



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

AGENDA ITEM 2

February 15, 2024

TO: Commissioners/Alternates

FROM: Lea Choum, Executive Officer

SUBJECT: City of Buena Park Craig Avenue Apartment Development

Background

The City of Buena Park has submitted a General Plan Amendment and Zone Change to allow for the development of two three-story buildings containing a total of 12 townhouse-style apartments located at 7682, 7692, 7712, and 7722 Craig Avenue. Each building would contain six apartments and would total approximately 19,939 net square-feet of building space.

The Project site is a vacant 0.69-acre lot comprised of four separate parcels. The Project site was previously developed with four single-story, single-family dwellings with their attached garages, landscaping and related on-site improvements. The site is located on the south side of Craig Avenue, west of Beach Boulevard within the RS-6 (One-Family Residential) zone of Buena Park. The Project site is surrounded by single-family residential dwellings to the north and west, with Craig Avenue directly adjacent to the north, commercial uses to the east and southeast; and the Brea Creek to the south. See Attachment 1 to view the proposed project location.

A General Plan Amendment is required to change the existing land use designation from Low-Density Residential to High-Density Residential, and a Zone Change is proposed to change the existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multifamily Residential). The change to RM-20 would allow the proposed 12-units which is less than the maximum allowed density of 13.8 dwelling units per net acre.

The project is being referred to your Commission because of the project's location within the Airport Planning Area for FMA and due to the need for a General Plan Amendment and Zone Change.

The City of Buena Park has held/scheduled the following public hearings on the proposed project:

February 14, 2024 Planning Commission

March 12, 2024 City Council

The project has been evaluated for consistency with the *Airport Environs Land Use Plan for Fullerton Municipal Airport (AELUP for FMA)*.

Regarding Aircraft Noise Impacts

The proposed project is not located within the 60 dB or 65 dB CNEL contours for FMA (see Attachment 2).

Regarding Height Restrictions

In Section 2.1.3 of the *AELUP for FMA*, the Commission has incorporated the standards for height limits for determining obstructions and has incorporated the definitions of “imaginary surfaces” for airports as defined in Federal Aviation Regulations (FAR) Part 77. The proposed project is located within the FAR Part 77 Obstruction Horizontal and Conical Surfaces for FMA as shown on Attachment 3. The horizontal surface would be penetrated at 246 feet above mean sea level (AMSL). The maximum height allowed by the City for proposed apartment development is 30 feet above ground level. With a ground elevation of approximately 75 feet, the proposed project will remain below the horizontal surface at 105 feet AMSL.

The proposed project is located within the AELUP Notification Area for FMA (see Attachment 4). The proposed maximum height for the project is 105 feet AMSL which does not penetrate the notification surface of 191.6 feet AMSL.

Regarding Safety

Fullerton Municipal Airport has Runway Protection Zones (RPZs) at each end of the runway. The FMA RPZ on the west side of the airport is within the City of Buena Park. The proposed apartment development is not located within the RPZ and is outside the approach and departure corridor for FMA.

Heliports

Heliports are not proposed as part of the project; therefore no analysis of heliports was conducted.

Environmental Compliance

The City of Buena Park prepared and circulated a Mitigated Negative Declaration for the proposed project. The 30-day public review period ended on January 23, 2023.

Conclusion

Attachment 5 to this report contains the project submittal package received from the City of Buena Park for your reference. The proposed project location is located outside of the noise

contours for FMA and does not penetrate the notification or the obstruction imaginary surfaces for FMA.

Recommendation:

That the Commission find the proposed City of Buena Park General Plan Amendment and Zone Change related to the apartment development located at 7682, 7692, 7712, and 7722 Craig Avenue consistent with the *AELUP for FMA*.

Respectfully submitted,



Lea U. Choum
Executive Officer

Attachments:

1. Project Location and Site Vicinity Map
2. FMA Noise Contours
3. FMA FAR Part 77 Obstruction Imaginary Surfaces
4. AELUP Notification Area for FMA
5. Submittal package from City of Buena Park

