



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

AGENDA ITEM 1

February 15, 2024

TO: Commissioners/Alternates

FROM: Leã U. Choum, Executive Officer

SUBJECT: City of Buena Park General Plan Amendment (Land Use Map), Zone Change (Zoning Map), Specific Plan Amendment (Creating the Objective Design and Development Standards Regulating Housing Incentive Overlays), and Zone Text Amendment for Housing Element Implementation

Background

In December 2021, the City of Buena Park submitted a Draft 2021-2029 Housing Element Update for a consistency review by the Airport Land Use Commission (ALUC). The December submittal included several new sites for housing in close proximity to Fullerton Municipal Airport (FMA). Your Commission found that submittal to be inconsistent with the *Airport Environs Land Use Plans (AELUPs) for Fullerton Municipal Airport and JFTB Los Alamitos*. The City is located within the Planning Areas for both airports. See Attachment 1.

On January 20, 2022, the City submitted a modified Draft Housing Element which removed 25 of the previously proposed residential sites along Commonwealth Avenue, and added sites further from Fullerton Municipal Airport. Your Commission found the modified Draft Housing Element to be consistent with the *AELUPs for FMA and JFTB Los Alamitos*. The City Council approved the Housing Element Update on January 25, 2022, and the California Department of Housing and Community Development (HCD) found that the adopted Housing Element met most of the statutory requirements for certification.

Proposed Project

To implement the Housing Element and obtain HCD certification, the City is proposing General Plan and Zoning Code updates that will occur in two phases. This submittal is the first phase and includes: amendments to the General Plan Land Use Map and Zoning Map for those properties identified in the sites inventory of the Housing Element Update; creation of five new Housing Incentive Overlay (HIO) zones with associated development standards; and an update to the existing Housing Opportunities Overlay (HOO) zone to increase permitted density. The second

phase, proposed for later this year, will update the Single Family and Multifamily Residential Zones in the Zoning Code and create development standards for other mixed-use zones referenced in the Land Use and Community Design Element of the General Plan.

The Housing Element identified 410 residential parcels. Ninety-five of those do not require a General Plan land use change, zone change, or HIO designation. Of the remaining 315 parcels, 60 parcels are currently designated with the Housing Opportunities Overlay (HOO) where the base density of this Overlay will increase from the current 30 du/ac to the proposed 50 du/ac. The remaining 255 parcels will be considered for the Housing Incentive Overlay (HIO), Zone Change, and General Plan Land Use designation amendment. Specifically, below are the proposed actions.

1. Amend the General Plan Land Use Map to include five new Housing Incentive Overlay zones: Mixed-Use Overlay-45 (MUO-45); Mixed-Use Overlay-60 (MUO-60); Mixed-Use Overlay-100 (MUO-100); Hotel/Motel Conversion Overlay; and Religious Congregational and Fraternal Overlay.
2. Change the General Plan Land Use designation from Open Space and Low-Density Residential to High-Density Residential on two parcels.
3. Increase the allowable density in the Housing Opportunities Overlay from 30 du/ac to 50 du/ac on 60 parcels.
4. Amend the Zoning Map to include six (6) new Housing Incentive Overlays and change the zoning of one parcel will from OS-Open Space to RM-20.
5. Amend the Auto Center Specific Plan (ACSP) to include Mixed-Use Overlay-45 du/ac and Mixed Use Overlay-60 du/ac on specified parcels.
6. Amend the Entertainment Corridor Specific Plan (ECSP) to include Mixed Use Overlay-45 du/ac on specified parcels.
7. Adopt new Objective Design and Development Standards (ODDS) to regulate development within the five Housing Incentive Overlay (HIO) zones. The proposed new Heights would be: 5 stories or 55 feet for MUO-45; 7 stories or 75 feet for MUO-60; 9 stories or 95 feet for MUO-100; and 5 stories or 55 feet (with some restrictions) for HOO and RCFO.

The City has held/scheduled the following public hearings:

Planning Commission	January 24, 2024 (recommended approval)
City Council	February 13, 2024

AELUP for FMA and AELUP for JFTB Los Alamitos

Regarding Aircraft Noise Impacts

The January 2022 Housing Element Update which ALUC found to be consistent, identified twenty-five housing sites within the 60 CNEL contour for Fullerton Municipal Airport, and one site located within the 60 CNEL contour for JFTB Los Alamitos. See Attachment 2 for the

location of those sites within the Noise Contours for FMA and JFTB. No new sites are proposed at this time.

The City's Noise Element includes policies related to health effects, mitigation, notification of overflight, and aviation easements for property within the 60 dB CNEL noise contours for both airports. The City's Noise Element includes several policies related to development near the airports including:

Policy N-3.14: Conform to the noise attenuation standards set forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development, within the Orange County Airport Land Use Commissions planning area boundaries for the Fullerton Municipal Airport and Los Alamitos Joint Forces Training Base.

Policy N-4.2: Encourage the use of noise absorbing materials in existing and new development to reduce interior noise impacts to sensitive land uses.

Policy N-5.9: Coordinate with the Fullerton Municipal Airport and the Los Alamitos Joint Forces Training Base to continue the implementation of noise control procedures for the airport and create new procedures and policies to reduce noise impacts to the City.

As stated in the AELUP, for noise sensitive uses, the Commission recommends a posting of: "NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

Regarding Height Restrictions

Some of the City's housing sites are within the Federal Aviation Administration (FAA) Notification Area and the Federal Aviation Regulation (FAR) Part 77 Obstruction Imaginary Surfaces for FMA. See Attachment 3 which shows the proposed housing opportunity sites within the Obstruction Imaginary Surfaces for FMA and JFTB Los Alamitos.

The proposed Housing Incentive Overlays (HIO) are located within the FAR Part 77 Obstruction Imaginary Surfaces for FMA as shown on Attachment 4. The horizontal surface for FMA would be penetrated at 246 feet AMSL. The conical surfaces would be penetrated at a range from 250 feet to 446 feet AMSL.

As stated in the project description, the proposed Housing Incentive Overlays (HIO) zones would have the following height restrictions:

- Mixed-Use Overlay-45 (MU-45): 5 stories or 55 feet
- Mixed-Use Overlay-60 (MU-60): 7 stories or 75 feet
- Mixed-Use Overlay-100 (MU-100): 9 stories or 95 feet
- Housing Opportunity Overlay (HOO): 5 stories or 55 feet (limited to 45' if adjacent to residential)
- Religious Congregational and Fraternal Sites Overlay (RCFO): 5 stories or 55 feet
- Hotel/Motel Conversion Overlay: no change from existing zone

Ground elevations of parcels within the horizontal and conical surfaces range from 68 feet to 93 feet and when combined with the proposed maximum building heights, they would remain below the obstruction imaginary surfaces for FMA.

- 7957 Whitaker St. (MU-60): 78 feet ground elevation + 75 feet = 153 feet AMSL
- 7921 Orangethorpe (MU-45): 77 feet ground elevation + 55 feet = 132 feet AMSL
- 8450 On the Mall (MU-100): 93 feet ground elevation + 95 = 188 feet AMSL
- 7681 Orangethorpe (RCFO): 74 feet ground elevation + 55 = 129 feet AMSL
- 7039 Orangethorpe (HMCO): 68 feet ground elevation + 35 feet = 103 feet AMSL (no change in height)

There is one proposed housing site area within the JFTB, Los Alamitos planning area. See Attachment 3. The site is located on the southeast corner of Ball Road and Valley View Street. MU-45 would apply to the properties in this area. This site is located within the conical surface for JFTB, Los Alamitos which would be penetrated 200 feet AMSL. With a height restriction of 55 feet and a ground elevation of 43 feet, the site would remain below the conical surface at 98 feet AMSL. This area within MU-45 would not penetrate the notification surface at 98 feet AMSL. The notification surface would be penetrated at 110 feet AMSL.

The City of Buena Park's General Plan specifically requires all building heights within the City to comply with FAR Part 77 Imaginary Surfaces for FMA and the Joint Forces Training Base Los Alamitos. The specific policies are below:

Policy LU-14.6: Refer to the Airport Land Use Commission, for a determination of consistency with the Airport Environs Land Use Plan, any proposed development which would pierce the imaginary surfaces for the Fullerton Municipal Airport or the Joint Forces Training Base Los Alamitos, as defined in the Federal Aviation Regulation Part 77.

Policy LU-14.7: Building heights shall comply with FAR Part 77 Imaginary Surfaces for the Fullerton Municipal Airport or Joint Forces Training Base Los Alamitos.

The proposed overlays are located within the AELUP Notification Area for FMA and for JFTB Los Alamitos. There will be instances where the notification surface could be penetrated based on the allowable heights of the HIO and distance from the runway. Staff recommends that the City adopt the following policy:

“Applicants proposing building or structures that would penetrate the Notification Surface for FMA or JFTB Los Alamitos shall file Form 7460-1

Notice of Proposed Construction or Alteration with the Federal Aviation Administration and provide a copy of the FAA determination to the City and the Airport Land Use Commission.”

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 which are within the JFTB property boundary. The FMA RPZ on the west side of the airport is within the City of Buena Park and no residential sites are located within the approach and departure corridor for FMA.

Regarding Heliports:

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

Conclusion

Attachment 5 is the ALUC Staff Report and Determination Letter for the January 2022 Housing Element Update item. Attachment 6 to this report contains the Buena Park submittal letters for the subject items.

ALUC staff has reviewed the Housing Element Implementation 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.

Recommendation

That the Commission find the proposed City of Buena Park General Plan Amendment (Land Use Map), Zone Change (Zoning Map), Specific Plan Amendment (Creating the Objective Design and Development Standards Regulating Housing Incentive Overlays), and Zone Text Amendment for Housing Element Implementation to be consistent with the *AELUP for FMA* and the *AELUP for JFTB Los Alamitos*, with the following condition:

“Applicants proposing buildings or structures that penetrate the Notification Surface for FMA or JFTB Los Alamitos shall file a Form 7460-1 Notice of Proposed Construction or Alteration with the Federal Aviation Administration and provide a copy of the FAA determination to the City and the ALUC.”

Respectfully submitted,

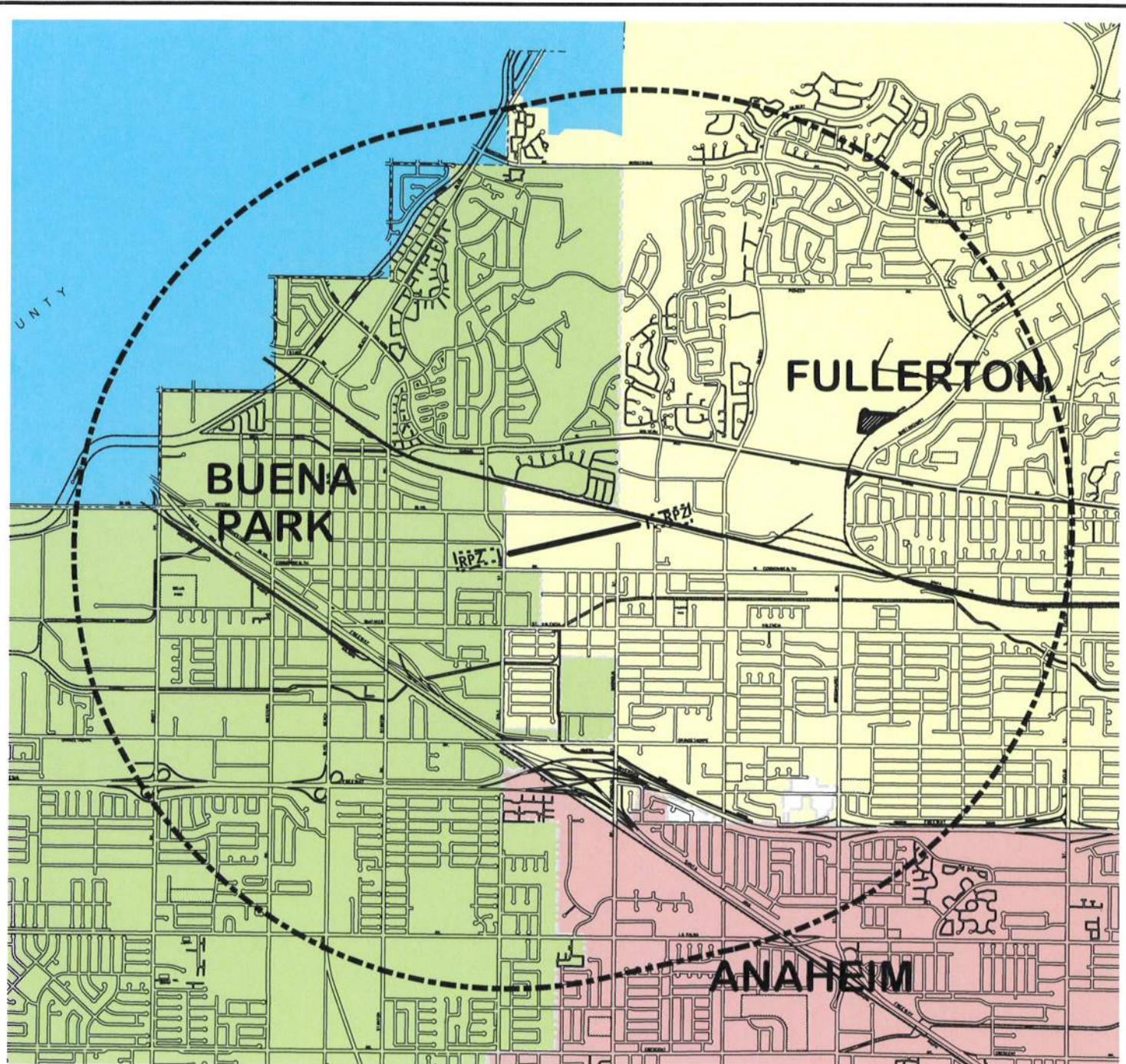


Lea U. Choum
Executive Officer

Attachments:

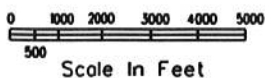
1. Notification Areas for FMA and JFTB Los Alamitos
2. FMA and JFTB Noise Contours
3. Obstruction Imaginary Surfaces for FMA and JFTB
4. Housing Incentive Overlays within Obstruction Surfaces for FMA
5. January 2022 ALUC Staff Report and Determination Letter
6. City of Buena Park Submittal Letters

AELUP Notification Area for FMA



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

FAR PART 77 Fullerton Municipal Airport Notification Area: 10,000' Radius at 50:1 Slope



LEGEND

- 10,000' Radius
- CITY BOUNDARIES

ATTACHMENT 1

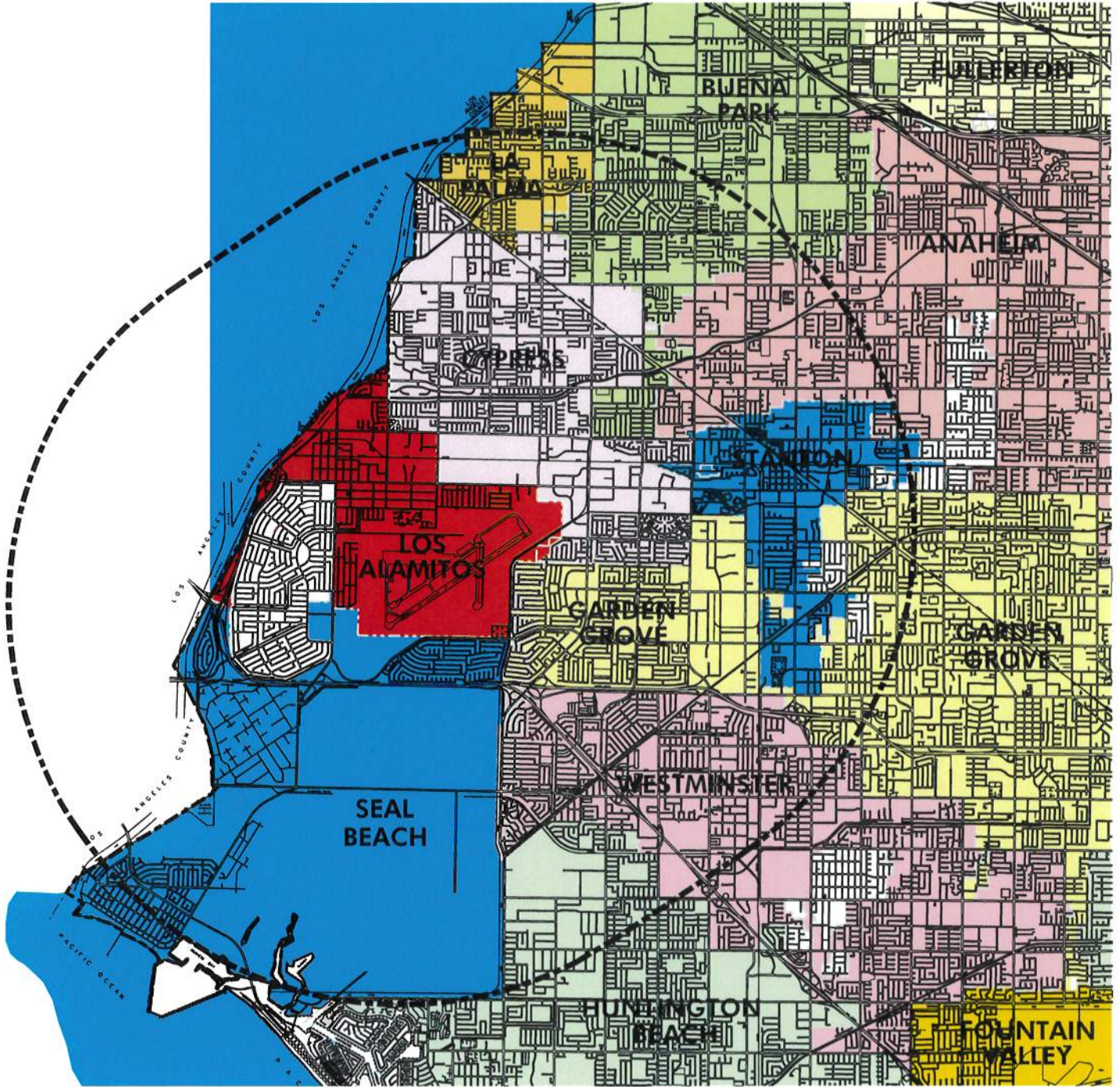
Kari A. Rigoni, Executive Officer

Date

CERTIFICATION

Commission for Orange County

Notification Area for JFTB



Note: County Unincorporated areas are shown in white.

