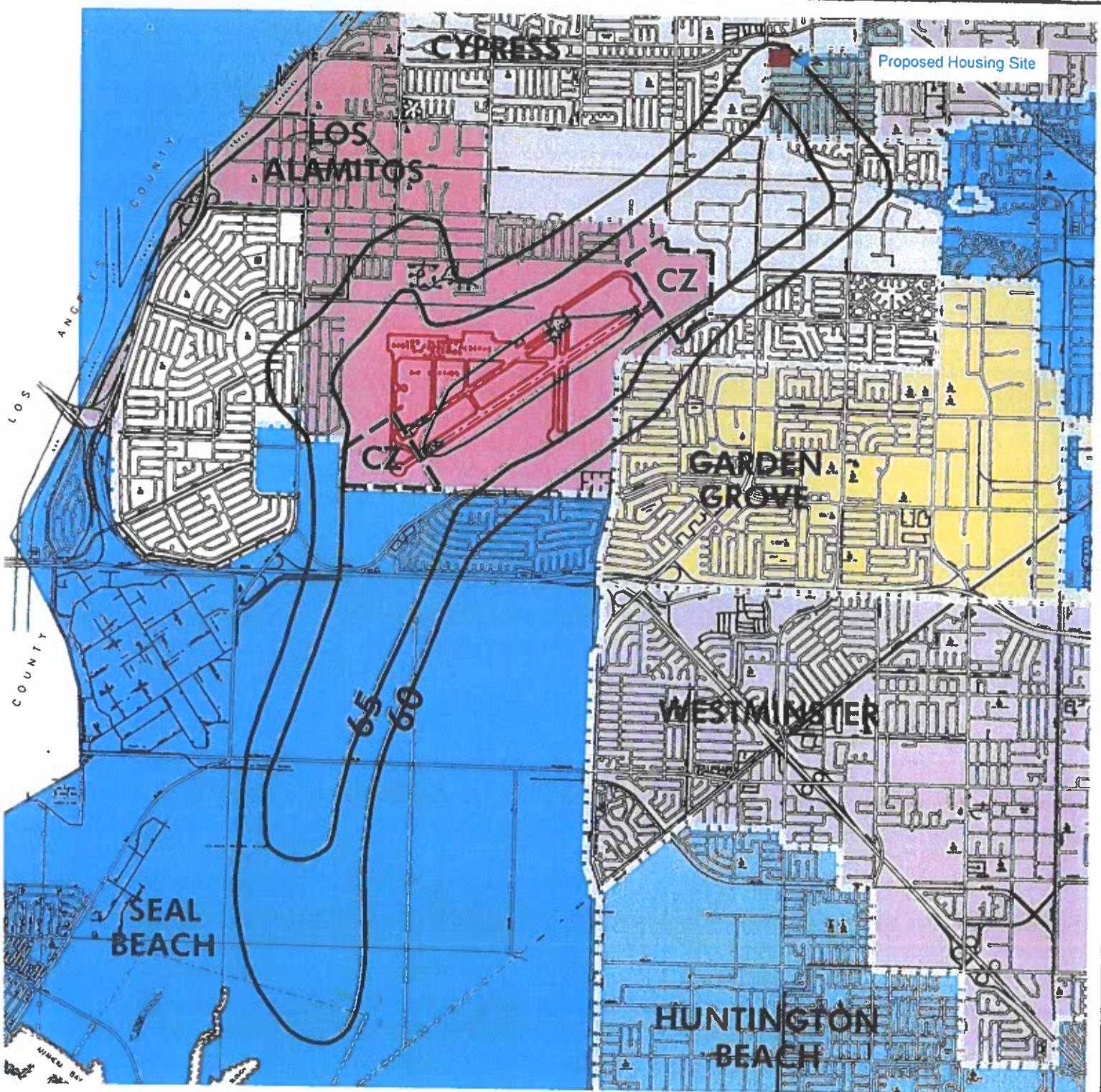
**CERTIFICATION**

Adopted by the Airport L...