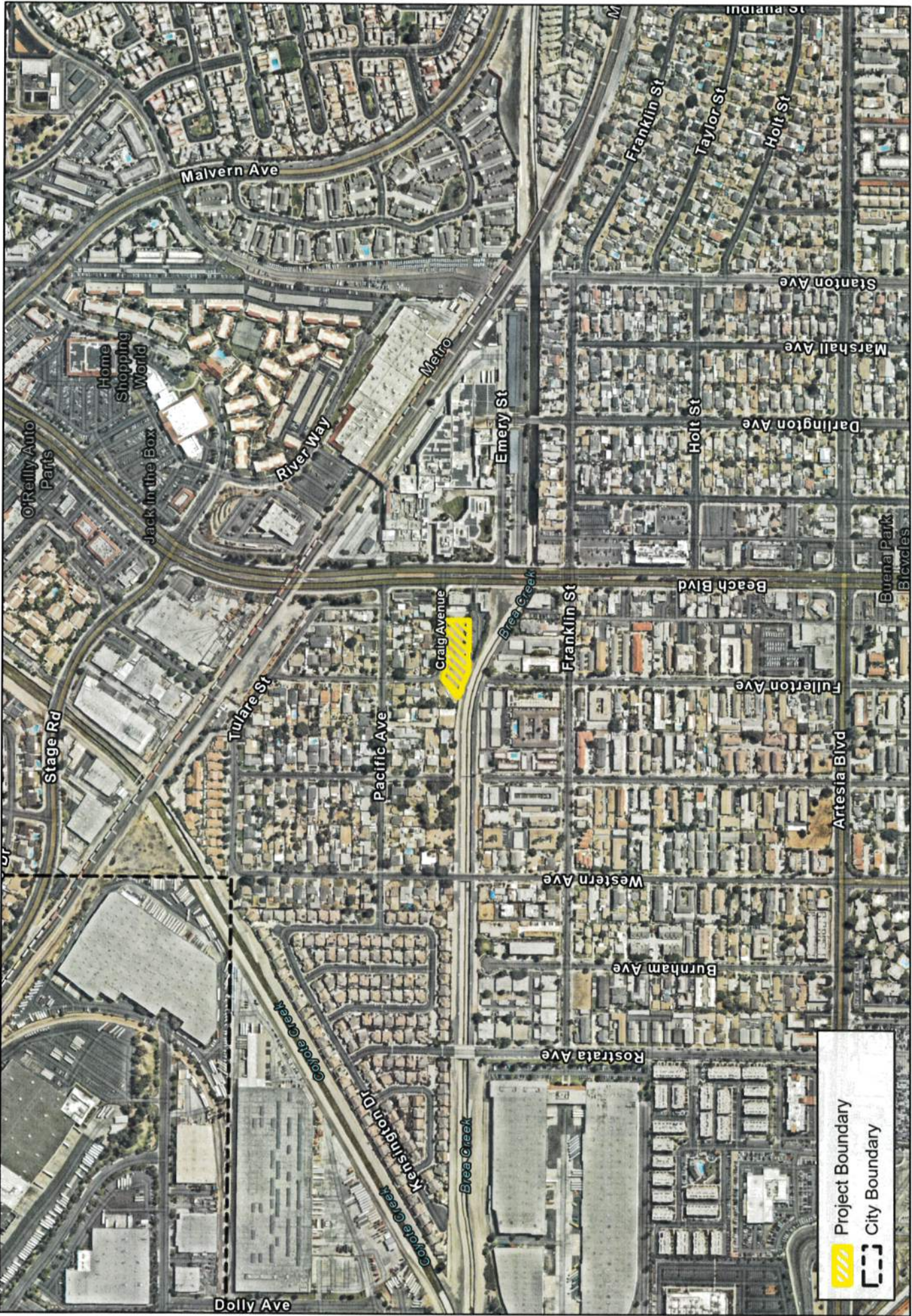
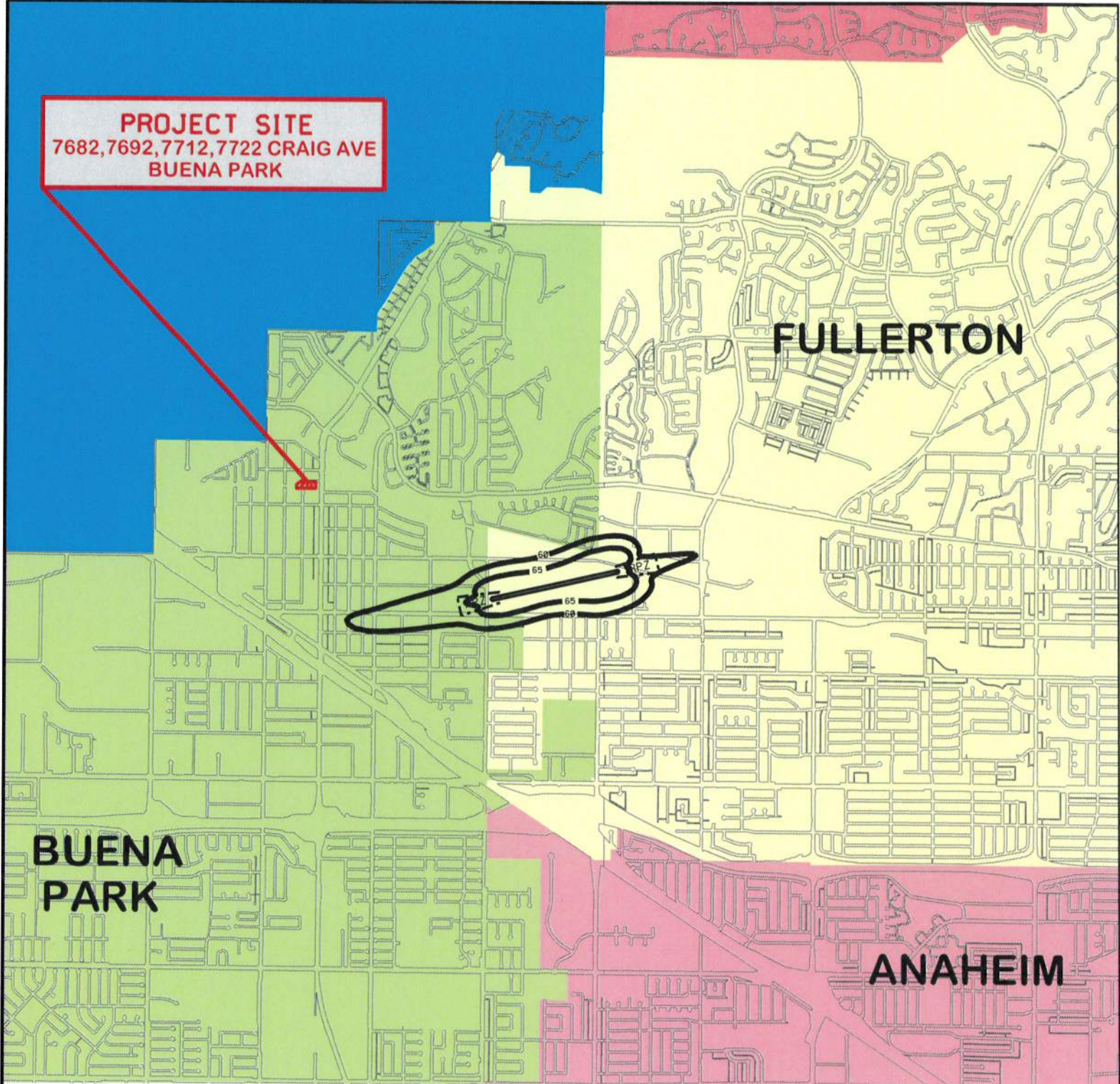


EXHIBIT 2: Project Location and Site Vicinity
 Craig Apartments Project, City of Buena Park