AELUP and FAR PART 77

Notification Area for JFTB Los Alamitos: 20,000' Radius at 100:1 Slope



Scale in Feet
0 1000 2000 3000 4000 5000 7500

LEGEND

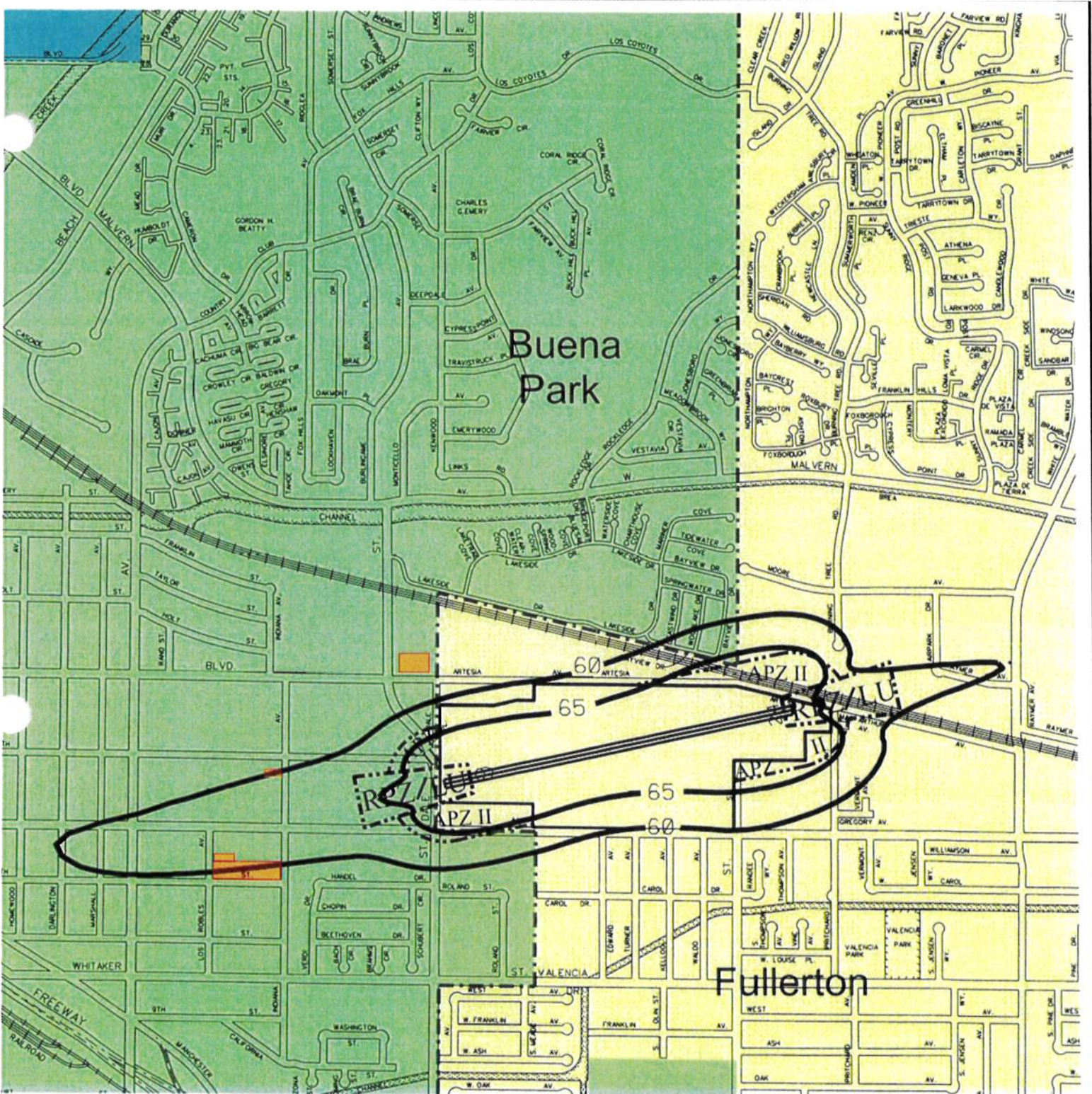
- 20,000' Radius
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Kari A Rigoni, Executive Officer

Date



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

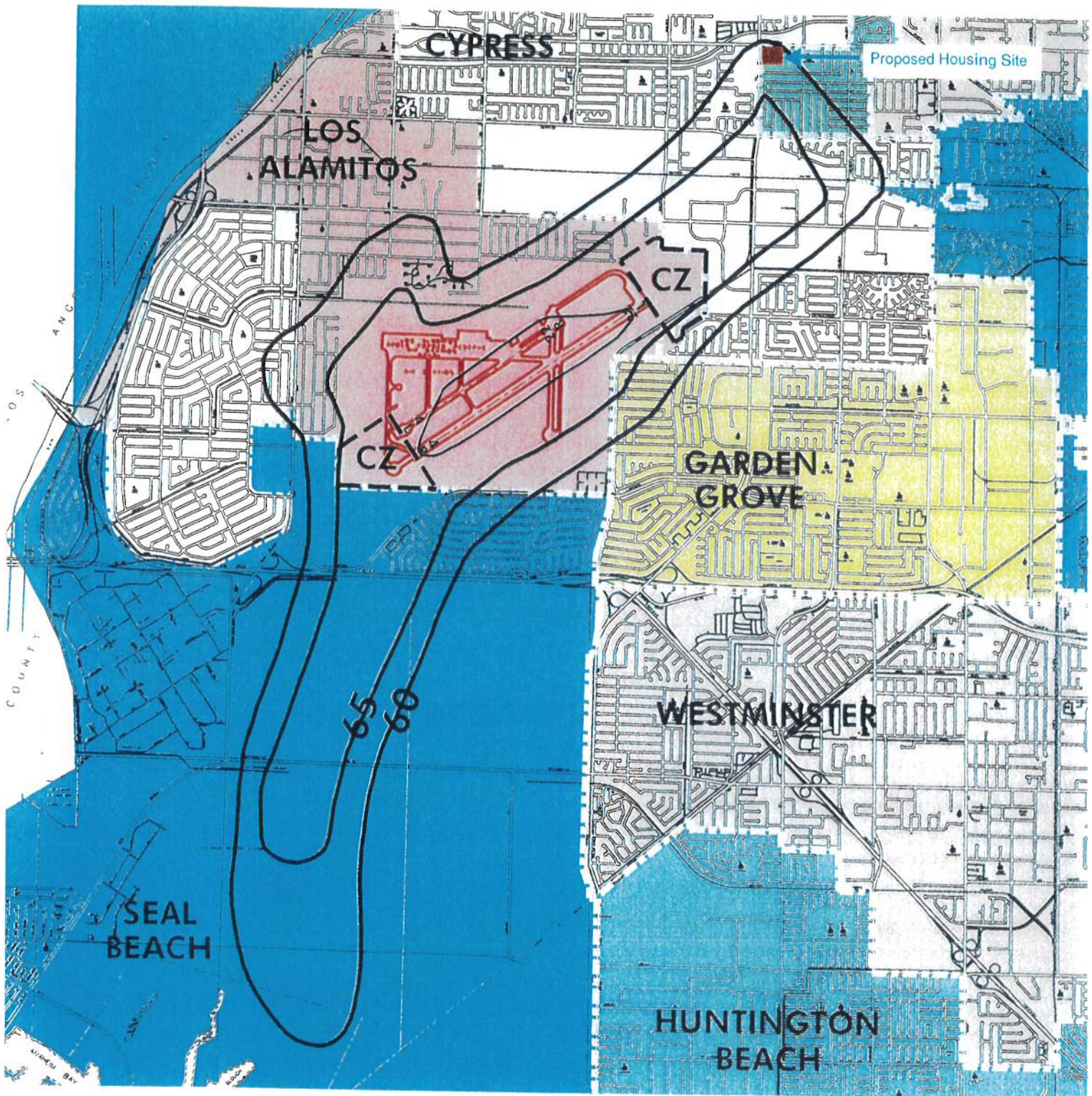
CERTIFICATION

Adopted by the Airport

ATTACHMENT 2

Kari A. Rignoni, Execu





Note: County Unincorporated areas are shown in white.

Los Alamitos Impact Zones Joint Forces Training Base

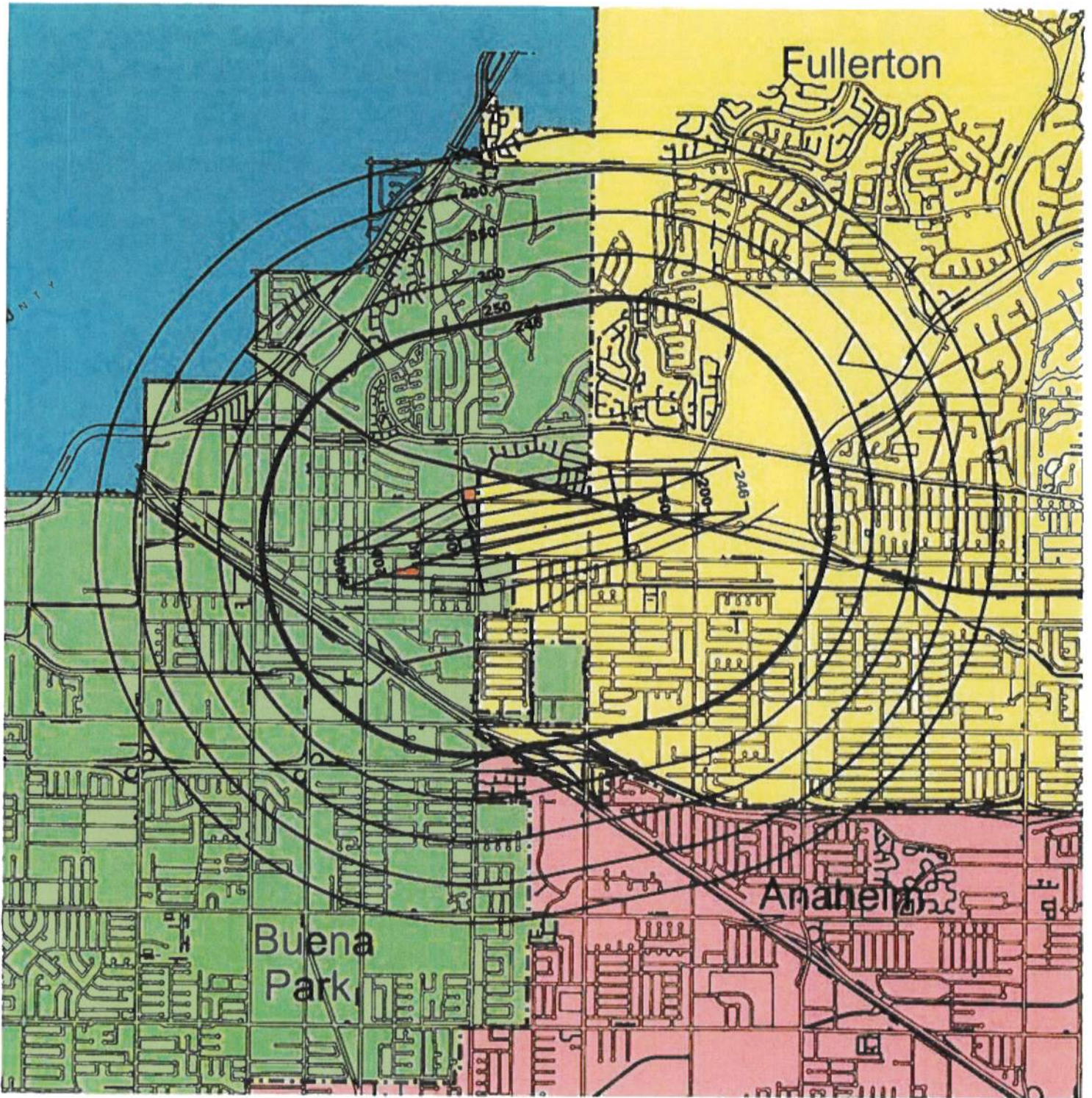


- LEGEND**
- 60— CNEL CONTOUR
 - — — — RUNWAY PROTECTION ZONE
 - · · · · CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Joan S. Golding, Executive Officer Date



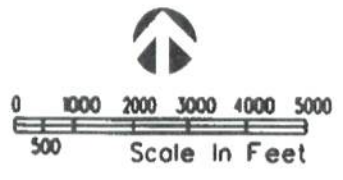
Note: - County Unincorporated areas are shown in white.
 - Larger format map is available through Commission office at 949-252-5170

 Existing and Proposed Housing Sites (Approximate) - Jan 2022

FAR PART 77

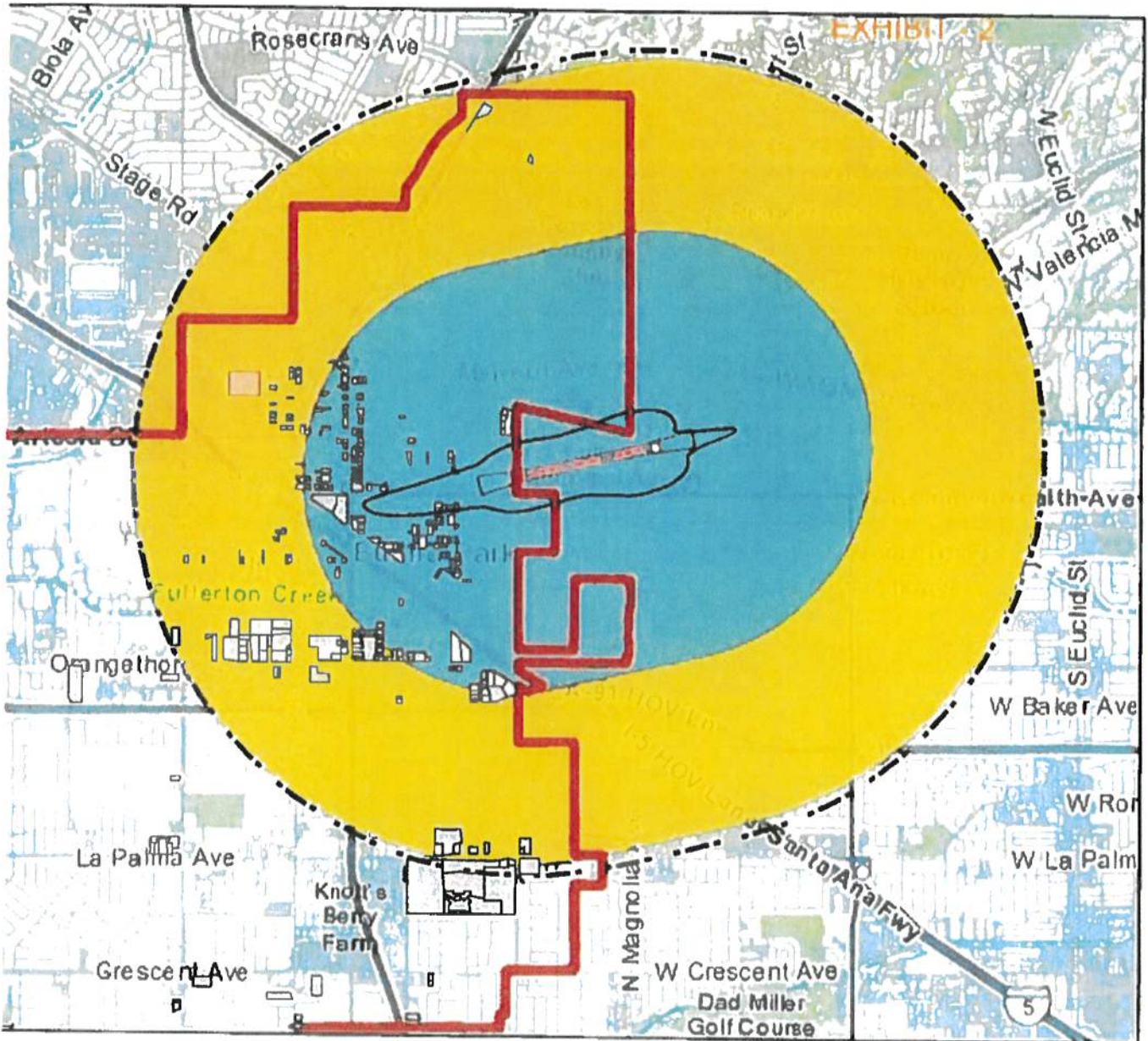
D3

Fullerton Municipal Airport Obstruction Imaginary Surfaces



LEGEND
 - - - CITY BOUNDARIES
 — AIRPORT BOUNDARIES

CERTIFICATION
 Adopted by the Airport Commission
ATTACHMENT 3
 Kari A. Rigoni, Executive Director