**ATTACHMENT 4**

Kari A. Rigoni, Execu...





Note: County Unincorporated areas are shown in white.

## Los Alamitos Impact Zones Joint Forces Training Base



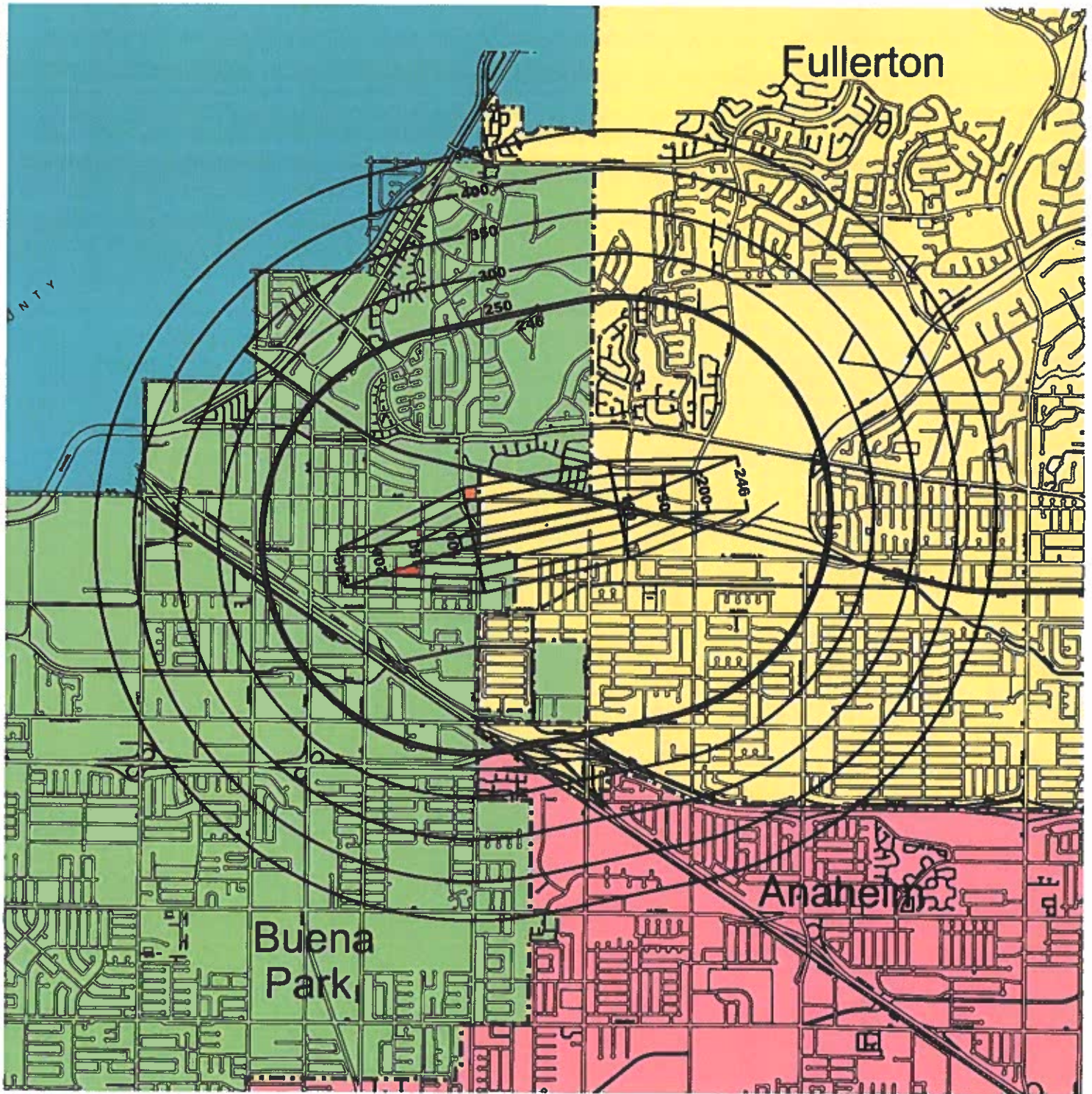
- LEGEND**
- 60— CNEL CONTOUR
  - — — — RUNWAY PROTECTION ZONE
  - CITY BOUNDARIES