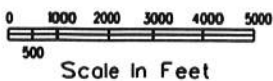
Source: Nearmap, 2022

PROJECT SITE
 7682,7692,7712,7722 CRAIG AVE
 BUENA PARK



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

AIRPORT IMPACT ZONES AND NOISE CONTOURS FULLERTON MUNICIPAL AIRPORT



LEGEND

- 10,000' Radius
- CITY BOUNDARIES

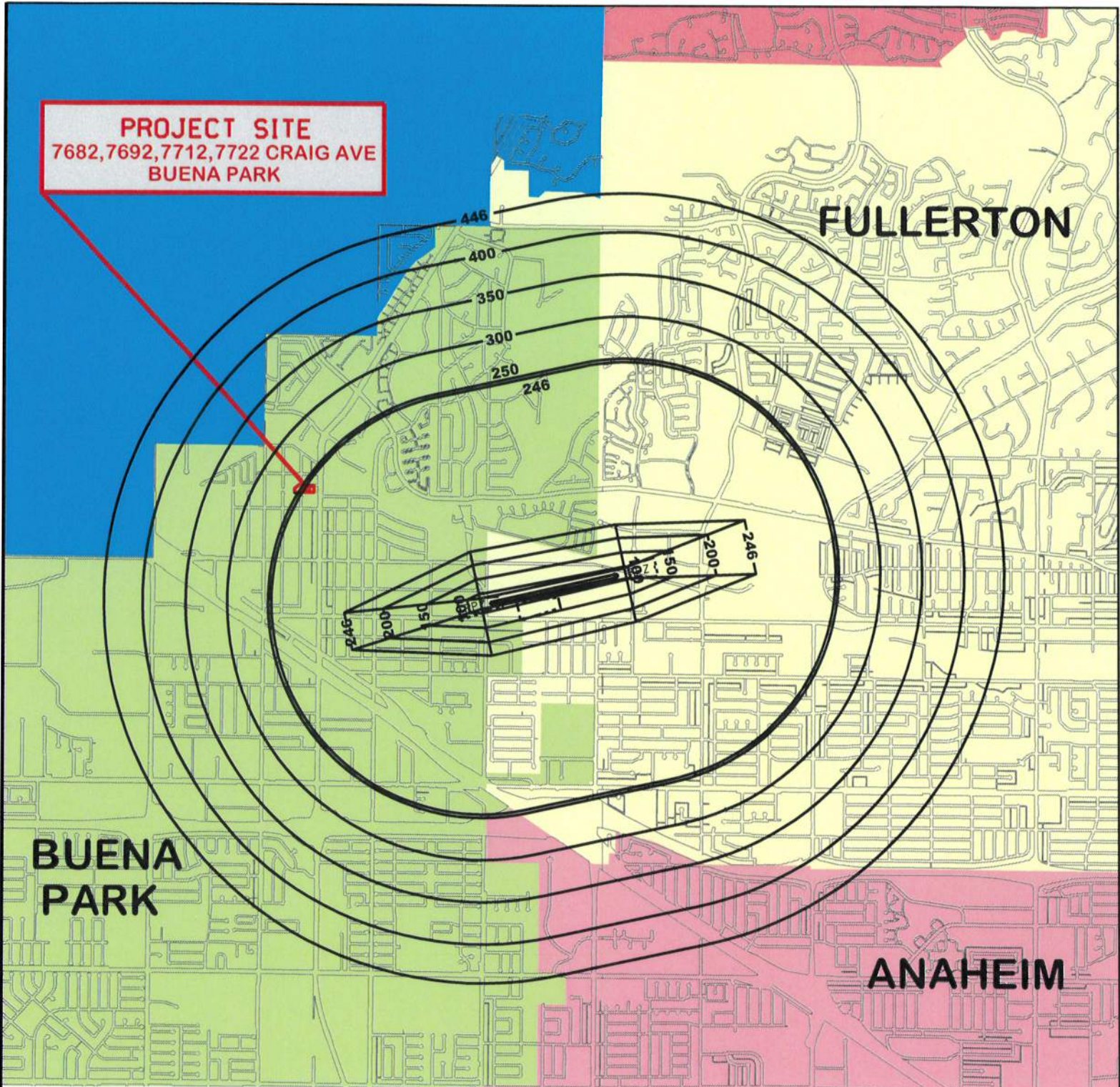
Adopted by the _____ County

ATTACHMENT 2

Lea Choum, Executive Officer

Date _____

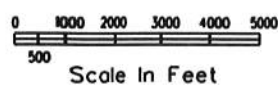
PROJECT SITE
 7682,7692,7712,7722 CRAIG AVE
 BUENA PARK



Note: - County Unincorporated areas are shown in white.
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FAR PART 77