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


JAN 11 2022

AIRPORT LAND USE COMMISSION



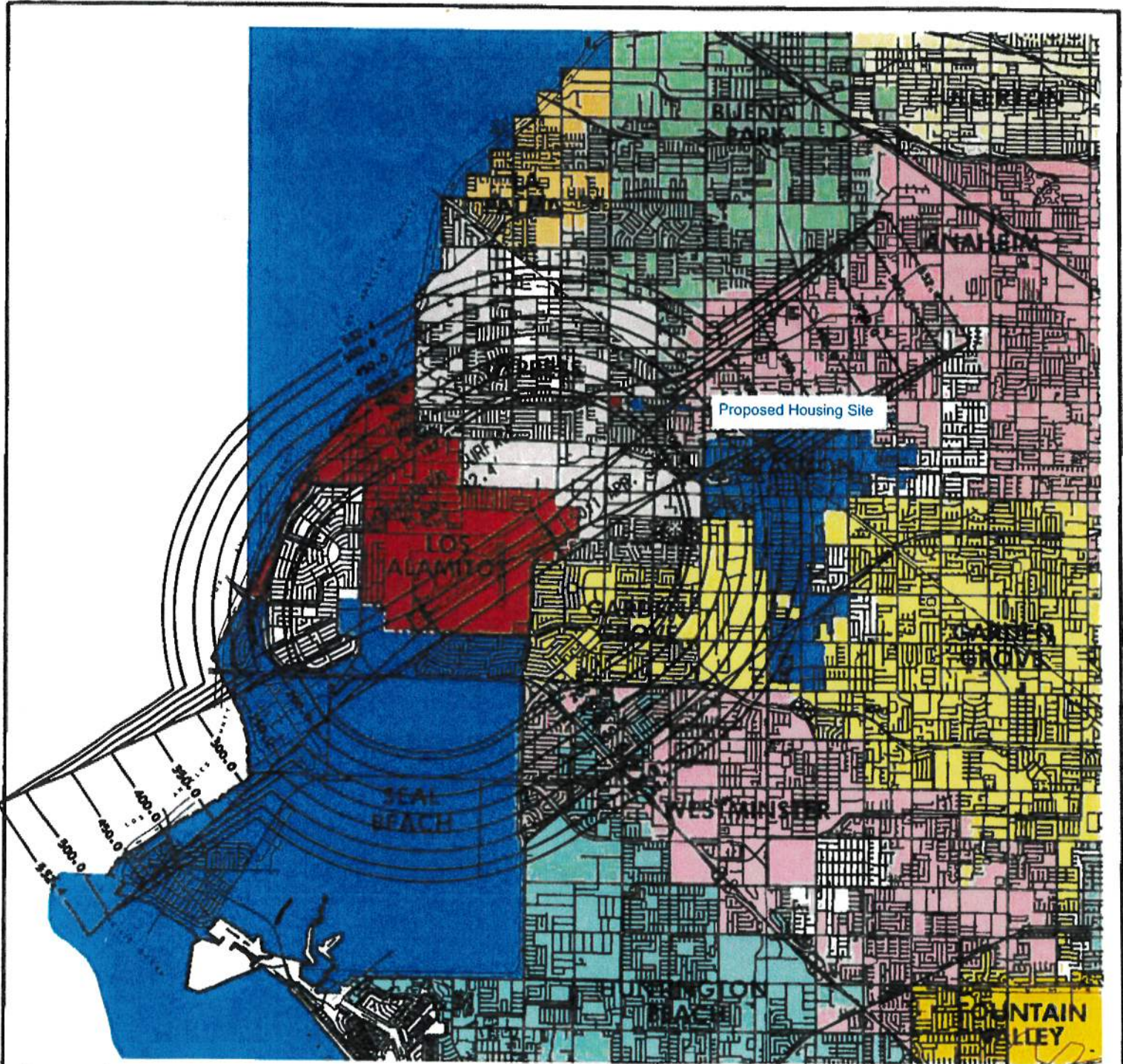
CITY OF BUENA PARK, CA

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



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

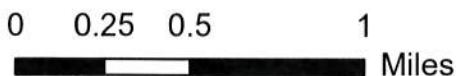
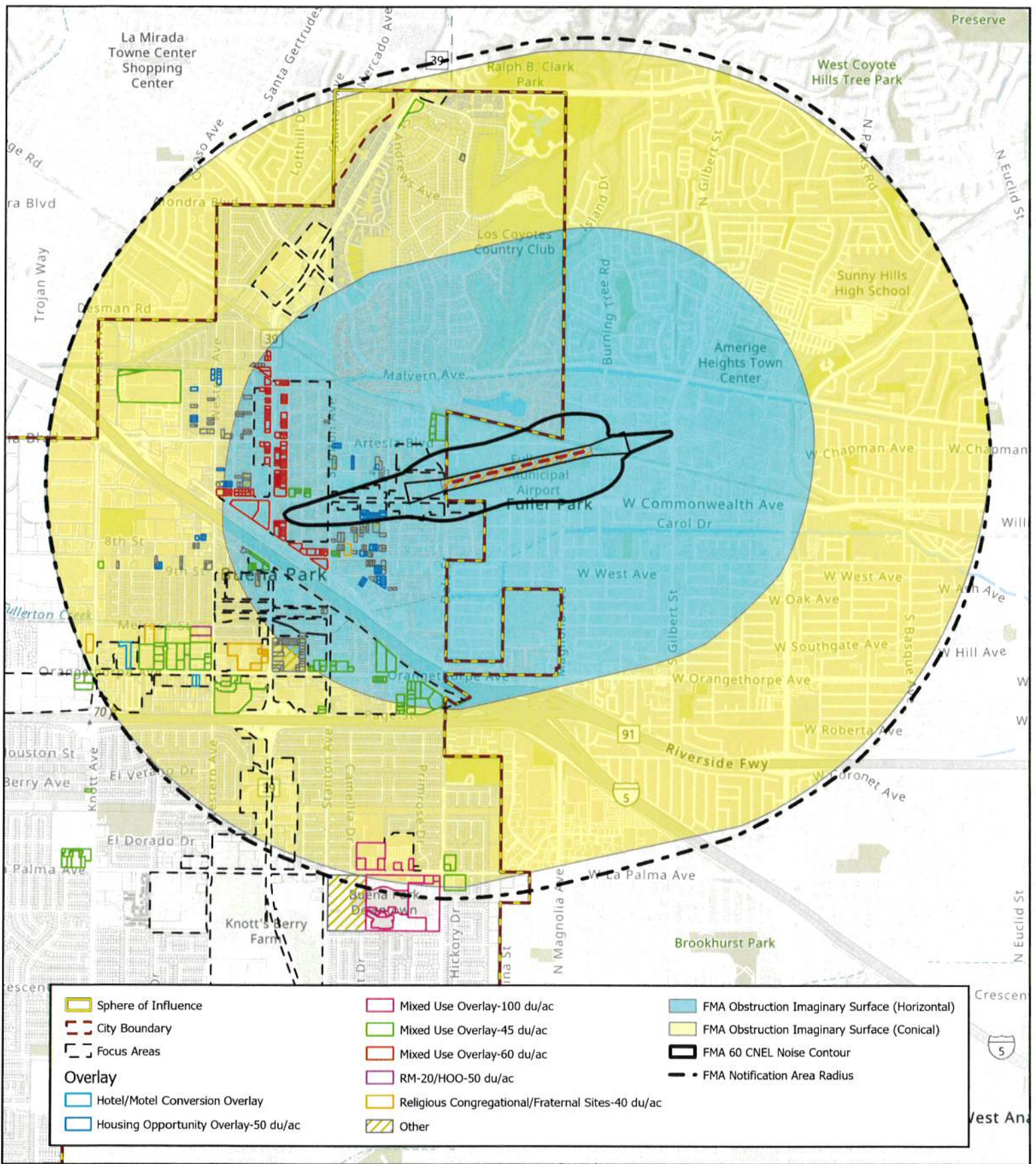
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Kari A Rigoni Executive Officer

Date





Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal

ATTACHMENT 4



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

January 25, 2022

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 with Site Modifications

Dear Dr. Meshram:

During the public meeting held on January 20, 2022, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a 5-0 vote, the Commission found the proposed Buena Park Housing Element Update (2021-2029) with Site Modifications as shown in Attachment 1, to be Consistent with the *Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport and the AELUP for Joint Forces Training Base Los Alamitos*.

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

Sincerely,

Lea U. Choum
Executive Officer

Attachment: Housing Element Update Exhibit received January 11, 2022 (Attachment 1 of January 20, 2022 Staff Report)

cc: ALUC Commissioners

ATTACHMENT 5



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:
 - o 7101 Cate Drive
 - o 5650 Knott Avenue
 - o 5648 Knott Avenue
 - o 8475 Artesia Blvd.
 - o 7540 Orangethorpe Avenue
 - o 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

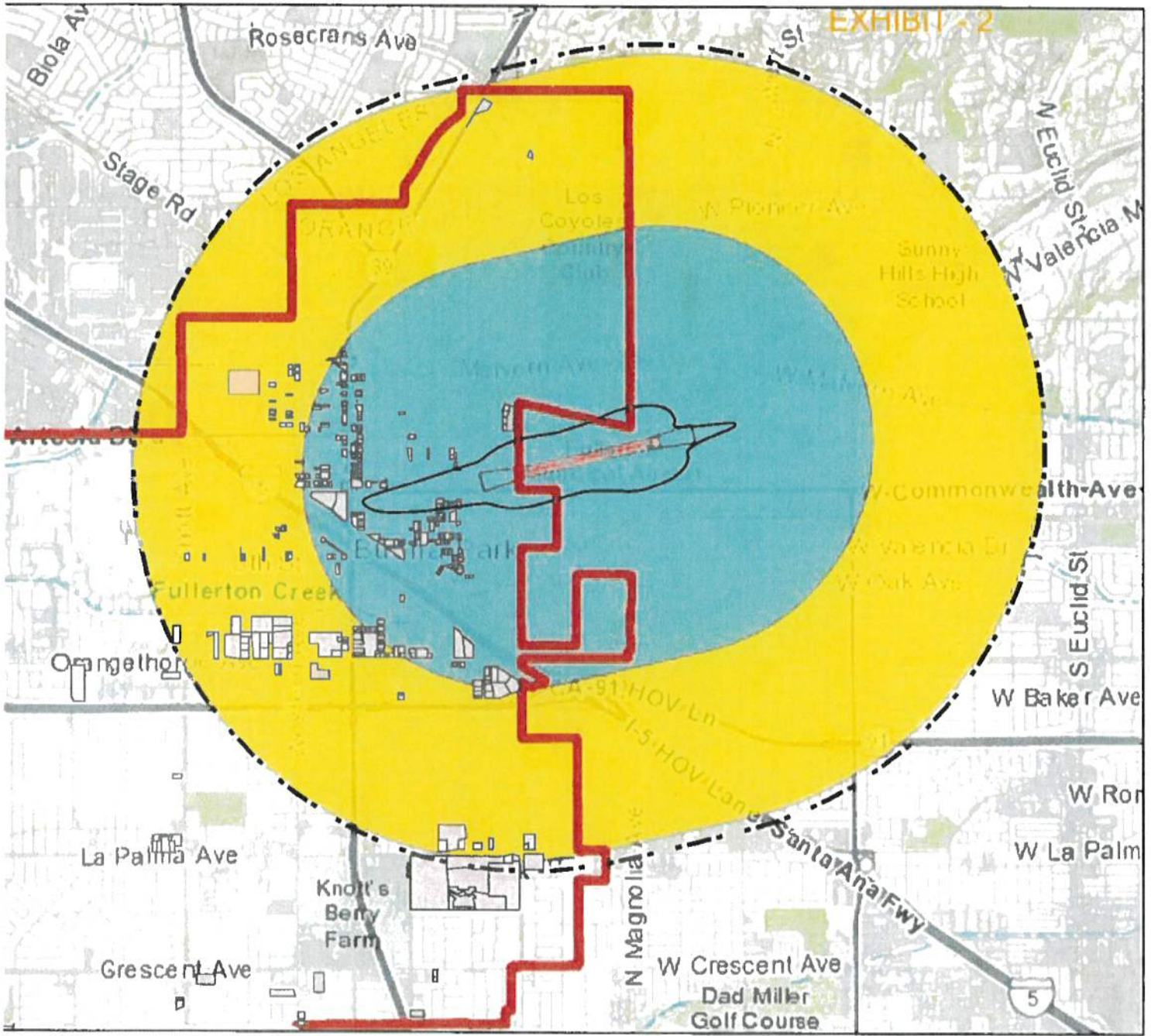


EXHIBIT 2

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



ATTACHMENT 1

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



0 0.065



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**

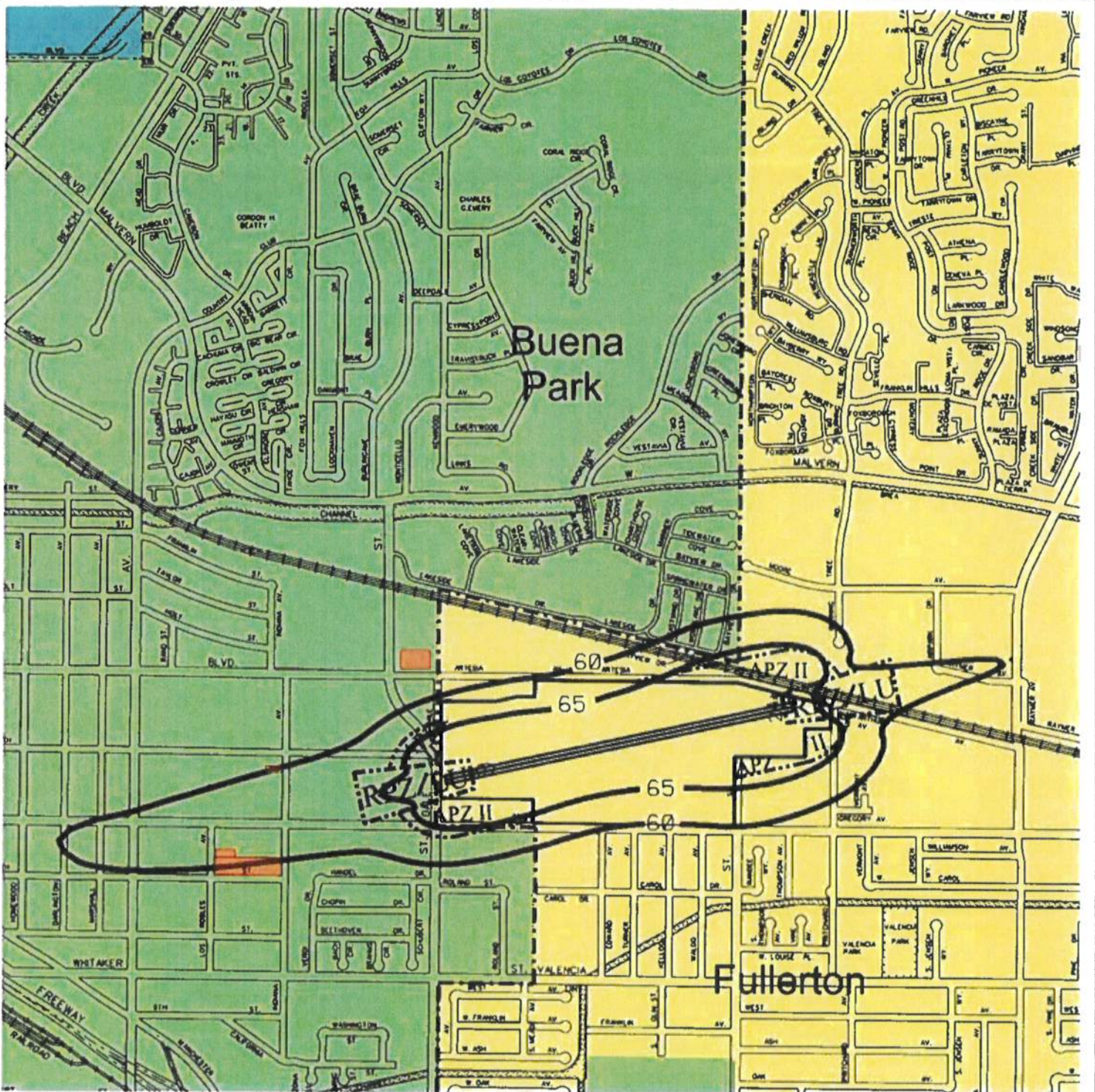
Key Map Site ID #	Taxon Area	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last Five Planning Cycles?	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Residential Overlay
35	A	6151 INDIANA AVE	066-260-09	IHDR	RM-20	30	50	0.26	Residential, 1	No	Yes		7		7	Housing Opportunities Overlay
46	B	6321 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

Ass. Map Site ID #	Locs 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	
187	A	6192 MARSHALL AVE	066-254-08	CBPMU	RS-6	CBPMU	Mixed-Use Overlay	30	60	0.12	Parking Lot	No	4	4	4	4	4	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	2	2	2	2	2
212	A	801 COMMONWEALTH AVE	066-260-44	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.41	Parking lot	No	11	11	11	11	11	11	11
212	A	COMMONWEALTH AVE/STANTON AVE	066-260-45	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.15	Parking lot	No	4	4	4	4	4	4	4
213	A	8071 COMMONWEALTH AVE	066-260-46	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.31	Auto service	No	2	1	4	4	8	8	8
213	A	8111 COMMONWEALTH AVE	066-260-18	COMU	ML/NC	COMU	Mixed-Use Overlay	30	45	0.93	Auto service	No	6	4	5	10	25	25	25
213	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	13	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	14	14	14	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	14	14	14	14	14
216	A	8181 COMMONWEALTH AVE	066-260-25	COMU	ML/NC	COMU	Mixed-Use Overlay	30	15	0.33	Industrial Office	No	9	9	9	9	9	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	19	19	19	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	13	13	13	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	12	12	12	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	14	14	14	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	4	4	4	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	8	8	8	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	8	8	8	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	26	26	26	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	3	3	3	3	3
314	B	6261 MARSHALL AVE	277-033-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Residential, 1	No	3	3	3	3	3	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	3	3	3	3	3
316	B	6241 MARSHALL AVE	277-033-16	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.14	Retail	No	4	4	4	4	4	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	
317	B	7870 COMMONWEALTH AVE	277-033-17	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.15	Auto service	No	0	0	0	4	1	1	1
318	B	7942 COMMONWEALTH AVE	277-034-01	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Retail	No	0	0	3	3	3	3	3
319	B	6252 MARSHALL AVE	277-034-02	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.13	Residential, I	No	0	0	2	2	2	2	2
320	B	6262 MARSHALL AVE	277-034-03	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.13	Residential, I	No	0	0	2	2	2	2	2
321	B	6261 STANTON AVE	277-034-13	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Med office	No	0	0	3	3	3	3	3
	B	6251 STANTON AVE	277-034-14	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.12	Med office	No	0	0	3	3	3	3	3
322	B	7864 COMMONWEALTH AVE	277-034-15	GMU	CG	GMU	Mixed-Use Overlay	30	45	0.10	Retail	No	0	0	0	3	3	3	3



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 16L RUNWAY PROTECTION ZONE LAND USE
- 60 CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- ACCIDENT POTENTIAL ZONE II
- CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