**CERTIFICATION**

Adopted by the Airport Land Use Commission for Orange County

---

Joan S. Golding, Executive Officer Date



Note: – County Unincorporated areas are shown in white.  
 – Larger format map is available through Commission office at 949-252-5170

■ Existing and Proposed Housing Sites (Approximate) - Jan 2022

## FAR PART 77

D3

### Fullerton Municipal Airport Obstruction Imaginary Surfaces



0 1000 2000 3000 4000 5000  
 500 Scale In Feet

#### LEGEND

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

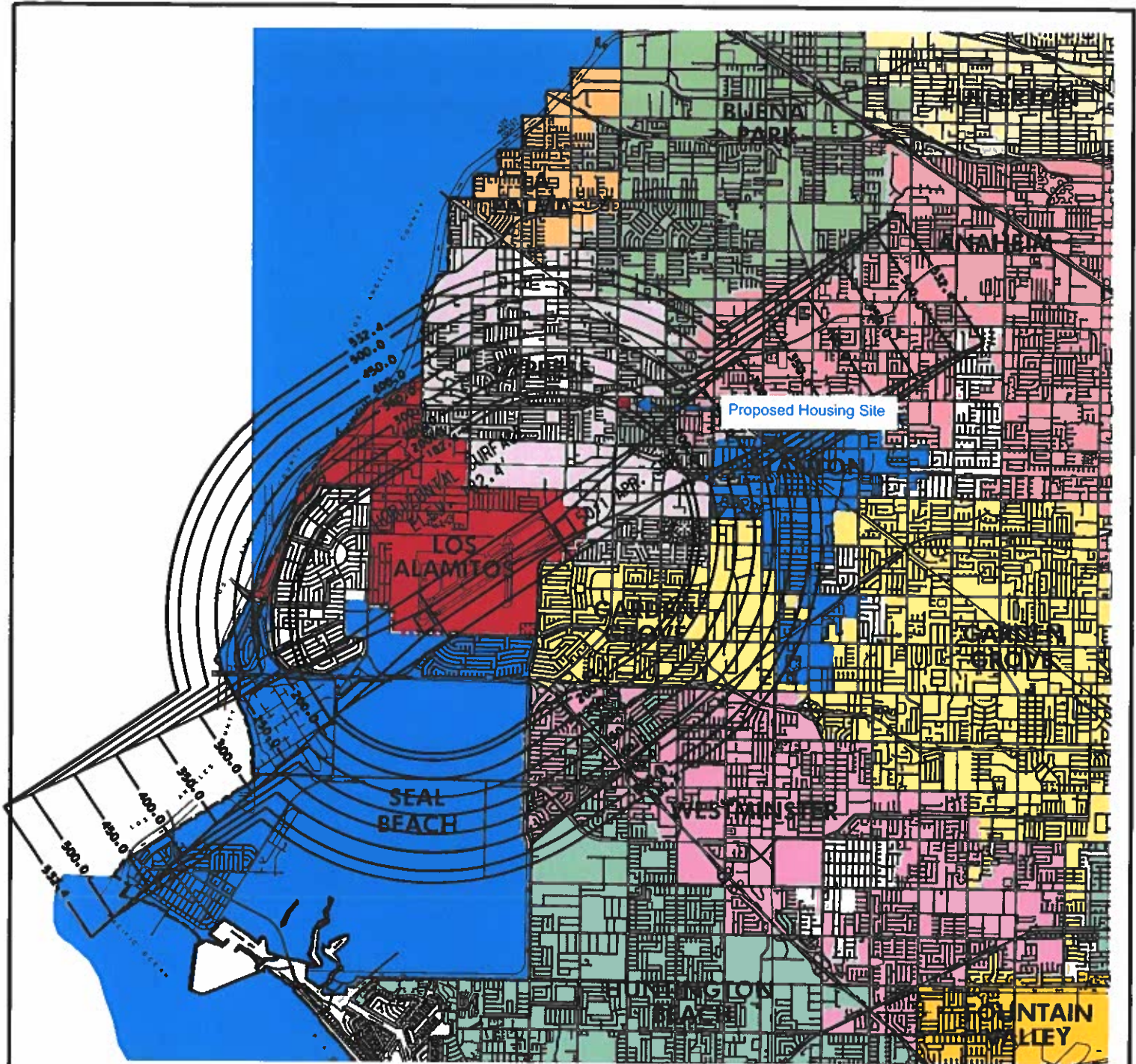
#### CERTIFICATION

Adopted by the Airport Lan

**ATTACHMENT 5**

Kari A. Rigoni, Executiv

# AELUP Height Restriction Zone for JFTB, Los Alamitos



Note: County Unincorporated areas are shown in white.

## FAR PART 77

Exhibit D2

### JFTB, Los Alamitos Obstruction Imaginary Surfaces

#### LEGEND

- 20,000' Radius
- CITY BOUNDARIES

#### CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Kari A Rigoni Executive Officer

Date



Scale in Feet



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 17, 2021

Swati Meshram, PhD, AICP, Planning Manager  
City of Buena Park  
6650 Beach Blvd., P.O. Box 5009  
Buena Park, CA 92622-5009

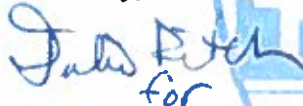
Subject: ALUC Determination for Buena Park Housing Element Update 2021-2029

Dear Dr. Meshram:

During the public meeting held on December 16, 2021, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a unanimous 6-0 vote, the Commission found the proposed Buena Park Housing Element Update (2021-2029) to be inconsistent with the Orange County Airport Environs Land Use Plans (AELUPs), specifically the *AELUP for Fullerton Municipal Airport* and the *AELUP for Joint Forces Training Base Los Alamitos*.

Please contact me at [lchoum@ocair.com](mailto:lchoum@ocair.com) or Julie Fitch at [jfitch@ocair.com](mailto:jfitch@ocair.com) or (949) 252-5170 if you have any questions regarding this proceeding.

Sincerely,



for

Lea U. Choum  
Executive Officer

cc: ALUC Commissioners

ATTACHMENT 6

RECEIVED  
JAN 05 2022  
AIRPORT LAND USE COMMISSION



January 5, 2022

COMMUNITY DEVELOPMENT DEPARTMENT

Lea U. Choum, Executive Officer  
Orange County Airport Land Use Commission  
3160 Airway Avenue  
Costa Mesa, CA 92626

**SUBJECT: CITY OF BUENA PARK DRAFT 2021-2029 HOUSING ELEMENT AND ENVIRONMENTAL JUSTICE ELEMENT RE-SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)**

Dear Ms. Choum:

The City of Buena Park is re-submitting updated draft 2021-2029 Housing Element (6<sup>th</sup> Cycle) to the Orange County Airport Land Use Commission (ALUC) for review and recommendation. For the 6<sup>th</sup> Cycle, the City was given a Regional Housing Needs Assessment (RHNA) allocation of 8,919 units which is approximately 26 times more than the 5<sup>th</sup> Cycle RHNA allocation of 339 units. The Public Review Draft 2021-2029 Housing Element, can be accessed on the city's website via the following link. The City had identified a projected capacity of 9,964 units to satisfy the 6<sup>th</sup> Cycle RHNA.