Fullerton Municipal Airport Obstruction Imaginary Surfaces

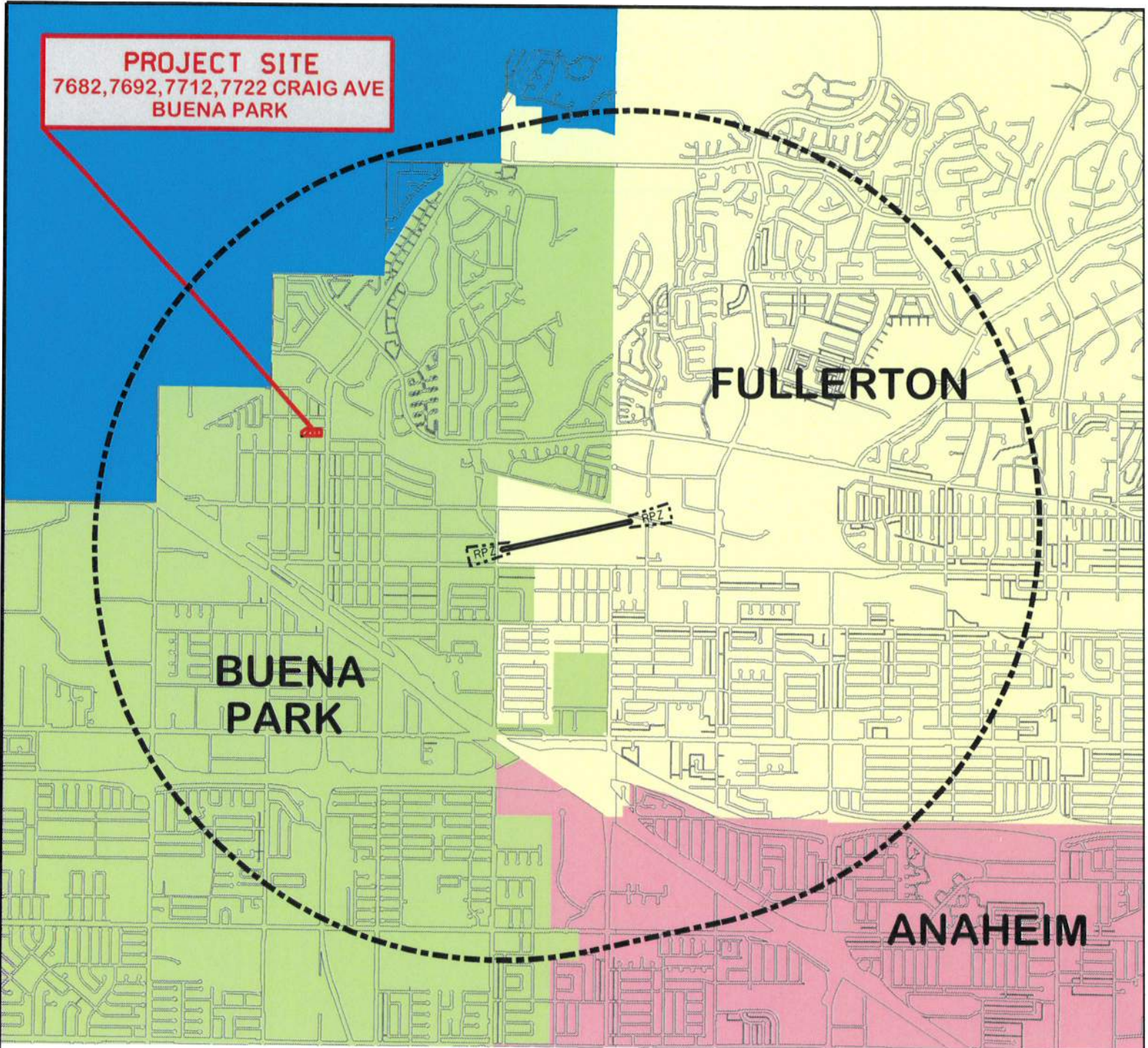


LEGEND
 - - - - - 10,000' Radius
 - - - - - CITY BOUNDARIES

CERTIFICATION
 Adopted by the _____ of Orange County
ATTACHMENT 3

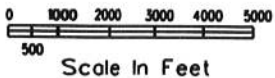
 Lea Choum, Executive Director _____ Date _____

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

Adopted by the Orange County

ATTACHMENT 4

Lea Choum, Executive Officer

Date

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 GENERAL PLAN MAP AMENDMENT, AND ZONE MAP AMENDMENT TO ALLOW FOR A 12-UNIT APARTMENT DEVELOPMENT AT A PROPERTY LOCATED AT 7682, 7692, 7712, 7722 CRAIG AVENUE, BUENA PARK, CA 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 General Plan Land Use Map, and a Zoning Amendment to the City's Zoning Map, for a project site located at 7682, 7692, 7712, and 7722 Craig Avenue, to the Orange County Airport Land Use Commission (ALUC) for review.

The proposed GPA and Zoning Map Amendment are a Project component of the General Plan Map Amendment, Zone Change Map Amendment, to implement the development of two three-story buildings containing a total of 12 townhouse-style apartments (Project) located at 7682, 7692, 7712, and 7722 Craig Avenue (APN's: 066-132-09, -15, 16, and -17).

Project Background: The Project site is a vacant 0.69-acre lot comprised of four (4) separate parcels located at 7682, 7692, 7712, and 7722 Craig Avenue, in the City of Buena Park, Orange County, California, Assessor Parcel Numbers (APNs): 066-132-09, -15, -16, and 17. The Project site was previously developed with four (4) single-story, single-family dwellings with their attached garages, landscaping and related on-site improvements. The site is located on the south side of Craig Avenue, west of Beach Boulevard within the RS-6 (One-Family Residential) zone of Buena Park. The Project site is surrounded by single-family residential dwellings to the north and west, with Craig Avenue directly adjacent to the north, commercial uses to the east and southeast; and the Brea Creek to the south. The site is relatively flat with an elevation of approximately 77 feet above mean sea level (AMSL).

Project Description: The Project proposes a General Plan Amendment (GP-22-1) to change the existing land use designation from Low-Density Residential to High-Density Residential, a Zone Change (Z-22-1) to change the existing zoning district from RS-6 (One-Family Residential) to RM-20 (Medium-Density Multifamily Residential), and Site Plan (SP-22-13) to review the proposed 12-unit apartment development.

The Project involves the construction of two three-story buildings containing a total of 12 townhouse-style apartments. Each building would contain six apartments. The two buildings would be built in tandem, with one building (front building) fronting Craig Avenue and the second building (back building) accessed from an internal driveway south of the first building. The Project

GPA AND ZONE CHANGE SUBMITTAL FORM

7682 Craig Avenue

1/31/2024

Page 2

would total approximately 19,939 net square-feet (SF) of building space and would include drive-in vehicle garages at ground level and two above ground floors of living space. The Project would include perimeter landscaping and green space buffering the Project from the single-family residential dwelling unit to the west. The Project would include pedestrian walkways, visitor parking, and perimeter/security fencing and lighting.

Per the Buena Park Municipal Code (BPMC) Section 19.316.090 (Height of Structures) the maximum structure height allowed in the RS Zones is 2 stories (not to exceed 30 feet). Per BPMC Section 19.416.090 (Height of Structures) in the RM Zones, any building or structure that is located within 50 feet of any RS Zone the maximum height permitted is 1 story or 15 feet. Additionally, any building or structure that is located more than 50 feet from an RS Zone the height limit is 35 feet, except a greater height may be authorized by a conditional use permit.

The building heights for the proposed apartment development are 30 feet 6 inches and the proposed buildings are located a minimum of 50 feet from the RZ zone property located to the west of the subject property.

As mentioned previously, the project site is located within the RS-6 (One-Family Residential) zone. Per the BPMC Section 19.308.010 (Residential Base Densities), the RS-6 zone allows 7.260 dwelling units per net acre. Per the BPMC Section 19.408.010 (Residential Zone Densities with No Bonuses), the RM-20 zone allows 20.0 dwelling units per net acre. As such the requested zone map amendment to change the zoning district of the project site to RM-20 would allow the proposed 12-units which is less than the maximum allowed density of 13.8 dwelling units per net acre.

At this time the City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for approval of the above stated amendments.