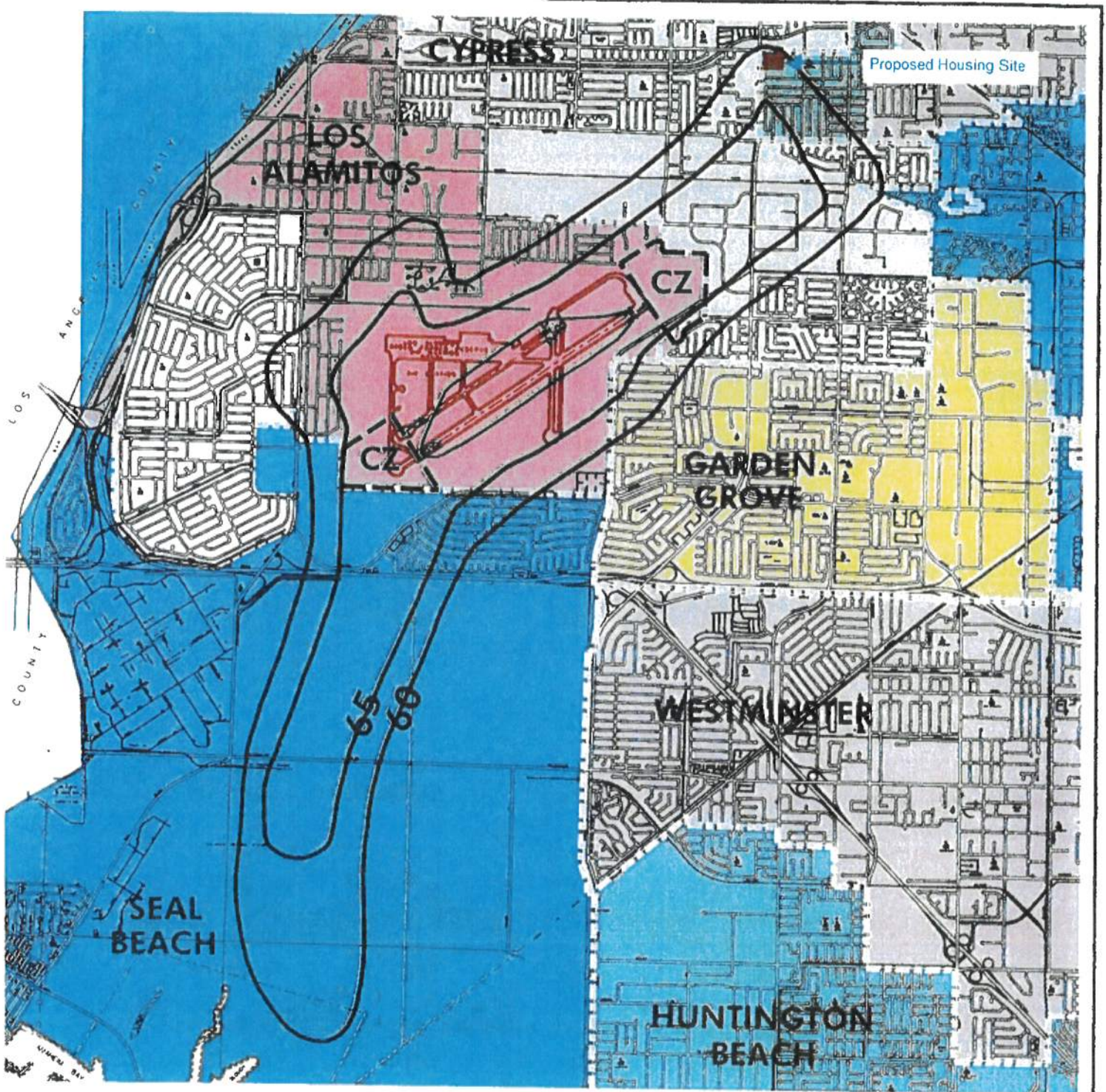
Adopted by the Airport L

ATTACHMENT 4

Kari A. Rigoni, Execu



Scale in Feet



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

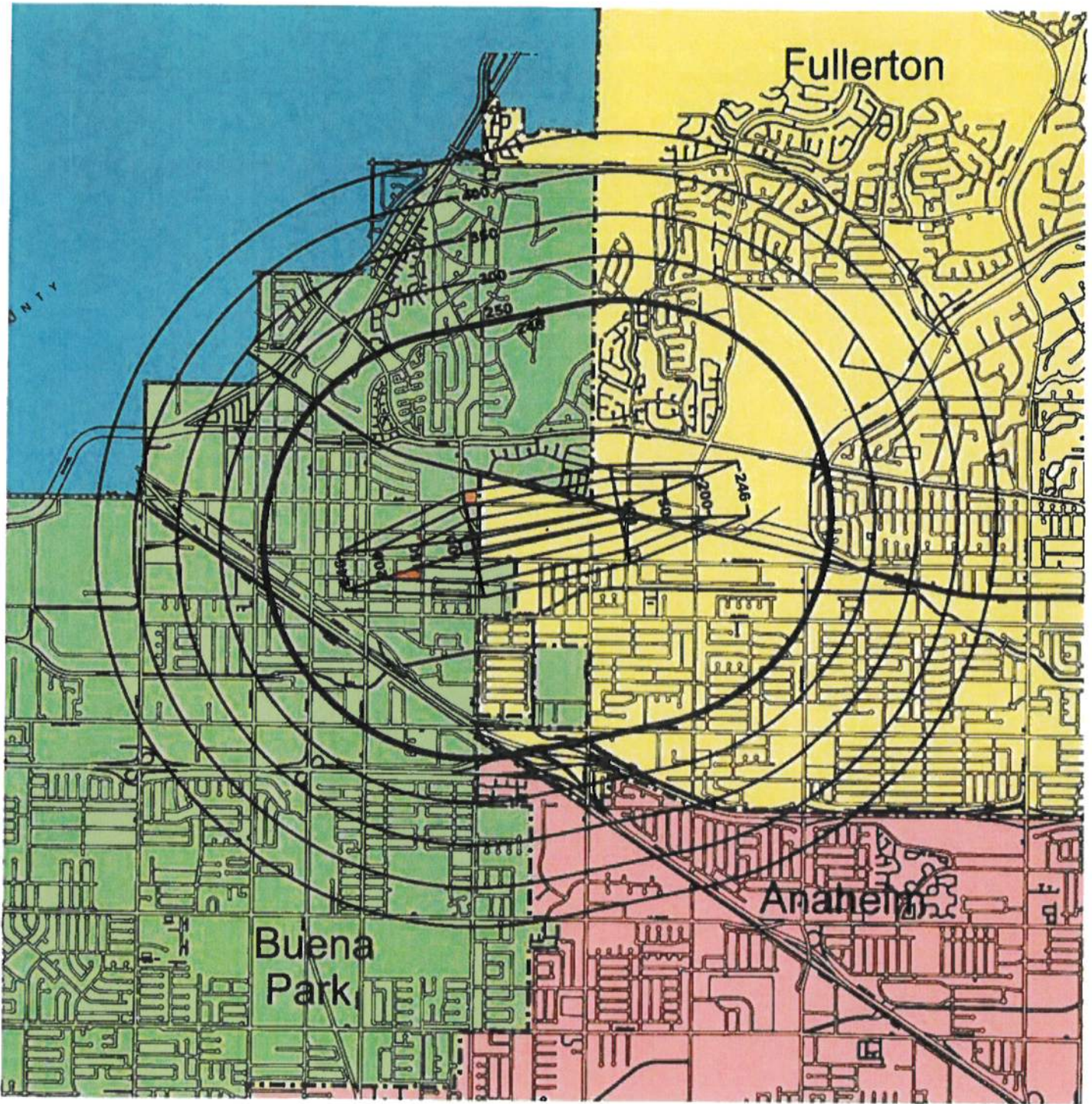


CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Joan S. Golding, Executive Officer

Date



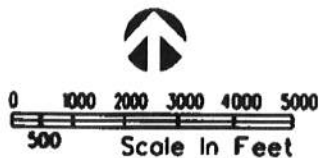
Note: - County Unincorporated areas are shown in white.
 - Larger format map is available through Commission office at 949-252-5170

Existing and Proposed Housing Sites (Approximate) - Jan 2022

FAR PART 77

D3

Fullerton Municipal Airport Obstruction Imaginary Surfaces



LEGEND

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

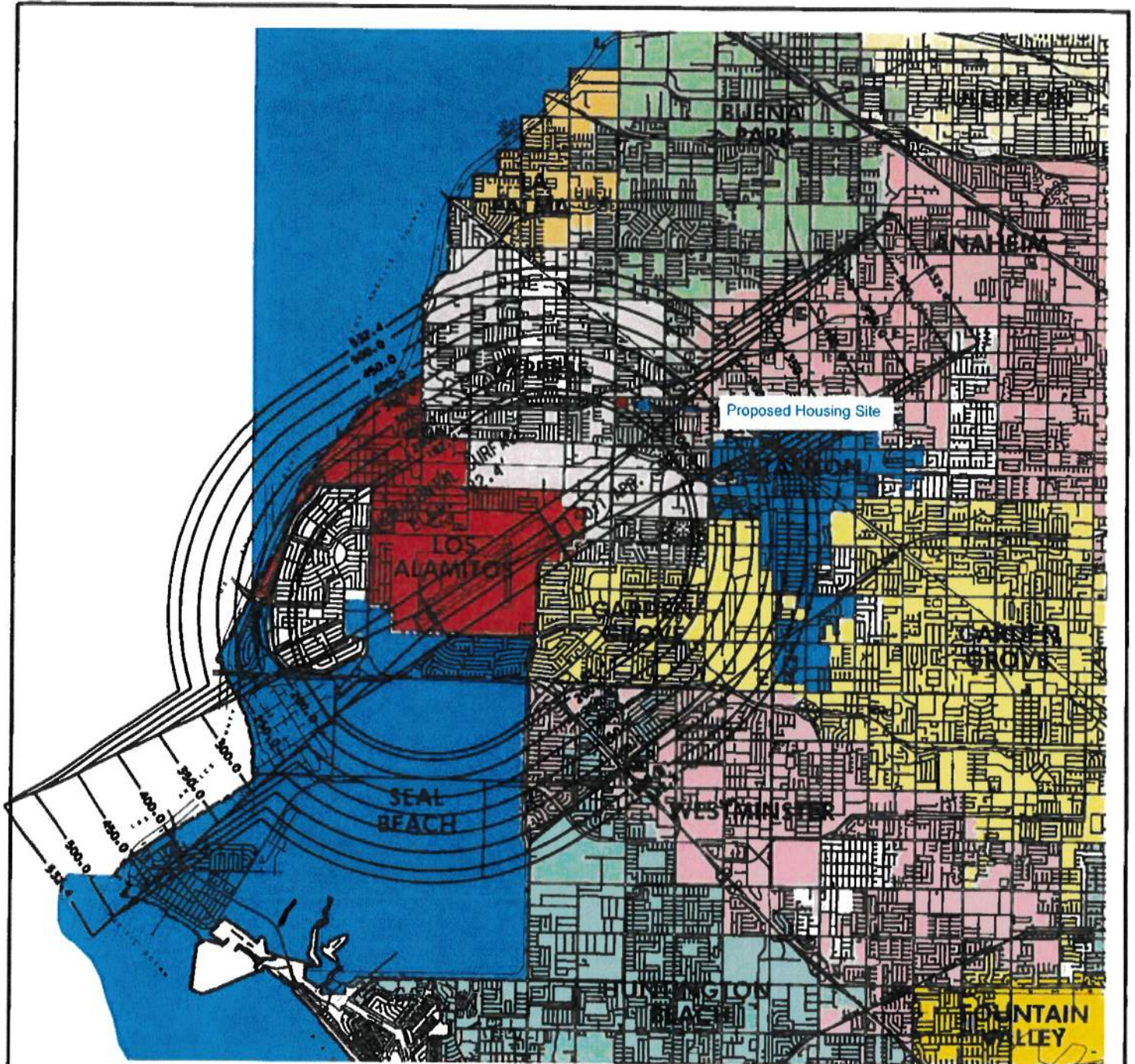
CERTIFICATION

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



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

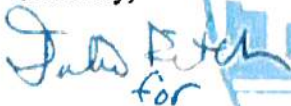
Subject: ALUC Determination for Buena Park Housing Element Update 2021-2029

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 or Julie Fitch at 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 (6th Cycle) to the Orange County Airport Land Use Commission (ALUC) for review and recommendation. For the 6th Cycle, the City was given a Regional Housing Needs Assessment (RHNA) allocation of 8,919 units which is approximately 26 times more than the 5th 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 6th Cycle RHNA.

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

ATTACHMENT 7

Zone "2", which are not new sites. The sites were identified within the 5th Cycle RHNA as housing opportunity overlay sites, and are carried over into the 6th 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

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 6th cycle sites for City of Buena Park Housing Element Update within Notification Area/Obstruction Imaginary Surfaces/Noise Contours

DRAFT 2021-2029 HOUSING ELEMENT SUBMITTAL FORM
Page 3

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.)*

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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

February 8, 2024

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

RECEIVED

FEB 8 2024

AIRPORT LAND USE COMMISSION

SUBJECT: CITY OF BUENA PARK ZONING CODE TEXT AMENDMENT CREATING OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS TO IMPLEMENT THE HOUSING INCETIVE OVERLAYS SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Choum:

The City of Buena Park ("City") is pleased to submit the Zoning Code amendment creating Objective Design and Development Standards (ODDS) to implement six (6) new Housing Incentive Overlays (HIO) to the Orange County Airport Land Use Commission (ALUC) for review.

The proposed ODDS are a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 for the 2021-2029 Housing Element.

Project Background: The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, City Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation.

Project Description: The proposed ODDS will implement objective design and development standards for new development within the six (6) new Housing Incentive Overlays (HIO) applied to 314 parcels. The ODDS will apply to parcels undergoing a Housing Incentive Overlay as listed below:

- The Mixed-Use Overlay – 45 (MUO-45) will be applied to 107 parcels and would permit a base density of 45 dwelling units per acre (du/ac).
- The Mixed-Use Overlay – 60 (MUO-60) will be applied to 112 parcels and would permit a base density of 60 du/ac.
- The Mixed-Use Overlay – 100 (MUO-100) will be applied to 13 parcels and would permit a base density of 100 du/ac.
- The Hotel/Motel Conversion Overlay will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay (RCFO) will be applied to 17 parcels.

- The Housing Opportunities Overlay (HOO) will be applied to 61 parcels.

At this time, the City has prepared an IS/ND for approval of the ODDS as a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 for the 2021-2029 Housing Element.

The City previously analyzed the sites inventory to determine consistency with the AELUPs. The ALUC found the Buena Park Housing Element Update sites inventory as inconsistent. As a result, the sites inventory was modified to eliminate certain sites, and to add other sites in order to meet the City's housing allocation. The updated sites inventory with the accompanying use and densities was found consistent with the ALUC review dated January 20, 2022.

Height (Part 77 Obstruction Imaginary Surface) - Consistent

Explanation – The General Plan specifically requires all the height within the City to comply with FAR Part 77 Imaginary Surfaces for the Fullerton Municipal Airport and the Joint Forces Training Base Los Alamitos. Below are the specific policies:

Policy LU-14.6: Refer to the Airport Land Use Commission, for a determination of consistency with the Airport Environs Land Use Plan, any proposed development which would pierce the imaginary surfaces for the Fullerton Municipal Airport or the Joint Forces Training Base Los Alamitos, as defined in the Federal Aviation Regulation Part 77.

Policy LU-14.7: Building heights shall comply with FAR Part 77 Imaginary Surfaces for the Fullerton Municipal Airport or Joint Forces Training Base Los Alamitos.

Chapter 2 *Land Use and Community Design Element*

Policy LU-14.5: Continue the City's role with the Orange County Council of Governments (OCCOG) including informing decision-makers about inter-governmental coordination, and representing the City at the sub-regional, regional, and state level.

Policy LU-14.6: Refer to the Airport Land Use Commission, for a determination of consistency with the Airport Environs Land Use Plan, any proposed development which would pierce the imaginary surfaces for the Fullerton Municipal Airport or the Joint Forces Training Base Los Alamitos, as defined in the Federal Aviation Regulation Part 77.

Policy LU-14.7: Building heights shall comply with FAR Part 77 Imaginary Surfaces for the Fullerton Municipal Airport or Joint Forces Training Base Los Alamitos.

Further, the proposed heights will be same or less than the height allowances currently permitted within the Zoning Code, except for the Housing Opportunities Overlay. The existing Buena Park Zoning Ordinance Height Regulations for Project parcels are listed below:

- Commercial General (CG) – Varies. No maximum with a Conditional Use Permit (CUP). Without a CUP 45 feet or 4 stories.

- Commercial Manufacturing (CM) – Varies. No maximum with a CUP. Without a CUP 35 feet.
- Office (CO) – Varies. No maximum with a CUP. Without a CUP 45 feet or 5 stories.
- Community Shopping (CS) – Varies. No maximum with a CUP. Without a CUP 45 feet or 4 stories.
- Light Industrial (ML) – Varies. No maximum with a CUP. Without a CUP 35 feet.
- Regional Commercial (CR) – Varies. No maximum with a CUP. Without a CUP 45 feet or 4 stories.
- Medium Density Multifamily Residential (RM-20) – Varies. No maximum with a CUP. Without a 35 feet.
- Low Density Multifamily Residential (RM-10) – Varies. No maximum with a CUP. Without a 35 feet.
- One Family Residential (RS-6) – 30 feet.

The proposed Building Height Regulations are listed below:

- MUO-45 – no more than 5 stories or 55 feet.
- MUO-60 – no more than 7 stories or 75 feet.
- MUO-100 – no more than 9 stories or 95 feet.
- Hotel/Motel Conversion Overlay – no change from existing zone.
- HOO and RCFO – no more than 5 stories or 55 feet.

There are further restrictions to height based on adjacency to existing residential development. Specifically:

“ The maximum building height adjacent to existing residential shall not exceed 4 stories or 45 feet in total height for development located within the MUO-45, MUO-60, HOO, and RCFO.”

The attached exhibit shows the various heights that can be achieved with and without the proposed overlay development regulations.

As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - As mentioned earlier, the sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The proposed site use and location has not changed since that approval. Please note, Section 1.7 of the HIO ODDS component of the Project identifies mitigation measures for construction noise impacts located in Section 107 of the document.

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. The sites inventory

was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

Safety - Consistent.