[https://www.buenapark.com/city\\_departments/community\\_development/planning\\_division/2021\\_housing\\_element\\_update.php](https://www.buenapark.com/city_departments/community_development/planning_division/2021_housing_element_update.php).

At your December 16, 2021 meeting, ALUC found Buena Park Housing Element Update as **inconsistent**. Specifically, the Commission expressed concern regarding sites identified in RED in the attached Exhibit – 1. No concern was noted about sites as regards AELUP for JFTB Los Alamitos. Subsequently, the City is proposing an updated sites inventory with an identified a projected capacity of 10,427 units (see attached Exhibit -2). The sites identified in Exhibit -1 have been removed. Below is a summary of consistency of the updated sites inventory with the AELUPs.

- **Height** (Part 77 Obstruction Imaginary Surface) – Consistent

*Explanation* - City's General Plan Land Use Element currently addresses height limitations with several policies, as does the current Zoning Code, already ensuring compatibility. Buena Park Zoning Ordinance – RS and RM Building Height Regulations are attached. As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review.

- **Noise** – Consistent

*Explanation* – According to FMA AELUP Policy 3.2.3, residential development within *Noise Impact Zone "1"* is not supported. No sites identified within *Noise Impact Zone "1"*. According to FMA AELUP Policy 3.2.4 "Even though the Commission would not find residential units 'incompatible' in this area, the Commission strongly recommends that residential units be limited or excluded from this area unless sufficiently sound attenuated." Although residential development is compatible within Noise Impact Zone "2", all the sites identified at the December 16, 2021 ALUC have been eliminated. Fourteen sites remain within Noise Impact

Zone "2", which are not new sites. The sites were identified within the 5<sup>th</sup> Cycle RHNA as housing opportunity overlay sites, and are carried over into the 6<sup>th</sup> Cycle. Existing development on these properties is residential.

In order to implement AELUP's recommendation for sound attenuation within Noise Impact Zone "2", the City's adopted General Plan Noise Element currently has several policies (N-3.2, N-3.3, N-3.4, N-3.5, N-3.7, N-3.14, N-4.2, and N-5.9), already ensuring compatibility.

- **Notification – Consistent.**

*Explanation – Sites are identified within FMA notification area radius; the State law requires notification regarding 'airport in vicinity' to address overflight, as does specific policy currently within the City's General Plan Noise Element, already ensuring compatibility. City will update the Draft Housing Element prior to adoption, adding requirements regarding notification for residential developments, further ensuring compatibility.*

- **Safety – Consistent.**

*Explanation - No sites identified within the Runway Protections Zone (RPZ) or the Accident Protection Zones (APZ) I or II adopted within the AELUP, ensuring compatibility. Additionally, sites fronting Commonwealth Avenue identified in RED in the attached Exhibit – 1 have been eliminated from the sites inventory.*

Pursuant to ALUC Submittal Form instructions, the previous Housing Element (2013-2021) has also been provided and can be accessed via the following link: [https://www.buenapark.com/Document\\_center/City%20Departments/Community%20development/Planning%20Division/2021%20Housing%20Element%20Update/20132021HousingElement.pdf](https://www.buenapark.com/Document_center/City%20Departments/Community%20development/Planning%20Division/2021%20Housing%20Element%20Update/20132021HousingElement.pdf)

Enclosed you will find the ALUC Submittal Form, Submittal Checklist, the draft Environmental Justice Element, excerpts from the Buena Park General Plan and Zoning Ordinance, and the required exhibit depicting sites within the Fullerton Municipal Airport (FMA) Notification Area, the FMA Obstruction Imaginary Surface, and FMA 60 CNEL Noise Contour (14 existing sites) for ALUC review.

The City of Buena Park respectfully request to be placed on the January 20, 2022 ALUC meeting agenda. If you have any questions or require any additional information, please contact me at your convenience. Thank you.