The IS/MND can be found here:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Keynote%20Projects/Craig%20Ave/Public%20Review%20Initial%20Study_Craig%20Apartments%20Project.pdf

The IS/MND prepared by the City analyzed the project site to determine consistency with the AELUP for Fullerton Municipal Airport (FMA). The City has determined that the project site is located approximately 0.92-mile northeast of the Fullerton Municipal Airport (FMA) which is within the AELUP FMA Notification Area 10,000-foot Radius as illustrated in exhibit D1. The project site is outside of the 60 Community Noise Equivalent Level (CNEL) noise contour for the FMA Impact Zones and Noise Contours as illustrated in exhibit D2. According to the 2035 General Plan Noise Element, no special noise reduction requirements apply to the Project site, being outside of the 60 CNEL noise contour for the Fullerton Municipal Airport. This designation indicates low noise impacts and a low risk level. Thus, impacts associated with this airport would be unlikely. Based on 2035 General Plan EIR Exhibit 5.9-4, Airport Environs Land Use Plan (AELUP) Height Obstruction Map, the Project is located within the 250-foot zone for Fullerton Municipal Airport Obstruction Imaginary Surfaces as illustrated in exhibit D3. The proposed Project height of 30' feet would be consistent with the City's allowed maximum building height under the proposed High Density Residential (HDR) land use and Medium-Density Multifamily Residential (RM-20)

GPA AND ZONE CHANGE SUBMITTAL FORM

7682 Craig Avenue

1/31/2024

Page 3

zoning and therefore would not introduce height obstructions nor violate any height restrictions that would create a safety hazard.

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. The City's General Plan 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. The Project within the FMA Airport Zones will be consistent with the applicable ALUC Zones.

Noise - Consistent

Explanation - The project site is outside of the 60 Community Noise Equivalent Level (CNEL) noise contour for the FMA Impact Zones and Noise Contours as illustrated in exhibit D2. 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.

Notification - Consistent.

Explanation – The site is 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 incorporate conditions of approval prior to adoption, adding requirements regarding notification for the proposed residential development, further ensuring compatibility.

Safety - Consistent.

Explanation – The site, as illustrated in exhibit D2, is not located within the Runway Protections Zone (RPZ) or the Accident Protection Zones (APZ) I or II adopted within the AELUP, ensuring compatibility.

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

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

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Keynote%20Projects/Craig%20Ave/Public%20Review%20Initial%20Study_Craig%20Apartments%20Project.pdf

GPA AND ZONE CHANGE SUBMITTAL FORM

7682 Craig Avenue

1/31/2024

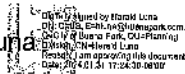
Page 4

Enclosed you will find the General Plan Amendment and Zoning Map Amendment ALUC Submittal Forms with Submittal Checklists, Proposed General Plan Land Use Map Amendment, Proposed Zone Change Zoning Map Amendment, the required exhibits depicting the project site located within the Fullerton Municipal Airport (FMA) Notification Area, and the FMA Obstruction Imaginary Surface, and an exhibit depicting the project site not located within the Fullerton Municipal Airport (FMA) Airport Impact Zones and Noise Contours, and excerpts from the Buena Park General Plan and Zoning Ordinance for ALUC review.

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,

Harald Luna



Harald Luna, Senior Planner
Planning Division
City of Buena Park

Enclosures:

- General Plan Amendment ALUC Submittal Form and Checklist
- Zoning Map Amendment ALUC Submittal Form and Checklist
- Proposed General Plan Land Use Map Amendment
- Proposed Zone Change Zoning Map Amendment
- Project site exhibits for FMA: D1 FAR Part 77 Notification Area, D2 Airport Impact Zones and Noise Contours, and D3 FR Part 77 FMA Obstruction Imaginary Surfaces Map
- Buena Park General Plan Noise Element Excerpts
- Buena Park Zoning Ordinance – RS and RM Building Height Regulations



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, ORANGE COUNTY
2. Contact Information - Name/Title HARALD LUNA
Agency: CITY OF BUENA PARK
Address: 6650 BEACH BOULEVARD, BUENA PARK, CA 90621
Phone/email: (714) 562-3618 / hluna@buenapark.com
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: Buena Park 2035 General Plan December 2010
5. Scheduled date of Planning Commission Public Hearing: 2/14/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 3/12/2024
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 30 feet and proposed 35 feet 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.
Click or tap here to enter text.
- 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*



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, ORANGE COUNTY
2. Contact Information - Name/Title HARALD LUNA
Agency: CITY OF BUENA PARK
Address: 6650 BEACH BOULEVARD, BUENA PARK, CA 90621
Phone/email: (714) 562-3618 / hluna@buenapark.com
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: Buena Park Zoning Map
5. Scheduled date of Planning Commission Public Hearing: 2/14/2024
6. Tentative date of City Council/Board of Supervisors Public Hearing: 3/12/2024
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 30 feet and proposed 35 feet maximum heights allowed.