Explanation - No sites were identified within the Runway Protections Zone (RPZ) or the Accident Protection Zones (APZ) I or II adopted within the AELUP, ensuring compatibility. The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

There is NO strikethrough of existing zoning code, as the existing zoning code continues to apply. The proposed code amendment will be applicable if a new development requests to relay on the overlay. The Objective Design Standards for the Housing Incentive Overlays can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2012.18.23%20-%20final%20-%20W%20APPENDIX%20A.pdf

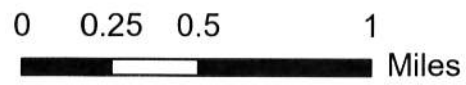
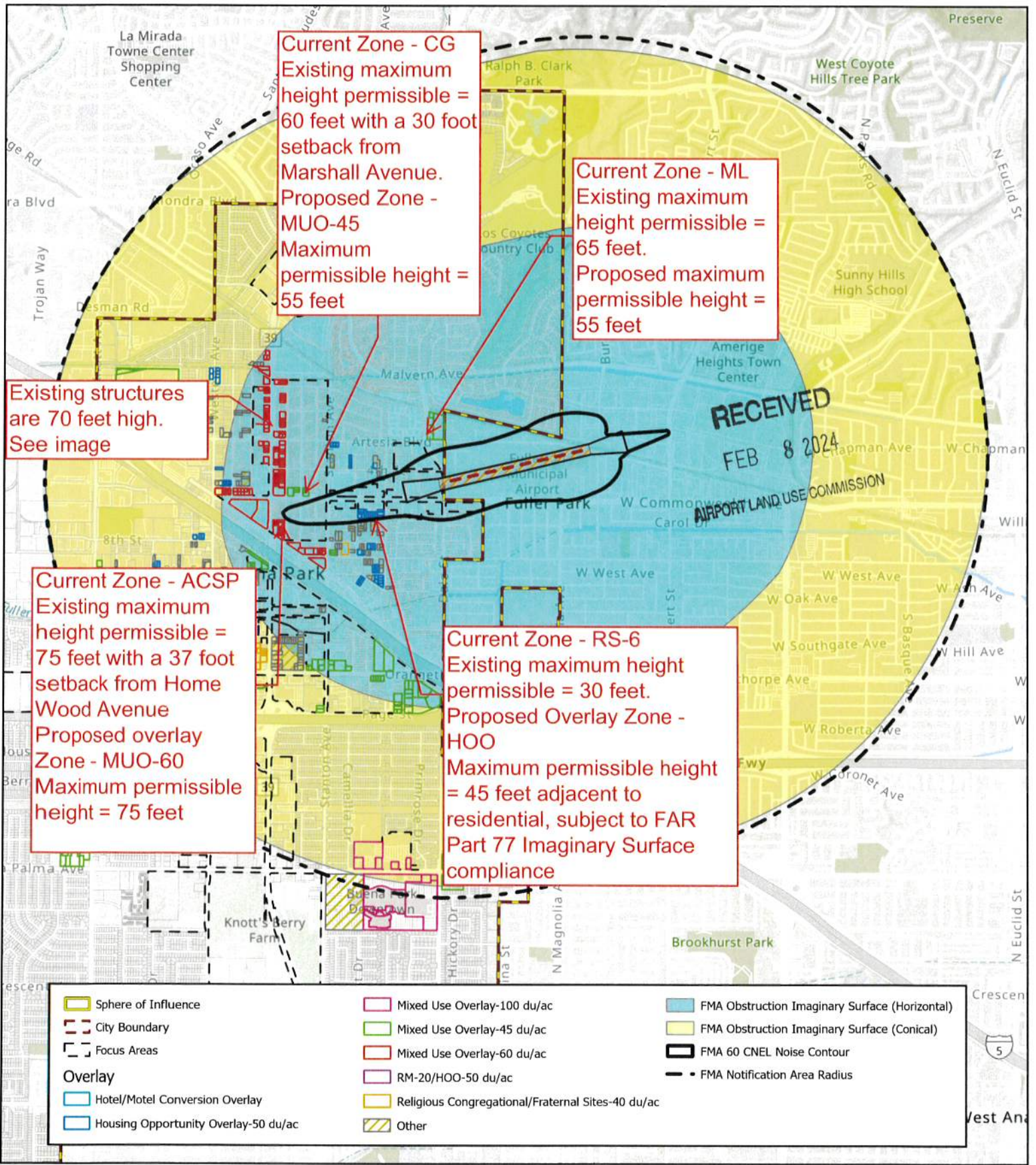
The City of Buena Park respectfully requests to be placed on the February 15, 2024, ALUC meeting agenda. If you have any questions or require any additional information, please contact me at your convenience. Thank you.

Sincerely,

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

Enclosures:

- ALUC Submittal Form and Checklist
- Existing Zoning Code regarding heights permitted and proposed heights permitted within the Overlays
- Permitted heights for specific parcels



Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
Planning Area



January 31, 2024

COMMUNITY DEVELOPMENT DEPARTMENT
RECEIVED

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

JAN 31 2024

AIRPORT LAND USE COMMISSION

SUBJECT: CITY OF BUENA PARK ZONING CODE TEXT AMENDMENT CREATING OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS TO IMPLEMENT THE HOUSING INCETIVE OVERLAYS SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Choum:

The City of Buena Park ("City") is pleased to submit the Zoning Code amendment creating Objective Design and Development Standards (ODDS) to implement six (6) new Housing Incentive Overlays (HIO) to the Orange County Airport Land Use Commission (ALUC) for review.

The proposed ODDS are a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 for the 2021-2029 Housing Element.

Project Background: The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, City Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation.

Project Description: The proposed ODDS will implement objective design and development standards for new development within the six (6) new Housing Incentive Overlays (HIO) applied to 253 parcels. The ODDS will apply to parcels undergoing a Housing Incentive Overlay as listed below:

- The Mixed-Use Overlay – 45 (MUO-45) will be applied to 107 parcels and would permit a base density of 45 dwelling units per acre (du/ac).
- The Mixed-Use Overlay – 60 (MUO-60) will be applied to 112 parcels and would permit a base density of 60 du/ac.
- The Mixed-Use Overlay – 100 (MUO-100) will be applied to 13 parcels and would permit a base density of 100 du/ac.
- The Hotel/Motel Conversion Overlay will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay (RCFO) will be applied to 17 parcels.

- The Housing Opportunities Overlay (HOO) will be applied to 61 parcels.

At this time, the City has prepared an IS/ND for approval of the ODDS as a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 for the 2021-2029 Housing Element.

The City previously analyzed the sites inventory to determine consistency with the AELUPs. The ALUC found the Buena Park Housing Element Update sites inventory as inconsistent. As a result, the sites inventory was modified to eliminate certain sites, and to add other sites in order to meet the City's housing allocation. The updated sites inventory with the accompanying use and densities was found consistent with the ALUC review dated January 20, 2022.

Height (Part 77 Obstruction Imaginary Surface) - Consistent

Explanation – The proposed heights will be less than the height allowances currently permitted within the Zoning Code. The existing Buena Park Zoning Ordinance Height Regulations for Project parcels are listed below:

- Commercial General (CG) – No maximum with a Conditional Use Permit, otherwise 45 feet or 4 stories.
- Commercial Manufacturing (CM) – No maximum with a Conditional Use Permit, otherwise 35 feet.
- Office (CO) – No maximum with a Conditional Use Permit, otherwise 45 feet or 5 stores.
- Community Shopping (CS) – No maximum with a Conditional Use Permit, otherwise 45 feet or 4 stories.
- Light Industrial (ML) – No maximum with a Conditional Use Permit, otherwise 35 feet.
- Regional Commercial (CR) – No maximum with a Conditional Use Permit, otherwise 45 feet or 4 stories.
- Medium Density Multifamily Residential (RM-20) – No maximum with a Conditional Use Permit, otherwise 35 feet.
- Low Density Multifamily Residential (RM-10) – No maximum with a Conditional Use Permit, otherwise, 35 feet.
- One Family Residential (RS-6) – 30 feet.

The proposed Building Height Regulations are listed below:

- MUO-45 – up to 5 stories or 55 feet.
- MUO-60 – up to 7 stories of 75 feet.
- MUO-100 – up to 9 stories or 95 feet.
- HOO and RCFO – up to 5 stories or 55 feet.

As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - As mentioned earlier, the sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The proposed site use and location has not changed since

that approval. Please note, Section 1.7 of the HIO ODDS component of the Project identifies mitigation measures for construction noise impacts located in Section 107 of the document.

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. The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

Safety - Consistent.

Explanation - No sites were identified within the Runway Protections Zone (RPZ) or the Accident Protection Zones (APZ) I or II adopted within the AELUP, ensuring compatibility. The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

There is NO strikethrough of existing zoning code, as the existing zoning code continues to apply. The proposed code amendment will be applicable if a new development requests to relay on the overlay. The Objective Design Standards for the Housing Incentive Overlays can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2012.18.23%20-%20final%20-%20W%20APPENDIX%20A.pdf

The City of Buena Park respectfully requests to be placed on the February 15, 2024, 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: 2024.01.31 16:28:30 -08'00'

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

Enclosures:

- ALUC Submittal Form and Checklist
- Existing Zoning Code regarding heights permitted and proposed heights permitted within the Overlays
- Permitted heights for specific parcels
- General Plan Noise Policies



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: Buena Park
2. Contact Information - Name/Title Swati Meshram, PhD, AICP, Project Manager
Agency: City of Buena Park, Planning Division
Address: 6650 Beach Blvd., First Floor, Buena Park, CA 90622
Phone/email: 714.562.3610
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): Zoning Code Amendment
Name of General Plan Element, Specific Plan or Planned Community: Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlays (HIOs)
5. Scheduled date of Planning Commission Public Hearing: 1/24/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 2/13/2024
7. Requested date of ALUC Review: February 16
(Complete submittals must be received by the first day of the month for the next meeting).
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current Varies. Please see attached and proposed 95 feet or 9 stories maximum heights allowed.

Continued on next page.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

- ☒ Cover letter on City/County letterhead.
- ☒ Completed Submittal Form.
- ☒ Link to existing none and proposed
https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2012.18.23%20-%20final%20-%20W%20APPENDIX%20A.pdf
 General Plan Element, Specific Plan or Zoning Code for this submittal.
- ☒ Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- ☒ Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- ☒ Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- ☒ Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- ☒ Attachment showing current and proposed noise policies/mitigation measures.
- ☒ Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.
 See attached cover letter
- ☒ Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

*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/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email 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
ALUCinfo@ocair.com*

Existing Height of structures in Commercial and Industrial Zones

19.516.040 Height of Structures.

A. The maximum height of any building or structure shall be as shown in Table [19.516.040](#).

Table 19.516.040		
HEIGHT LIMITS—COMMERCIAL / INDUSTRIAL ZONES		
Zones	Maximum Height	
	Within Fifty Feet of Any Residential Zone	More than Fifty Feet from any Residential Zone
CO, CS, CG, CR	1 story or 15 feet, whichever is less	4 stories or 45 feet, except that a greater height may be authorized by a conditional use permit. In addition, at any point the height shall not be more than the horizontal distance from the nearest residential zone and not more than 2 times the horizontal distance from the nearest street property line. (1)
CM, MR, ML, MH	20 feet	At any point, the height shall not be more than 35 feet plus 1 foot for each foot of horizontal distance in excess of 50 feet from the nearest residential zone or street property line, except that a greater height may be authorized under a conditional use permit.

Note:
 (1) Special provisions apply for the building height from the nearest street property line within a master-planned development in the CR zone pursuant to Chapter [19.556](#).

Existing Height of Structures on Single Family Residential Zones

19.316.090 Height of Structures.

A. The maximum height of any building or structure shall be as shown in Table [19.316.090](#).

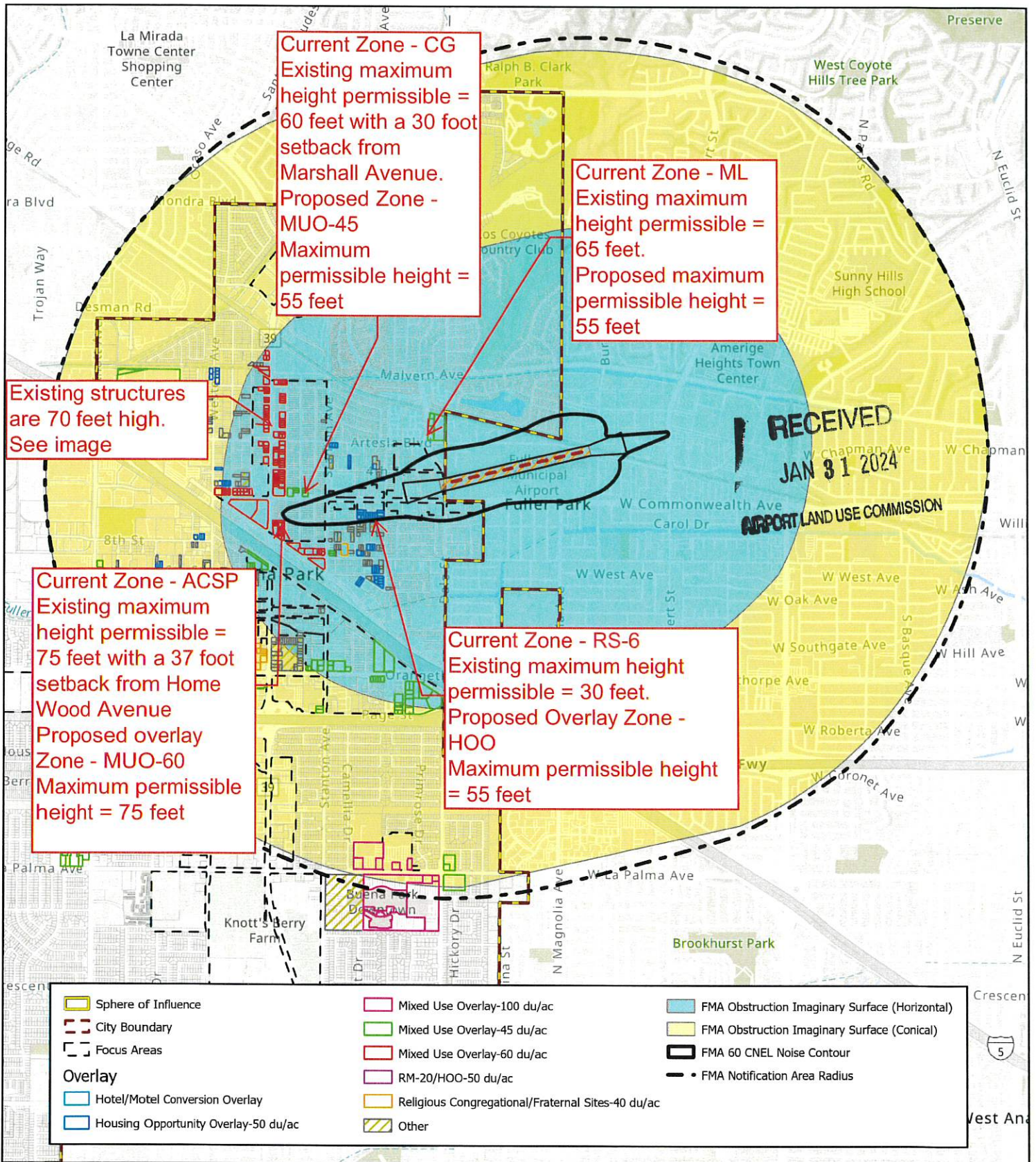
Table 19.316.090 HEIGHT LIMITS—RS ZONES		
Type of Building	Maximum Height	
Main building	2 stories	not to exceed 30 feet.
Accessory building or structure	1 story	not to exceed 15 feet at peak of roof or 12 feet for a flat roofed structure.

Existing Height of Structures on Multifamily Residential Zones

Table 19.416.090 HEIGHT LIMITS—RM ZONES (1) (2) (Other than RMH) (3)		
Type of Building	Maximum Height	
	Within Fifty Feet of Any RS Zone	More than Fifty Feet from RS Zone
Any building or structure	1 story or 15 feet, whichever is less	35 feet, except a greater height may be authorized by conditional use permit
<p>For a single family dwelling (one dwelling unit on a lot) in the RM zones, the height limits of Section 19.316.090 of Division 3 shall apply.</p> <p>For multi-family units on a lot in the RM-20 zone with non-conforming lot width and/or lot area, special height requirements of Section 19.448.025 shall apply.</p> <p>See subsection F of Section 19.448.020 for height limits in RMH Zone.</p>		

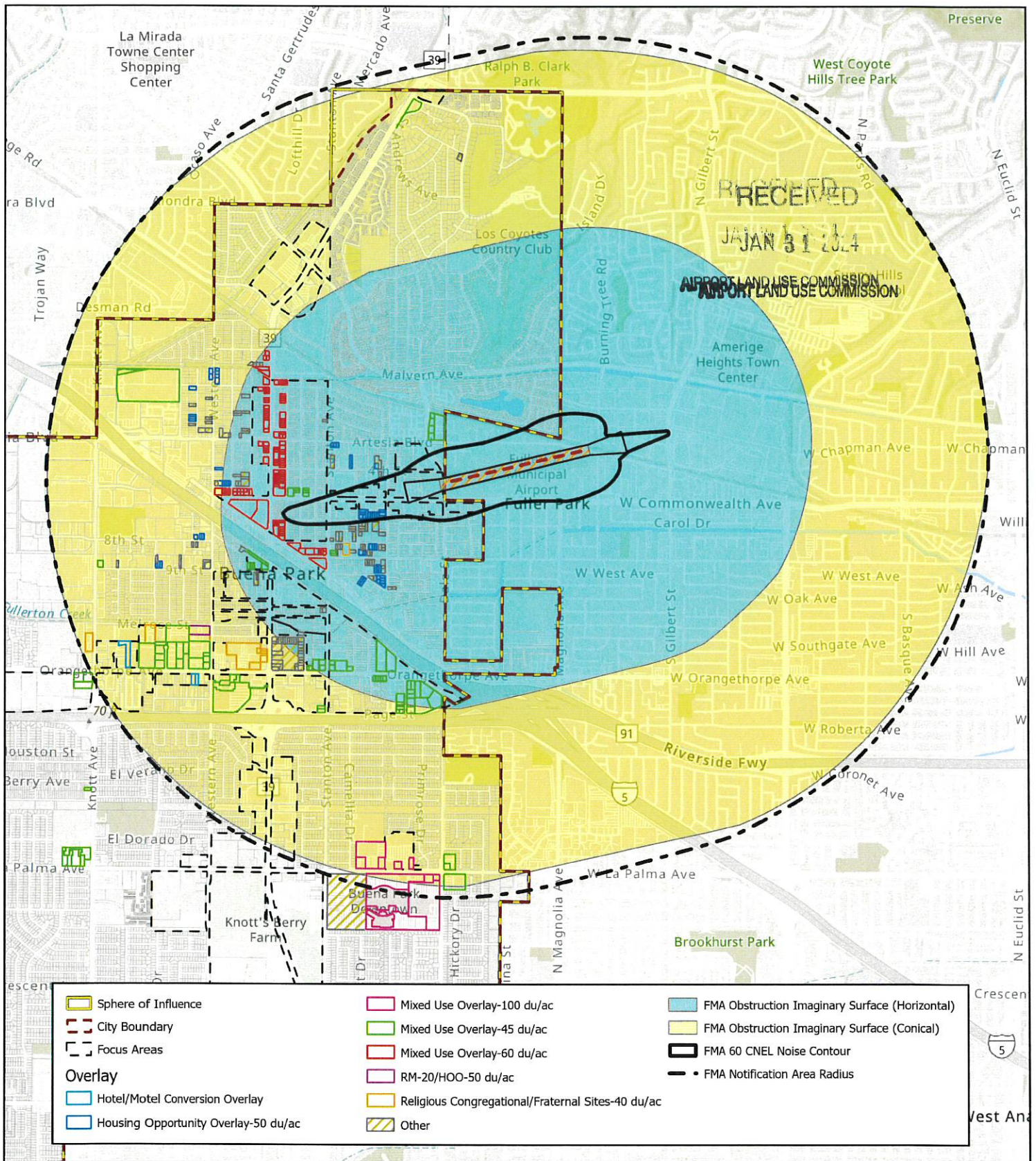
Proposed height of structures in various overlay zones