Sincerely,



Digitally signed by Swati  
Meshram  
Date: 2022.01.05 15:47:55  
-08'00'

Swati Meshram, PhD, AICP, Planning Manager  
Planning Division  
City of Buena Park

Enclosures:

- Exhibit 1 – Sites identified during staff presentation at the December 16, 2021 ALUC meeting
- Exhibit 2 – Updated 6<sup>th</sup> cycle sites for City of Buena Park Housing Element Update within Notification Area/Obstruction Imaginary Surfaces/Noise Contours



ALUC Submittal Form and Checklist  
Draft Buena Park Environment Justice Element  
Buena Park General Plan Excerpts – Noise Policies/Mitigation Measures  
Buena Park Zoning Ordinance – RS and RM Building Height Regulations



# AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

## HOUSING ELEMENT UPDATE - SUBMITTAL FORM

1. City/County: City of Buena Park
2. Contact information - Swati Meshram, AICP, Planning Manager  
Agency: City of Buena Park – Community Development Department  
Address: 6650 Beach Blvd. Buena Park, CA 90622  
Phone/email: 714-562-3614
3. Airport Planning Area(s):  
 John Wayne Airport  Fullerton Municipal Airport  Joint Forces Air Base Los Alamitos
4. Are there additional General Plan Element(s) being submitted for review:  No  Yes –  
Name of Elements: Environmental Justice Element
5. Scheduled date of Planning Commission Public Hearing: 12/8/2021
6. Tentative date of City Council Public Hearing: 1/25/2022
7. Requested month of ALUC Review: December  
*(Complete submittal must be received by the first day of the month)*
8. Does the Housing Element Update identify new housing sites within the airport Notification/Planning Area\*?  No (skip items # 9-12).  Yes (continue below).
9. Does the Housing Element Update identify new housing sites within the:  60 CNEL or  65 CNEL Noise Contours of the airport(s)\*? Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to noise contours.
10. Are noise policies or mitigation measures identified in the Housing Element or elsewhere in the General Plan?  No  Yes - Please attach pages with noise policies/mitigation measures highlighted.
11. Are any new housing sites identified within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport\*?  No  Yes - Please attach exhibit showing location(s) of proposed housing site(s) and number of units in relation to the applicable zones.
12. Are any new housing sites identified within the Obstruction Imaginary Surfaces\*?  
 No  Yes - Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to the Obstruction Imaginary Surfaces.
13. Maximum height allowed for proposed housing. See attached Buena Park Zoning Ordinance Excerpts *(Please provide link and identify section(s) of General Plan and/or Zoning Code where housing maximum height is specified.)*

RECEIVED

JAN 05 2022

AIRPORT LAND USE COMMISSION

## HOUSING ELEMENT UPDATE - SUBMITTAL CHECKLIST

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Copy of existing Housing Element (and any other applicable Elements).
- Copy of proposed Housing Element Update attached (and any other proposed elements) with requested information highlighted.
- Exhibit showing location(s) of proposed housing sites and number of units within the Notification Area/Planning Area for airport.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to noise contours for airport(s).
- Noise policies/mitigation measures in Housing Element Update highlighted and/or pages from other elements attached.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to the Obstruction Imaginary Surfaces.
- Pages of General Plan and/or Zoning Code which indicate height restrictions for each new housing site within Airport Notification/Planning Area.
- Explanation of how the Housing Element Update (or other General Plan Elements) addresses the AELUP standards for noise impact, safety compatibility, and height restriction zones: ***The Noise Element and Environmental Justice Element appropriately address AELUP related issues and contain/propose policies for mitigation. Existing height restrictions can be found within the Zoning Ordinance (see attached excerpts). New Mixed-Use zones created as a result of the 2021-2019 Housing Element Update will contain building height limitations when crafted during the housing element implementation period.***

\*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:  
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Mail or deliver Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,  
 Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170