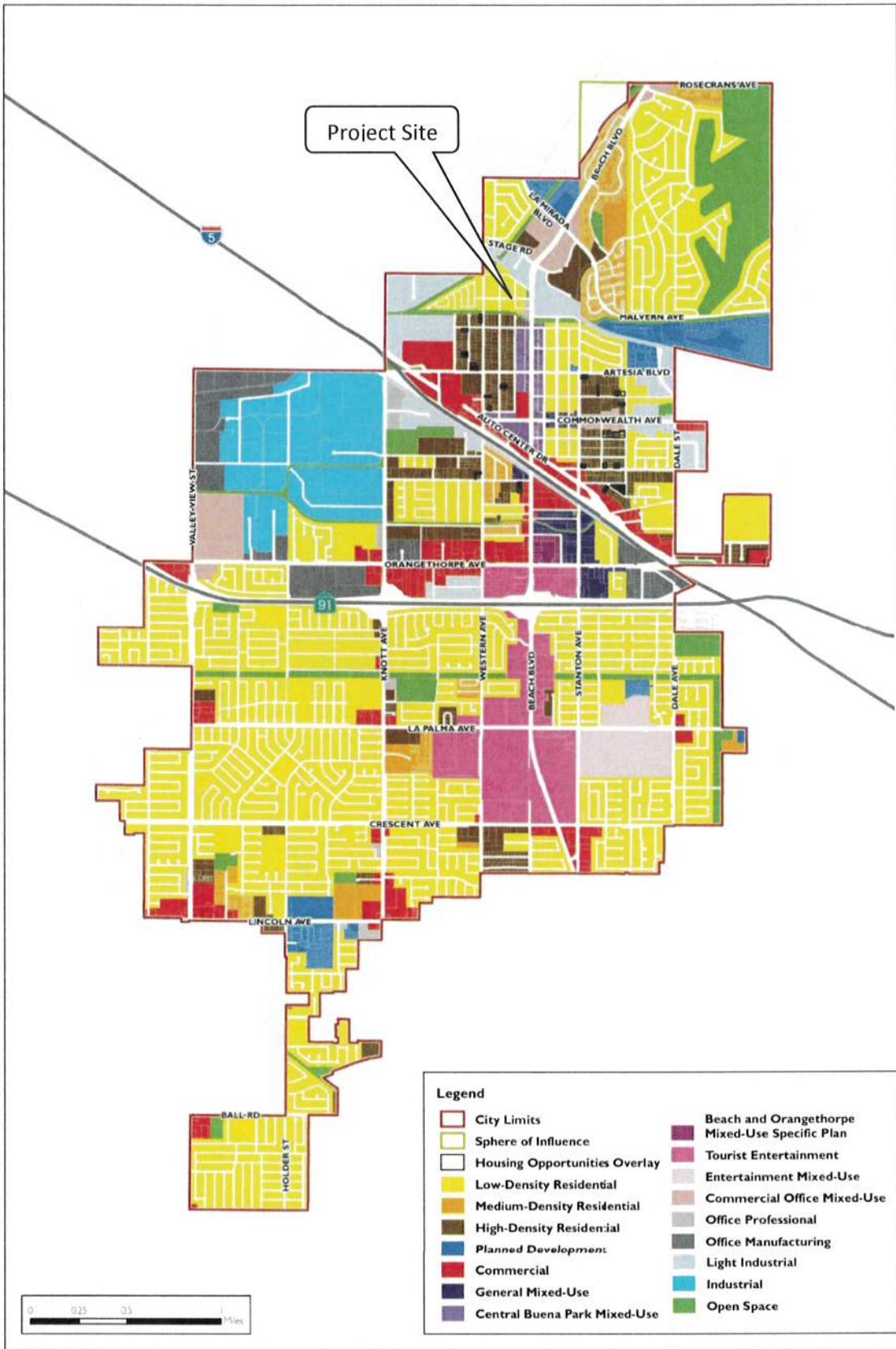
SUBMITTAL CHECKLIST: General Plan • Specific Plan • Zoning Code

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Link to existing See attached and proposed See attached 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 for explanation
- 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:
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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



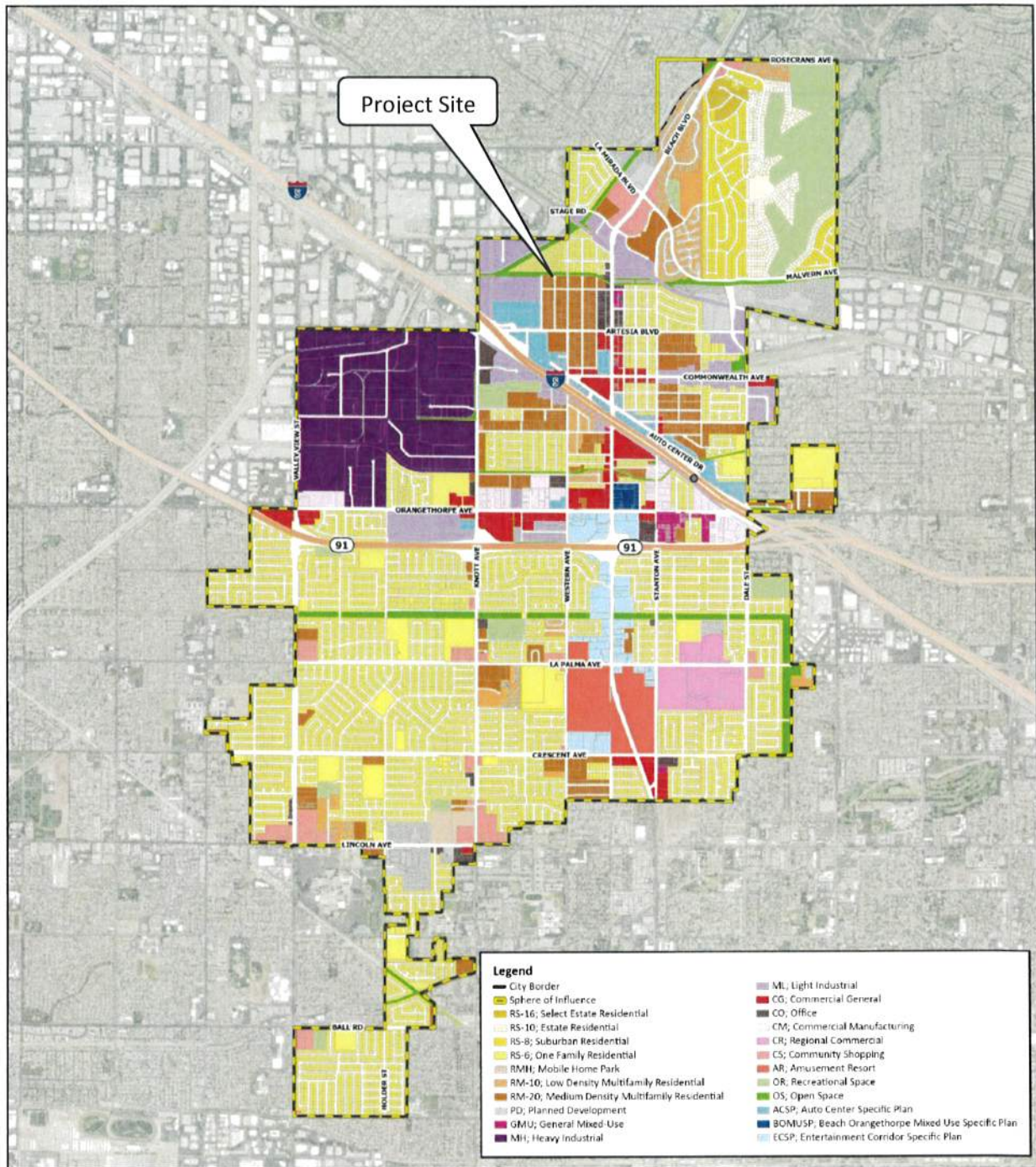
Existing General Plan Land Use Map: Low-Density Residential Designation