Table 3.1 – HIO Development Standards Overview					
Development Standard	Mixed-Use Overlays			Multi-Family Overlays	
	MUO-45	MUO-60	MUO-100	HOO	RCFO
Density and Intensity					
Base Density	45 du/ac	60 du/ac	100 du/ac	50 du/ac	40 du/ac
Floor Area Ratio (FAR)	1.5 FAR	1.0 FAR	1.75 FAR	-	-
Minimum Site Dimensions					
Minimum Lot Size	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	15,000 sq. ft.
Minimum Lot Width	50 feet	50 feet	100 feet	45 feet	50 feet
Minimum Lot Depth	75 feet	75 feet	100 feet	75 feet	65 feet
Minimum Building Setbacks					
Front Yard Setback	10 feet	10 feet	15 feet	10 feet	10 feet
Side Street Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	15 feet	15 feet	20 feet	15 feet	15 feet
Side Yard Setback	-	-	-	-	-
Main Building	6 feet	6 feet	10 feet	6 feet	6 feet
Accessory Building	5 feet	5 feet	5 feet	5 feet	5 feet
Rear Yard Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	5 feet	5 feet	10 feet	5 feet	5 feet
Street Corner Setback (Arterial Streets/Outer Corner Treatments)	20 feet	20 feet	20 feet	15 feet	15 feet
Lot Coverage					
Maximum Lot Coverage	80%	80%	80%	80%	80%
Building Form					
Stories	5	7	9	5	5
To Highest Eave/Parapet	52 feet	72 feet	92 feet	52 feet	52 feet
Maximum Height (Overall)	55 feet	75 feet	95 feet	55 feet	55 feet
Ground Floor Height	-	-	-	-	-
Residential (min.)	9 feet	9 feet	9 feet	8 feet	8 feet
Non-Residential (min.)	15 feet	15 feet	15 feet	-	-
Open Space					
Minimum Open Space	16 – 200 total units: 150 square feet of usable open space per unit 200 or more total units: 100 square feet of usable open space per unit A minimum of 50% as common open space and the remaining 50% as either private or common				



Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
Planning Area



Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
 Planning Area



COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED

JAN 31 2024

AIRPORT LAND USE COMMISSION

January 31, 2024

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

SUBJECT: CITY OF BUENA PARK ZONE CHANGE SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Choum:

The City of Buena Park ("City") is pleased to submit a Zone Change (ZC) to create six (6) new Housing Incentive Overlays (HIO) to the Orange County Airport Land Use Commission (ALUC) for review and recommendation.

The proposed ZC is a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment to implement the approved Housing Element.

Project Background: The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, City Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation.

Project Description: The proposed ZC will create six (6) new Housing Incentive Overlays (HIO) applied to 253 parcels and change the zoning classification for one (1) parcel to Medium Density Residential (RM-20). The ZC will apply to parcels as listed below:

- The Mixed-Use Overlay – 45 (MUO-45) will be applied to 107 parcels and would permit a base density of 45 dwelling units per acre (du/ac).
- The Mixed-Use Overlay – 60 (MUO-60) will be applied to 112 parcels and would permit a base density of 60 du/ac.
- The Mixed-Use Overlay – 100 (MUO-100) will be applied to 13 parcels and would permit a base density of 100 du/ac.
- The Hotel/Motel Conversion Overlay will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay (RCFO) will be applied to 17 parcels.
- The Housing Opportunities Overlay (HOO) will be applied to 61 parcels.
- Medium Density Residential (RM-20) will be applied to 1 parcel.

At this time the City has prepared an IS/ND for approval of the above stated amendments.

The City previously analyzed the sites inventory to determine consistency with the AELUPs. The ALUC found the Buena Park Housing Element Update sites inventory as inconsistent. As a result, the sites inventory was modified to eliminate certain sites, and to add other sites in order to meet the City's housing allocation. The updated sites inventory with the accompanying use and densities was found consistent with the ALUC review dated January 20, 2022.

The requested Zone Change does not propose any new sites or uses not already reviewed and approved by ALUC.

Height (Part 77 Obstruction Imaginary Surface) - Consistent

Explanation – The zone change does not change the heights of the structures. Further analysis is provided in the accompanying application for Zoning Code Amendment.

As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - As mentioned earlier, the sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The proposed site use and location has not changed since that approval.

Notification - Consistent.

Explanation - The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

Safety - Consistent.

Explanation - The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

The Existing and Proposed Zoning Map are provided as an attachment to this submittal package.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

The City of Buena Park respectfully requests to be placed on the February 15, 2024, ALUC meeting agenda. If you have any questions or require any additional information, please contact me at your convenience. Thank you.

Sincerely,

Swati Meshram, PhD, AICP, Planning Manager
Planning Division

ZC SUBMITTAL COVER LETTER

Page 3

City of Buena Park

Enclosures:

1. Existing Zoning Map
2. Proposed Overlay Map
3. ALUC Submittal Form and Checklist
4. Notification Area/Obstruction Imaginary Surfaces/Noise Contours Planning Area Exhibit
5. List of APNs for parcels affected
6. Determination Letter for Buena Park Housing Element Update with Site Modifications

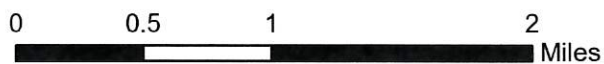
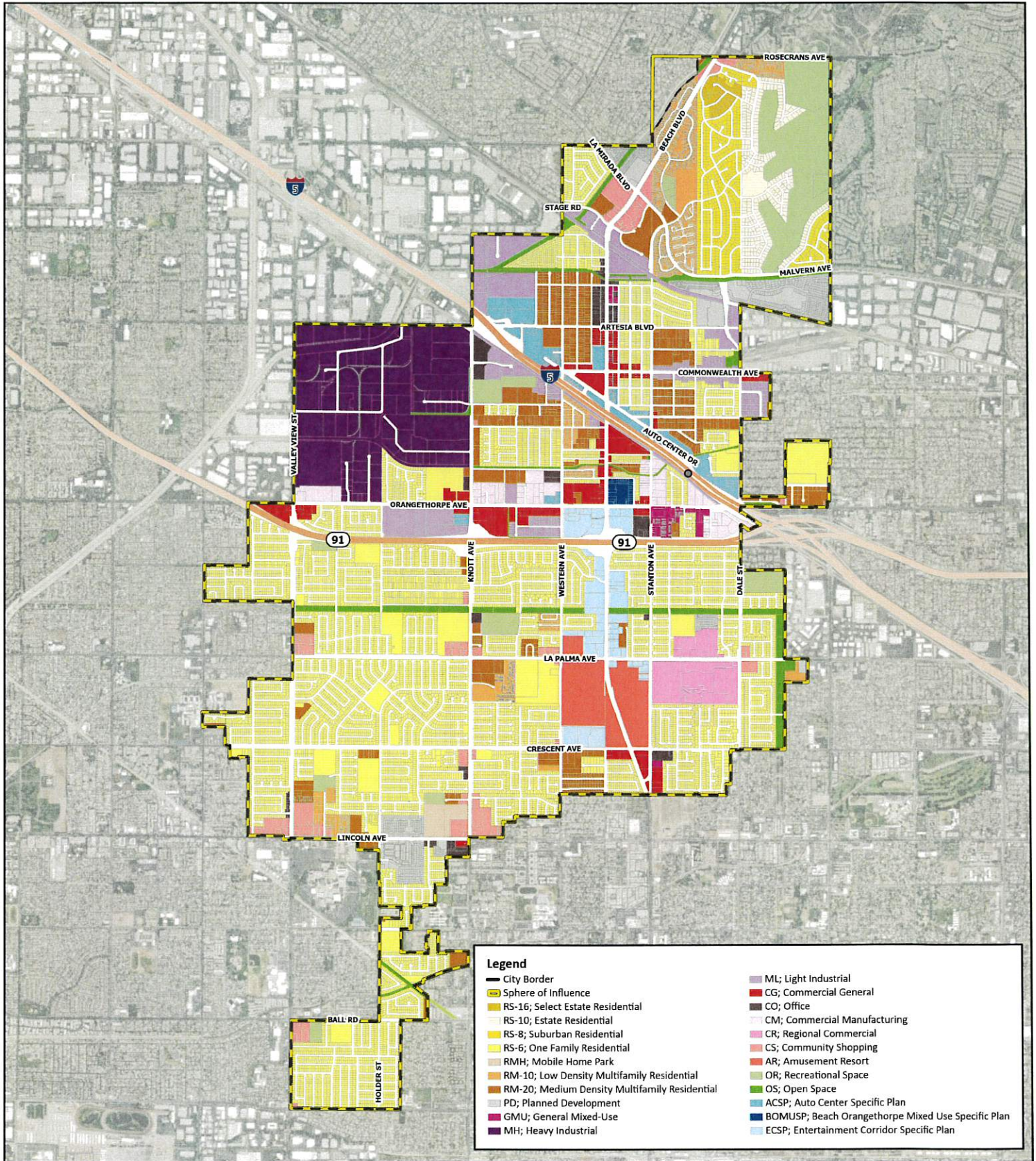


Exhibit 2-6: Existing Zoning
City of Buena Park

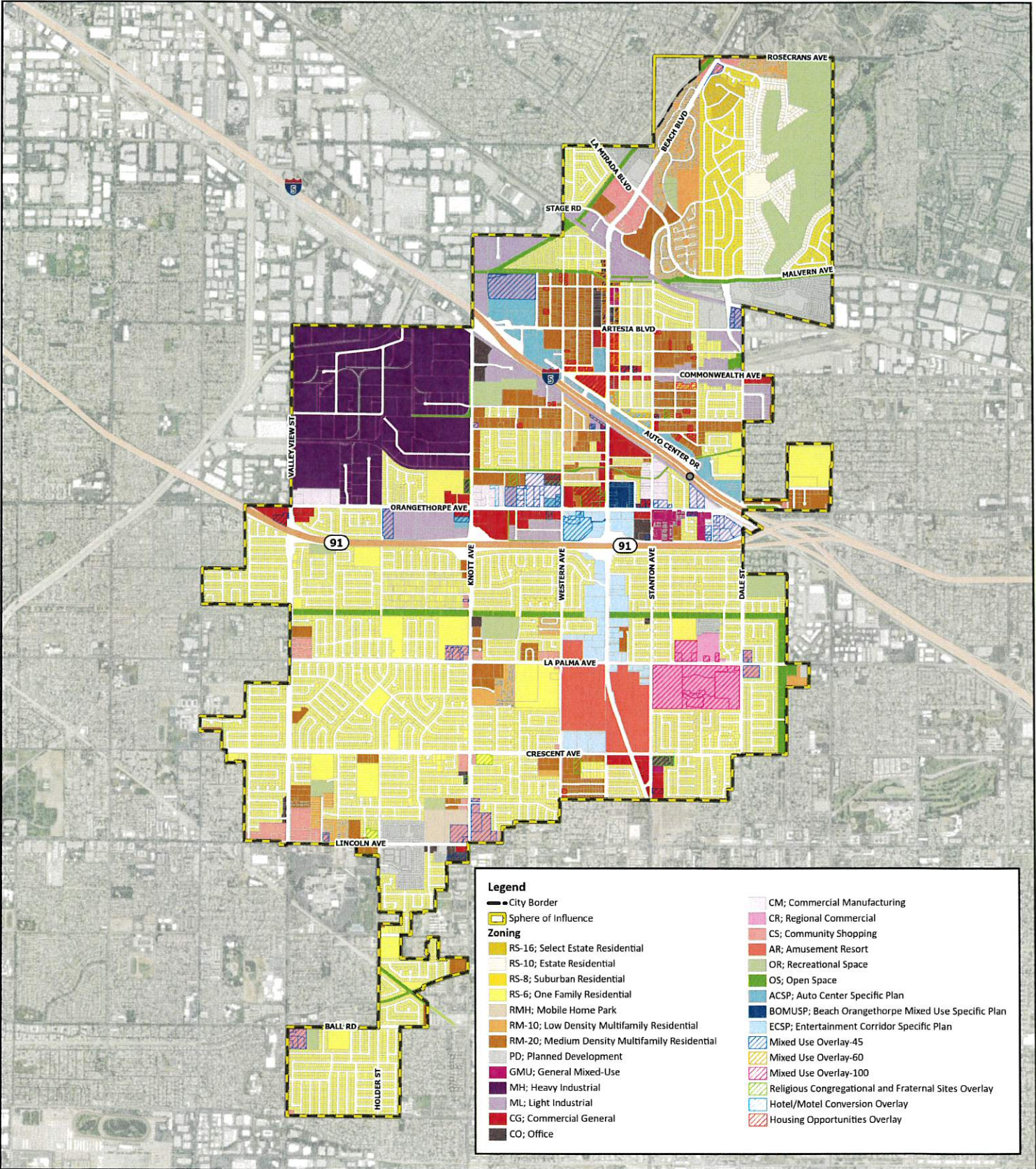


Exhibit 2-8: Proposed Zoning
City of Buena Park



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: Buena Park
2. Contact Information - Name/Title Swati Meshram, PhD, AICP, Project Manager
Agency: City of Buena Park, Planning Division
Address: 6650 Beach Blvd., First Floor, Buena Park, CA 90622
Phone/email: 714.562.3610
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): Zoning Change
Name of General Plan Element, Specific Plan or Planned Community: Zoning Map
5. Scheduled date of Planning Commission Public Hearing: 1/24/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 2/13/2024
7. Requested date of ALUC Review: February 16
(Complete submittals must be received by the first day of the month for the next meeting).
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current None and proposed None maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Link to existing See exhibits and proposed see exhibits General Plan Element, Specific Plan or Zoning Code for this submittal.
- Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- Attachment showing current and proposed noise policies/mitigation measures.
- Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.
See cover letter
- Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

*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/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

Mail or Email 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
ALUCinfo@ocair.com



Sphere of Influence	Mixed Use Overlay-100 du/ac	FMA Obstruction Imaginary Surface (Horizontal)
City Boundary	Mixed Use Overlay-45 du/ac	FMA Obstruction Imaginary Surface (Conical)
Focus Areas	Mixed Use Overlay-60 du/ac	FMA 60 CNEL Noise Contour
Overlay	RM-20/HOO-50 du/ac	FMA Notification Area Radius
Hotel/Motel Conversion Overlay	Religious Congregational/Fraternal Sites-40 du/ac	
Housing Opportunity Overlay-50 du/ac	Other	



Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
Planning Area

Esri, NASA, NGA, USGS, FEMA, City of Anaheim, City of Fullerton, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

January 31, 2024

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

RECEIVED
JAN 31 2024
AIRPORT LAND USE COMMISSION

SUBJECT: CITY OF BUENA PARK GENERAL PLAN AMENDMENT AMENDING THE LAND USE GENERAL PLAN LAND USE MAP SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Choum:

The City of Buena Park ("City") is pleased to submit a General Plan Amendment (GPA) amending the City's Land Use General Plan Land Use Map to the Orange County Airport Land Use Commission (ALUC) for review.

The proposed GPA is a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Text Amendment to implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 for the 2021-2029 Housing Element.

Project Background: The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, City Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation.

Project Description: The proposed GPA will establish and apply five (5) new mixed-use overlays and increase the base density of the Housing Opportunities Overlay from 30 dwelling units per acre to 50 dwelling units per acre within the Land Use and Community Design Element of the General Plan. The GPA will apply to 255 parcels as listed below:

- The Mixed-Use Overlay – 45 (MUO-45) will be applied to 107 parcels and would permit a base density of 45 dwelling units per acre (du/ac).
- The Mixed-Use Overlay – 60 (MUO-60) will be applied to 112 parcels and would permit a base density of 60 du/ac.
- The Mixed-Use Overlay – 100 (MUO-100) will be applied to 13 parcels and would permit a base density of 100 du/ac.
- The Hotel/Motel Conversion Overlay will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay (RCFO) will be applied to 17 parcels.
- The Housing Opportunities Overlay (HOO) will be applied to 1 parcel.
- 2 parcels will require a land use designation amendment from Open Space and

Medium Density Residential to High Density Residential.

At this time the City has prepared an IS/ND for approval of the above stated amendments.

The City previously analyzed the sites inventory to determine consistency with the AELUPs. The ALUC found the Buena Park Housing Element Update sites inventory as inconsistent. As a result, the sites inventory was modified to eliminate certain sites, and to add other sites in order to meet the City's housing allocation. The updated sites inventory with the accompanying use and densities was found consistent with the ALUC review dated January 20, 2022.

The requested General Plan Land Use Element does not propose any new sites or uses not already reviewed and approved by ALUC.

Height (Part 77 Obstruction Imaginary Surface) - Consistent

Explanation - City's General Plan Land Use Element does not specify height restrictions for individual land use categories. It consists of an adopted policy listed below. No change to the policy is proposed:

Policy LU-14.7: Building heights shall comply with FAR Part 77 Imaginary Surfaces for the Fullerton Municipal Airport or Joint Forces Training Base Los Alamitos.

As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - In order to implement AELUP's recommendation for sound attenuation within Noise Impact Zone, 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), ensuring compatibility. Also, as mentioned before, a review of the previously approved sites location is not requested at this time. The location and use of the sites was found consistent with the previous ALUC review of the sites inventory dated January 20, 2022.

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.

Safety - Consistent.

Explanation - No sites new sites are added from the previously reviewed and approved sites inventory. The location of the sites was found consistent with the previous ALUC review of the sites inventory dated January 20, 2022

The Existing and Proposed General Plan Land Use Map are provided as an attachment to this submittal package.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

Enclosed you will find the ALUC Submittal Form, Submittal Checklist, and the required exhibit depicting sites within the Fullerton Municipal Airport (FMA) Notification Area (219 projected sites), the FMA Obstruction Imaginary Surface Horizontal (160 projected sites), the FMA Obstruction Imaginary Surface Conical (65 projected sites) and the FMA 60 CNEL Noise Contour (15 projected sites) for ALUC review. Based on the OC AELUP Maps, no sites identified in the General Plan Amendment amending the Land Use General Plan Land Use Map are located within either the FMA Runway Protection or Accident Potential zones. The location of the sites was found consistent with the previous ALUC review of the sites inventory dated January 20, 2022.