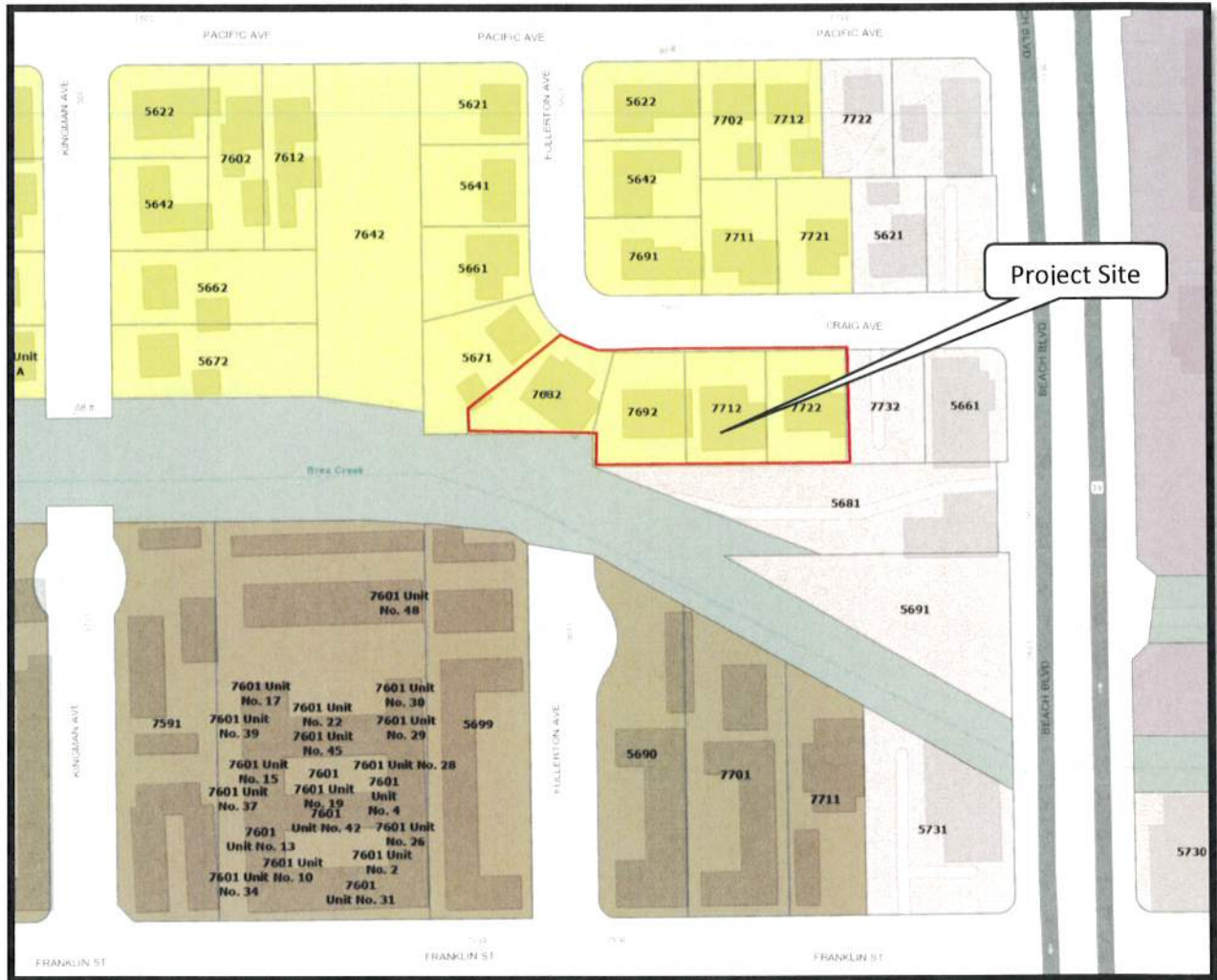
Proposed General Plan Land Use Map: High-Density Residential Designation