The City of Buena Park respectfully requests to be placed on the February 16, 2024, 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: 2024.01.31 09:14:32
-08'00'

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

Enclosures:

Proposed General Plan Land Use Amendment text
APNs of parcels affected
ALUC Submittal Form and Checklist
Notification Area/Obstruction Imaginary Surfaces/Noise Contours Planning Area Exhibit
2022 Housing Element Agenda Item Report
Buena Park General Plan Noise Element Excerpt

EXHIBIT A

Deleted text shown in ~~striketrough~~. New text in **Bold**.

HOUSING OPPORTUNITIES OVERLAY To provide for affordable housing opportunities consistent with the City's identified remaining housing growth need in the Housing Element and AB 2348, the 2035 General Plan includes a Housing Opportunities Overlay designation. Target sites to increase affordable housing opportunities are included in the overlay. The base density for the overlay designation is ~~30~~ **50** du/ac.



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: Buena Park
2. Contact Information - Name/Title Swati Meshram, PhD, AICP, Project Manager
Agency: City of Buena Park, Planning Division
Address: 6650 Beach Blvd., First Floor, Buena Park, CA 90622
Phone/email: 714.562.3611
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): General Plan Amendment
Name of General Plan Element, Specific Plan or Planned Community: General Plan Land Use Map
5. Scheduled date of Planning Commission Public Hearing: 1/24/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 2/13/2024
7. Requested date of ALUC Review: February 16
(Complete submittals must be received by the first day of the month for the next meeting).
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current The general plan does not contain height standards and proposed Height standards are not proposed within the General Plan maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Link to existing
https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/General%20plan/2035%20General%20Plan/Chapter02.pdf and proposed
<https://casceng.maps.arcgis.com/apps/instant/basic/index.html?appid=01ea8fc0ce44491b9bad1650b9f3910a> General Plan Element, Specific Plan or Zoning Code for this submittal.
- Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- Attachment showing current and proposed noise policies/mitigation measures.
- Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.
See attached Agenda Report for the 2022 Housing Element Update review
- Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

*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/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email 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
ALUCinfo@ocair.com*



COMMUNITY DEVELOPMENT DEPARTMENT

January 31, 2024

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

RECEIVED

JAN 31 2024

AIRPORT LAND USE COMMISSION

SUBJECT: CITY OF BUENA PARK SPECIFIC PLAN AMENDMENT AMENDING THE AUTO CENTER SPECIFIC PLAN AND THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Choum:

The City of Buena Park ("City") is pleased to submit a Specific Plan Amendment (SPA) amending the City's Auto Center Specific Plan (ACSP) and Entertainment Corridor Specific Plan (ECSP) to establish mixed use overlays for specific parcels to the Orange County Airport Land Use Commission (ALUC) for review and recommendation.

The proposed SPA is a Project component of the General Plan Amendment, Zone Change, Specific Plan Amendment and Text Amendment to implement the Housing Element Update Programs 11, 12, and 16 for the 2021-2029 Housing Element.

Project Background: The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, City Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation.

Project Description: The proposed SPA will establish and apply two (2) new mixed-use overlays to the ACSP and the ECSP. The Mixed-Use Overlay – 45 (MUO-45) will be applied to five (5) parcels within the ACSP and three (3) parcels within the ECSP, establishing a base density of 45 dwelling units per acre (du/ac). The Mixed-Use Overlay – 60 (MUO-60) will be applied to twenty (20) parcels within the ACSP and would permit a base density of 60 du/ac.

At this time, the City has prepared an IS/ND for approval of the above stated amendments.

The City previously analyzed the sites inventory to determine consistency with the AELUPs. The ALUC found the Buena Park Housing Element Update sites inventory as inconsistent. As a result, the sites inventory was modified to eliminate certain sites, and to add other sites in order to meet the City's housing allocation. The updated sites inventory with the accompanying use and densities was found consistent with the ALUC review dated January 20, 2022.

The requested Specific Plan Amendment does not propose any new sites or uses not already reviewed and approved by ALUC.

Height (Part 77 Obstruction Imaginary Surface) - Consistent

Explanation - The Specific Plan Amendment does not change the heights of the structures. Further analysis regarding height is provided in the accompanying application for Zoning Code Amendment.

As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - As mentioned earlier, the sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The proposed site use and location has not changed since that approval.

Notification - Consistent.

Explanation - The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.

Safety - Consistent.

Explanation - The sites inventory was deemed consistent with the previous ALUC review dated January 20, 2022. The site location has not changed since that approval. No changes to the site locations has been made.


The proposed Specific Plan Amendments are provided as an attachment to this submittal package.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

The City of Buena Park respectfully requests to be placed on the February 15, 2024, 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: 2024.01.31
16:14:56 -08'00'

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

Enclosures:

SPA SUBMITTAL FORM

Page 3

1. ALUC Submittal Form and Checklist
2. Notification Area/Obstruction Imaginary Surfaces/Noise Contours Planning Area Exhibit
3. Determination letter for Buena Park Housing Element Update with Site Modifications
4. Buena Park General Plan Noise Element excerpt



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: Buena Park
2. Contact Information - Name/Title Swati Meshram, PhD, AICP, Project Manager
Agency: City of Buena Park, Planning Division
Address: 6650 Beach Blvd., First Floor, Buena Park, CA 90622
Phone/email: 714.562.3610
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): Specific Plan Amendment
Name of General Plan Element, Specific Plan or Planned Community: Auto Center Specific Plan & Entertainment Corridor Specific Plan
5. Scheduled date of Planning Commission Public Hearing: 1/24/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 2/13/2024
7. Requested date of ALUC Review: February 16
(Complete submittals must be received by the first day of the month for the next meeting).
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current Refer to Zoning Code Change application and proposed Refer to Zoning Code Change application maximum heights allowed.

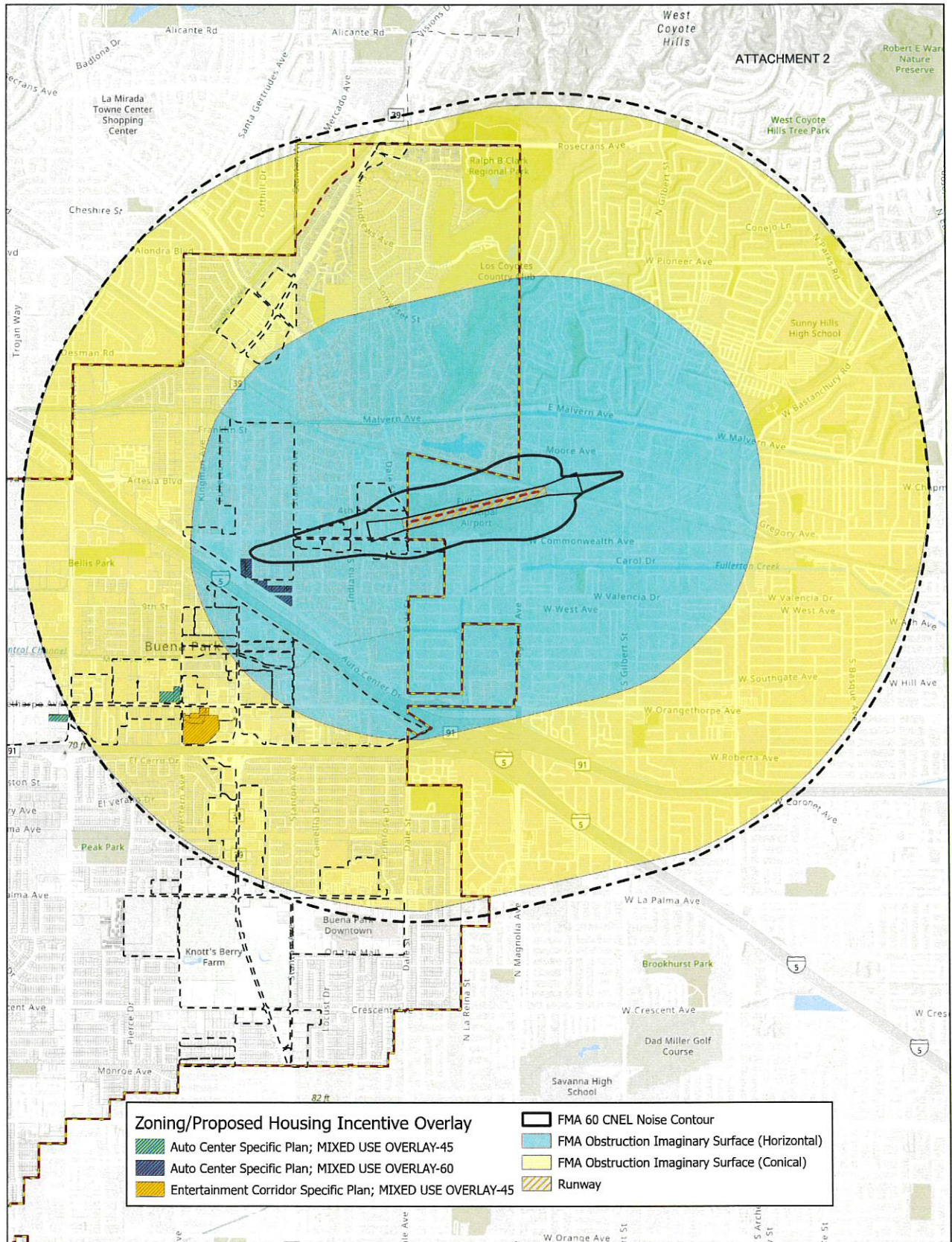
SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Link to existing Click or tap here to enter text. and proposed Click or tap here to enter text. General Plan Element, Specific Plan or Zoning Code for this submittal.
- Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- Attachment showing current and proposed noise policies/mitigation measures.
- Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.
Please see explanation in the cover letter
- Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

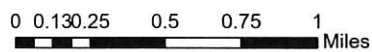
*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email 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
ALUCinfo@ocair.com*




Buena Park Specific Plan Amendment



Fullerton Municipal Airport Notification Area/Planning Area

Chapter 8 *Noise Element*

- *Acoustic Architectural Design.* Involves the incorporation of noise reduction strategies in the design and layout of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design, and the provision of air conditioning all play an important role in shielding noise sensitive activities from intrusive sound levels.
- *Acoustic Construction.* Involves the treatment of various parts of a building to reduce interior noise levels. Acoustic wall design, doors, ceilings and floors, as well as dense building materials, the use of acoustic windows (i.e., double glazed, double paned, thick, non-opening, or small with air-tight seals), and the inclusion of maximum air spaces in attics and walls are all available options. 
- *Noise barriers.* Ideally, noise barriers incorporate the placement of berms, walls, or a combination of the two in conjunction with appropriate landscaping to create an aesthetically pleasing environment. Where space is available (clustered developments), a meandering earth berm is both effective and aesthetically pleasing. Where space is restricted, a wall is an effective treatment.

The City will continue to enforce State laws and will ensure compliance with the Buena Park Noise Ordinance. The City may require acoustical studies be prepared as part of the development review process to ensure adequate analysis of potential noise impacts associated with the proposed development project. Additionally, the City will continue to coordinate with airport and rail operators to minimize noise impacts associated with these uses.

8.11 PRINCIPLES, GOALS, AND POLICIES

PRINCIPLE: NOISE CONTROL STANDARDS

The City recognizes the need for noise control standards and is committed to complying with the applicable requirements.

Goal N-1: Appropriate Federal, State, and City standards, guidelines, and ordinances for noise control implemented and enforced throughout the City.

Policy N-1.1: Continue to monitor noise throughout Buena Park and enforce the standards and regulations of the City's Noise Ordinance.

Chapter 8 *Noise Element*

- Policy N-1.2: Continue to enforce noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes, and subdivision and zoning regulations.
- Policy N-1.3: Adhere to the City's Municipal Code Standards and planning guidelines that include noise control for the interior space of residential developments.
- Policy N-1.4: Continue to encourage the enforcement of regulations such as the State Vehicle Code Noise Standards for automobiles, trucks, and motorcycles operating within the City.
- Policy N-1.5: Coordinate with California Occupational Safety and Health Administration (Cal-OSHA) to provide information on occupational noise requirements within the City.
- Policy N-1.6: Conform to the noise attenuation standards sets forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development within the Fullerton Municipal Airport and Los Alamitos Joint Forces Training Center planning areas.

PRINCIPLE: CONSTRUCTION AND MAINTENANCE ACTIVITY NOISE

The City seeks to reduce noise levels created by construction and maintenance activities.

Goal N-2: Minimized noise levels from construction and maintenance equipment, vehicles, and activities.

- Policy N-2.1: Regulate construction activities to ensure all noise associated with construction activities comply with the City's Noise Ordinance.
- Policy N-2.2: Employ construction noise reduction methods to the maximum extent feasible. These measures may include, but not limited to, shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment.

Chapter 8 *Noise Element*

- Policy N-2.3: Require municipal vehicles and noise-generating mechanical equipment purchased or used by the City to comply with noise standards specified in the City's Municipal Code, or other applicable codes.
- Policy N-2.4: Exceedance of noise standards may occur on a case-by-case basis for special circumstances including emergency situations, special events, and expedited development projects.
- Policy N-2.5: Ensure acceptable noise levels are maintained near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas.

PRINCIPLE: LAND USE AND NOISE CONSIDERATIONS

Land use planning decisions can result in potential noise impacts. Buena Park recognizes the need for careful consideration of noise affects when considering land use decisions.

Goal N-3: Consideration of noise affects in the land use planning process.

- Policy N-3.1: Fully integrate noise considerations into land use planning decisions to prevent new noise/land use conflicts.
- Policy N-3.2: Consider the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing development proposals.
- Policy N-3.3: Adhere to the City's Municipal Code Standards and planning guidelines that include noise control for the interior space of new residential developments within noise impacted areas (noise control practices include installing thick glass windows, restricting the hours of construction, double glazing, façade treatment, installing and maintaining mufflers, erecting noise barriers, etc.).
- Policy N-3.4: Permit only those new development or redevelopment projects that have incorporated appropriate mitigation measures, so that standards contained in the Noise Element or adopted ordinance are met.
- Policy N-3.5: Encourage proper site planning and architecture to reduce noise impacts.
- Policy N-3.6: Discourage the development of sensitive uses in areas in excess of 65 dBA CNEL without appropriate mitigation.

- Policy N-3.7:** Require all residential units be attenuated to comply with the City's Noise Ordinance.
- Policy N-3.8:** Encourage all new entertainment, tourist-related, commercial, or industrial development adjacent to residential or sensitive land uses to prepare an Acoustical Assessment discussing the existing noise environment, analyzing potential noise impacts of the operation of the new development, and recommending measures to mitigate potential impacts to meet established Federal, State, and City Standards, Guidelines, and Ordinances for noise control.
- Policy N-3.9:** Incorporate noise reduction features for items such as but not limited to parking and loading areas, ingress/egress point, HVAC units, and refuse collection areas, during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses.
- Policy N-3.10:** Require the design of mixed-use structures to incorporate techniques to prevent the transfer of noise and vibration from the commercial to residential use.
- Policy N-3.11:** Encourage commercial uses in mixed-use developments that are not noise intensive.
- Policy N-3.12:** Orient mixed-use residential units, where possible, away from major noise sources.
- Policy N-3.13:** Locate balconies and operable windows of residential units in mixed-use projects away from the primary street and other major noise sources, where possible, or provide appropriate mitigation.
- Policy N-3.14:** Conform to the noise attenuation standards set forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development, within the Orange County Airport Land Use Commissions planning area boundaries for the Fullerton Municipal Airport and Los Alamitos Joint Forces Training Base.
- Policy N-3.15:** Continue to address community concerns about entertainment- or tourist-related uses, trains, or other uses that generate excessive noise adjacent to noise-sensitive uses.

Chapter 8 *Noise Element*

PRINCIPLE: NOISE SENSITIVE LAND USES

The City seeks to reduce noise spillover or encroachment of non-residential uses on adjoining residential areas and other noise sensitive land uses.

Goal N-4: Ambient noise conditions in sensitive land use areas maintained and/or improved.

- Policy N-4.1: Identify and reduce or eliminate unnecessary noise near noise sensitive areas (such as parks, residential areas, hospitals, libraries, convalescent homes, etc.) to meet established regulations outlined in the City's Municipal Code.
- Policy N-4.2: Encourage the use of noise absorbing materials in existing and new development to reduce interior noise impacts to sensitive land uses.
- Policy N-4.3: Encourage existing noise sensitive uses, including schools, libraries, health care facilities, and residential uses in areas where existing or future noise levels exceed 65 dBA CNEL to incorporate fences, walls, and/or other noise buffers and barriers, where appropriate and feasible.
- Policy N-4.4: Discourage new projects located in commercial or entertainment areas from exceeding stationary-source noise standards at the property line of proximate residential or commercial uses, as appropriate.
- Policy N-4.5: For sensitive land uses located near to or adjacent to industrial land uses, evaluate the ambient noise condition and, as appropriate, reduce noise affects upon the sensitive land use (such as erecting noise barriers, restricting hours of operation, investing in noise canceling technologies, etc.).
- Policy N-4.6: Ensure new industrial uses comply with the City's Noise Ordinance.
- Policy N-4.7: Encourage school districts or other educational facilities to locate outdoor activity areas, such as play grounds and sport fields, away from residential areas.

The Land Use and Community Design Element also acknowledges the importance of protecting sensitive land uses through goals and policies that address compatible development.

PRINCIPLE: TRANSPORTATION NOISE

The City seeks to minimize transportation noise impacts from motor vehicles, trains, and airport operations.

Goal N-5: Reduction of noise from circulation-related sources such as motor vehicles, trains, and airplanes.

- Policy N-5.1: Encourage the construction of noise barriers and maintenance of existing noise barriers for residential uses along the Artesia (SR-91) and Santa Ana (I-5) Freeways.
- Policy N-5.2: Continue to encourage the enforcement of regulations such as the State Vehicle Code Noise Standards for automobiles, trucks, and motorcycles operating within the City.
- Policy N-5.3: Enforce established hours and routes for delivery trucks and through truck traffic.
- Policy N-5.4: Discourage through traffic on residential local streets to reduce noise.
- Policy N-5.5: Employ noise mitigation practices, as necessary, when designing future streets and highways, and when improvements occur along existing road segments. Mitigation measures should emphasize the establishment of buffers or setbacks between the arterial roadways and adjoining noise-sensitive areas.
- Policy N-5.6: Continue to encourage all active railroads within the City to reduce the level of noise produced by train movements within the City.
- Policy N-5.7: Encourage all active railroads within the City to schedule trains during daylight hours when possible.
- Policy N-5.8: Encourage the Public Utilities Commission, Southern California Regional Rail Authority, Union Pacific, Burlington Northern & Santa Fe, Amtrak, and Metrolink to minimize the level of noise produced by train movements and whistle noise within the City by reducing the number of nighttime operations, improving vehicle system technology, and developing improved sound barriers where residences exist next to the track.

Chapter 8 *Noise Element*

- Policy N-5.9:** Coordinate with the Fullerton Municipal Airport and the Los Alamitos Joint Forces Training Base to continue the implementation of noise control procedures for the airport and create new procedures and policies to reduce noise impacts to the City.
- Policy N-5.10:** Encourage Caltrans to meet the State standard of 65 dBA CNEL for exterior noise levels for the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5).
- Policy N-5.11:** Encourage Caltrans to keep the interior residential noise levels below the State standard of 45 dBA CNEL, where appropriate and feasible.
- Policy N-5.12:** Continue to work with Caltrans to ensure that soundwalls or other appropriate mitigations are provided where the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5) abuts residential areas or areas with sensitive receptors within the City.
- Policy N-5.13:** Encourage Caltrans to develop a range of sound attenuation alternatives to mitigate noise impacts from the Artesia Freeway (SR-91) and Santa Ana Freeway (I-5).

Goal N-6: **Noise levels created by the Union Pacific, Southern Pacific, Metrolink, and any other future rail systems located in close proximity to residential and other noise-sensitive land uses will be minimized or reduced.**

- Policy N-6.1:** Work with rail operators to ensure noise impacts are considered and mitigated through proper design, siting, and construction.
- Policy N-6.2:** Work with rail operators to install and maintain noise mitigation features where operations adversely impact existing or planned residential and other noise-sensitive land uses.
- Policy N-6.3:** Encourage noise attenuation measures be incorporated into all new development, renovations, and remodels of residential, health care facilities, schools, libraries, senior facilities, and churches in close proximity to existing or known planned rail lines.
- Policy N-6.4:** Require future rail projects under the City's control to analyze noise impacts and to identify and incorporate noise reducing features into the project design.



COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING DIVISION

1/2/24

RECEIVED

JAN 3 2024

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

AIRPORT LAND USE COMMISSION

Re: CITY OF BUENA PARK GENERAL PLAN AMENDMENT, ZONE CHANGE, SPECIFIC PLAN AMENDMENT, AND OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS) TO IMPLEMENT THE HOUSING INCENTIVE OVERLAYS (HIO) PROGRAMS SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms Choum

The 6th Cycle Housing Element Update (HEU) and the associated Initial Study/Negative Declaration (IS/ND) was approved by the City Council on January 25, 2022. The Airport Land Use Commission (ALUC) found the sites included in the HEU to be consistent with the Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport and the AELUP for Joint Forces Training Base Los Alamitos upon conclusion of the public hearing held on January 20, 2022.

Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's RHNA allocation. Thus, the proposed Project Description includes the following components:

1. Amend the City's General Plan Land Use Map and Official Zoning Map
2. Approve the Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) as approved in the Housing Element Update.
3. Approve the Initial Study/Negative Declaration (IS/ND).

At this time the City has prepared an IS/ND for approval of Objective Design Standards for the Housing Incentive Overlays.

The Initial Study/Negative Declaration (IS/ND) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Buena%20Park%20GPA%20Rezone%20SPA%20ODDS%20ISND_signed.pdf

The Objective Design Standards for the Housing Incentive Overlays (HIO ODDS) can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2012.18.23%20-%20final%20-%20W%20APPENDIX%20A.pdf

As mentioned earlier, the City previously analyzed the sites inventory to determine consistency with the AELUPs. The sites inventory were consistent with the previous ALUC review dated January 20, 2022. No sites were identified within the Runway Protections Zone (RPZ) or the Accident Protection Zones (APZ) I or II adopted within the AELUP, ensuring compatibility.

No sites identified within Noise Impact Zone "1". Fourteen sites remained within Noise Impact Zone "2", which were not new sites. The sites were identified within the 5th Cycle RHNA as housing opportunity overlay sites, and were carried over into the 6th Cycle. Existing development on these properties is residential, and these sites were reviewed and previously determined to be consistent with the AELUP by the ALUC on January 20, 2022.

In order to implement AELUP's recommendation for sound attenuation within Noise Impact Zone, 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), ensuring compatibility. Please note, the HIO ODDS identifies additional mitigation measures for construction noise impacts.

Mitigation measures are provided in Section 1.7 or page 16 of the HIO ODDS Document, also provided as a separate enclosure to this cover letter. The Existing and Proposed General Plan Land Use Map and Existing and Proposed Zoning Map are provided as an enclosure to this cover letter.

The proposed Building Height Regulations within the HIO ODDS are 5 stories or 55 feet for MUO-45, 7 stories of 75 feet for MUO-60, 9 stories or 95 feet for MUO-100, and 5 stories or 55 feet for HOO and RCFO. Locations of these overlays can be found in the Proposed Zoning Map. As required by the AELUP, any future changes to the permissible height restrictions will be brought to ALUC for review. Projects within the Airport Zones will be consistent with the applicable ALUC Zones.

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

The City of Buena Park respectfully request to be placed on the January 18, 2024 ALUC meeting agenda. If you have any questions or require any additional information, please contact me at your convenience.

Sincerely,



Digitally signed by Swati
Meshram
Date: 2024.01.02 18:24:55
-08'00'

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

Enclosures:

ALUC Submittal Form and Checklist
Draft Buena Park Height and Density standards
Buena Park General Plan Excerpts – Noise Policies/Mitigation Measures
Notification Area/Obstruction Imaginary Surfaces/Noise Contours Planning Area Exhibit



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: City of Buena Park
2. Contact Information - Name/Title Swati Meshram, PhD, AICP, Project Manager
Agency: City of Buena Park, Planning Division
Address: 6650 Beach Blvd., First Floor, Buena Park, CA 90622
Phone/email: 714.562.3610
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): [Click here to choose.](#)
Name of General Plan Element, Specific Plan or Planned Community: General Plan Amendment, Zone Change, Specific Plan Amendment, and Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlays (HIO) Programs 11, 12, and 16 2021-2029 Housing Element
5. Scheduled date of Planning Commission Public Hearing: 1/24/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 2/13/2024
7. Requested date of ALUC Review: January 19
(**Complete** submittals must be received by the first day of the month for the next meeting).
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current 35 feet and proposed 9 stories or 95 feet maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan • Specific Plan • Zoning Code

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Link to existing
<https://maps.buenapark.com/portal/apps/webappviewer/index.html?id=285c8763af614002abda80cffcd1c536> and proposed
<https://casceng.maps.arcgis.com/apps/instant/basic/index.html?appid=01ea8fc0ce44491b9bad1650b9f3910a> General Plan Element, Specific Plan or Zoning Code for this submittal.
- Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
- Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
- Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
- Attachment showing current and proposed noise policies/mitigation measures.

- Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones.

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Mail or Email 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

ALUCinfo@ocair.com

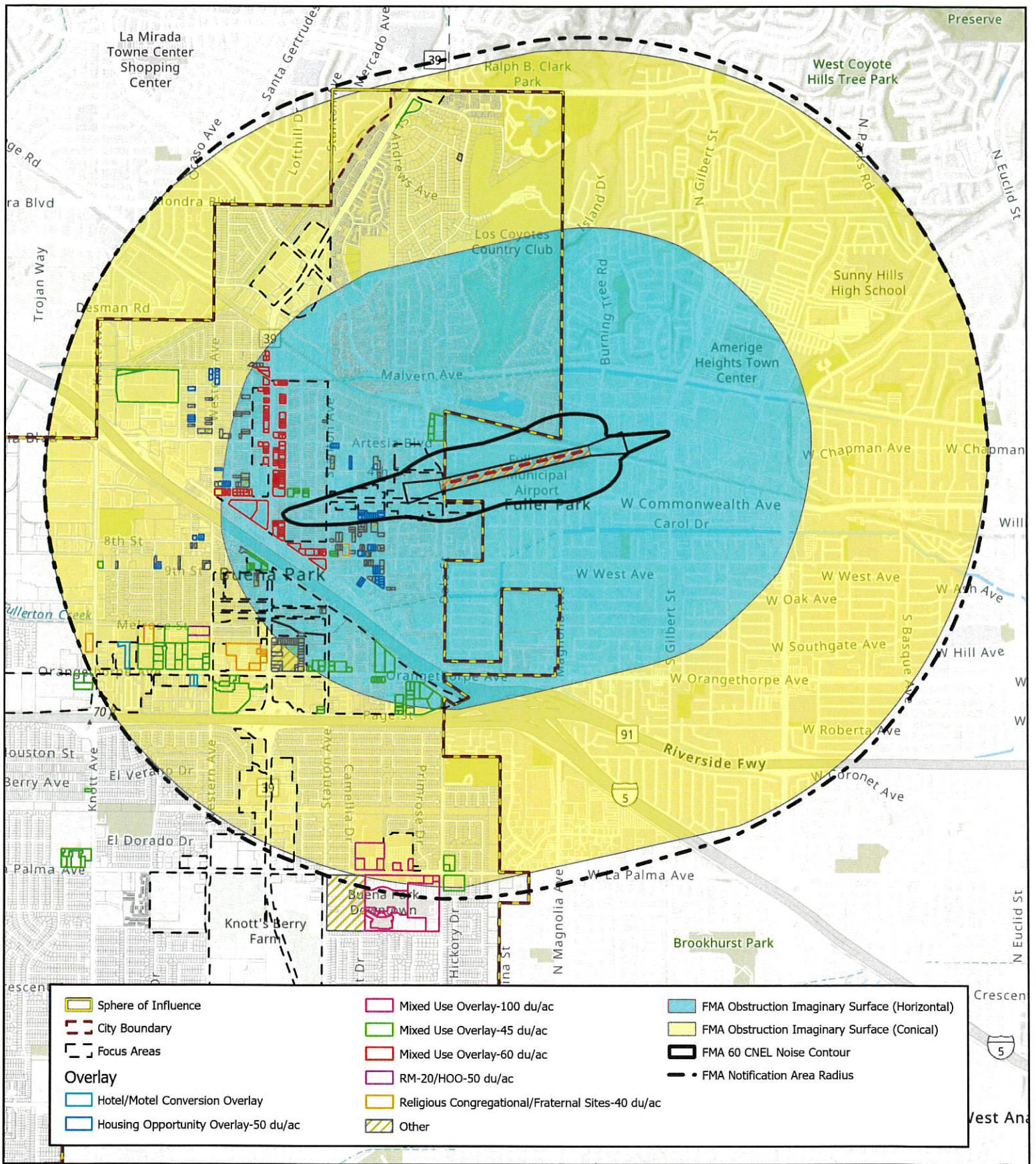
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- Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

*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/>

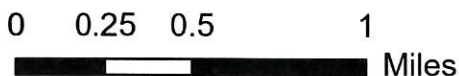
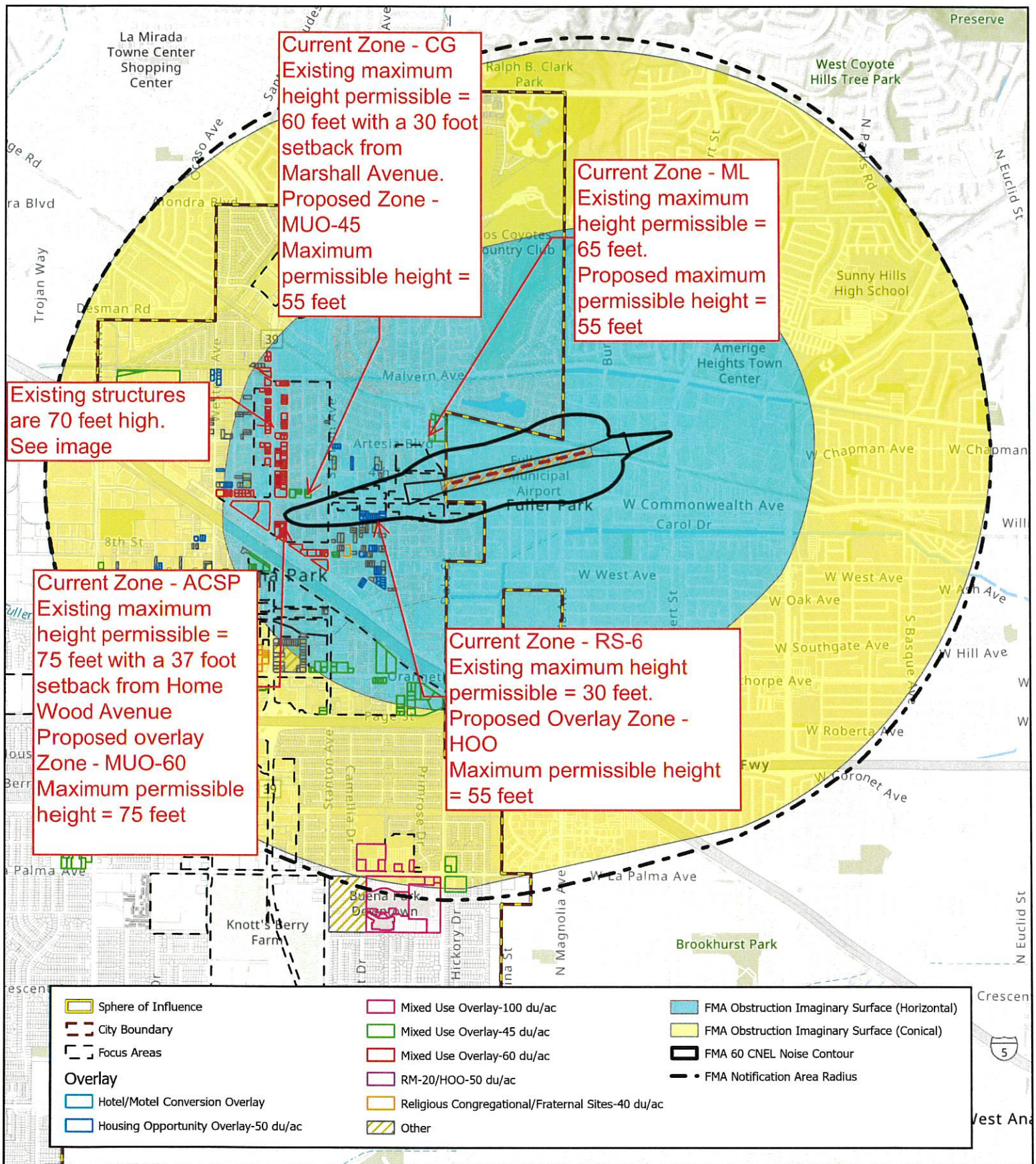
Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.



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Miles

Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
Planning Area



Buena Park GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element

Fullerton Municipal Airport Notification Area/
Planning Area

Existing Height of structures in Commercial and Industrial Zones

19.516.040 Height of Structures.

A. The maximum height of any building or structure shall be as shown in Table 19.516.040.

Table 19.516.040		
HEIGHT LIMITS—COMMERCIAL / INDUSTRIAL ZONES		
Zones	Maximum Height	
	Within Fifty Feet of Any Residential Zone	More than Fifty Feet from any Residential Zone
CO, CS, CG, CR	1 story or 15 feet, whichever is less	4 stories or 45 feet, except that a greater height may be authorized by a conditional use permit. In addition, at any point the height shall not be more than the horizontal distance from the nearest residential zone and not more than 2 times the horizontal distance from the nearest street property line. (1)
CM, MR, ML, MH	20 feet	At any point, the height shall not be more than 35 feet plus 1 foot for each foot of horizontal distance in excess of 50 feet from the nearest residential zone or street property line, except that a greater height may be authorized under a conditional use permit.
<p>Note: (1) Special provisions apply for the building height from the nearest street property line within a master-planned development in the CR zone pursuant to Chapter 19.556.</p>		

Existing Height of Structures on Single Family Residential Zones

19.316.090 Height of Structures.

A. The maximum height of any building or structure shall be as shown in Table 19.316.090.

Table 19.316.090		
HEIGHT LIMITS—RS ZONES		
Type of Building	Maximum Height	
Main building	2 stories	not to exceed 30 feet.
Accessory building or structure	1 story	not to exceed 15 feet at peak of roof or 12 feet for a flat roofed structure.

Proposed height of structures in various overlay zones

Table 3.1 – HIO Development Standards Overview					
Development Standard	Mixed-Use Overlays			Multi-Family Overlays	
	MUO-45	MUO-60	MUO-100	HOO	RCFO
Density and Intensity					
Base Density	45 du/ac	60 du/ac	100 du/ac	50 du/ac	40 du/ac
Floor Area Ratio (FAR)	1.5 FAR	1.0 FAR	1.75 FAR	-	-
Minimum Site Dimensions					
Minimum Lot Size	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	21,780 sq. ft.	15,000 sq. ft.
Minimum Lot Width	50 feet	50 feet	100 feet	45 feet	50 feet
Minimum Lot Depth	75 feet	75 feet	100 feet	75 feet	65 feet
Minimum Building Setbacks					
Front Yard Setback	10 feet	10 feet	15 feet	10 feet	10 feet
Side Street Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	15 feet	15 feet	20 feet	15 feet	15 feet
Side Yard Setback	-	-	-	-	-
Main Building	6 feet	6 feet	10 feet	6 feet	6 feet
Accessory Building	5 feet	5 feet	5 feet	5 feet	5 feet
Rear Yard Setback	-	-	-	-	-
Main Building	10 feet	10 feet	15 feet	10 feet	10 feet
Accessory Building	5 feet	5 feet	10 feet	5 feet	5 feet
Street Corner Setback (Arterial Streets/Outer Corner Treatments)	20 feet	20 feet	20 feet	15 feet	15 feet
Lot Coverage					
Maximum Lot Coverage	80%	80%	80%	80%	80%
Building Form					
Stories	5	7	9	5	5
To Highest Eave/Parapet	52 feet	72 feet	92 feet	52 feet	52 feet
Maximum Height (Overall)	55 feet	75 feet	95 feet	55 feet	55 feet
Ground Floor Height	-	-	-	-	-
Residential (min.)	9 feet	9 feet	9 feet	8 feet	8 feet
Non-Residential (min.)	15 feet	15 feet	15 feet	-	-
Open Space					
Minimum Open Space	16 – 200 total units: 150 square feet of usable open space per unit 200 or more total units: 100 square feet of usable open space per unit A minimum of 50% as common open space and the remaining 50% as either private or common				