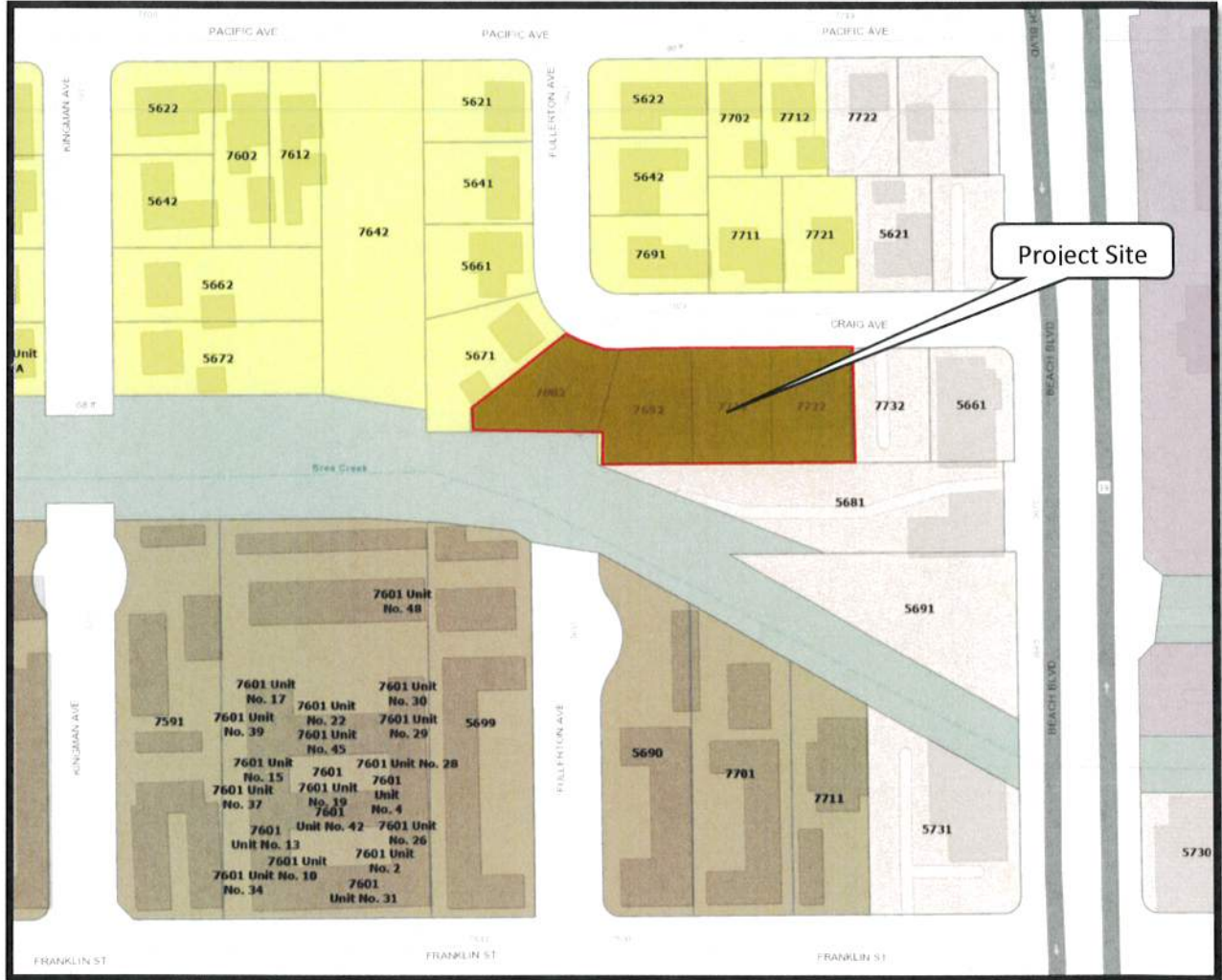
Existing Zoning Map



Existing Zoning District Map: RS-6 (One-Family Residential)



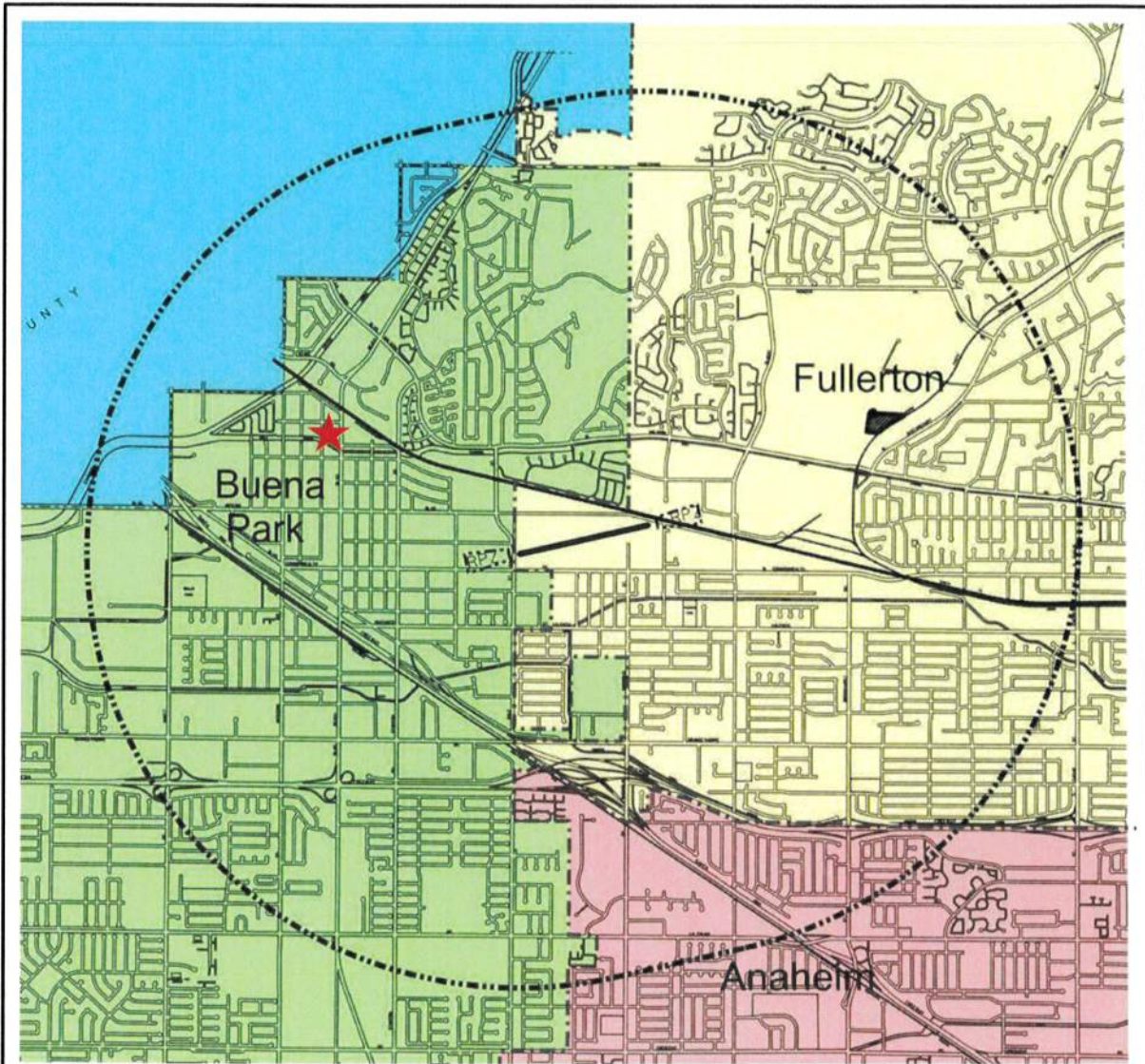
Proposed Zoning District Map: RM-20 (Medium-Density Residential)





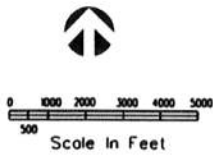
= Project site 7682, 7692, 7712, 7722 Craig Avenue.

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

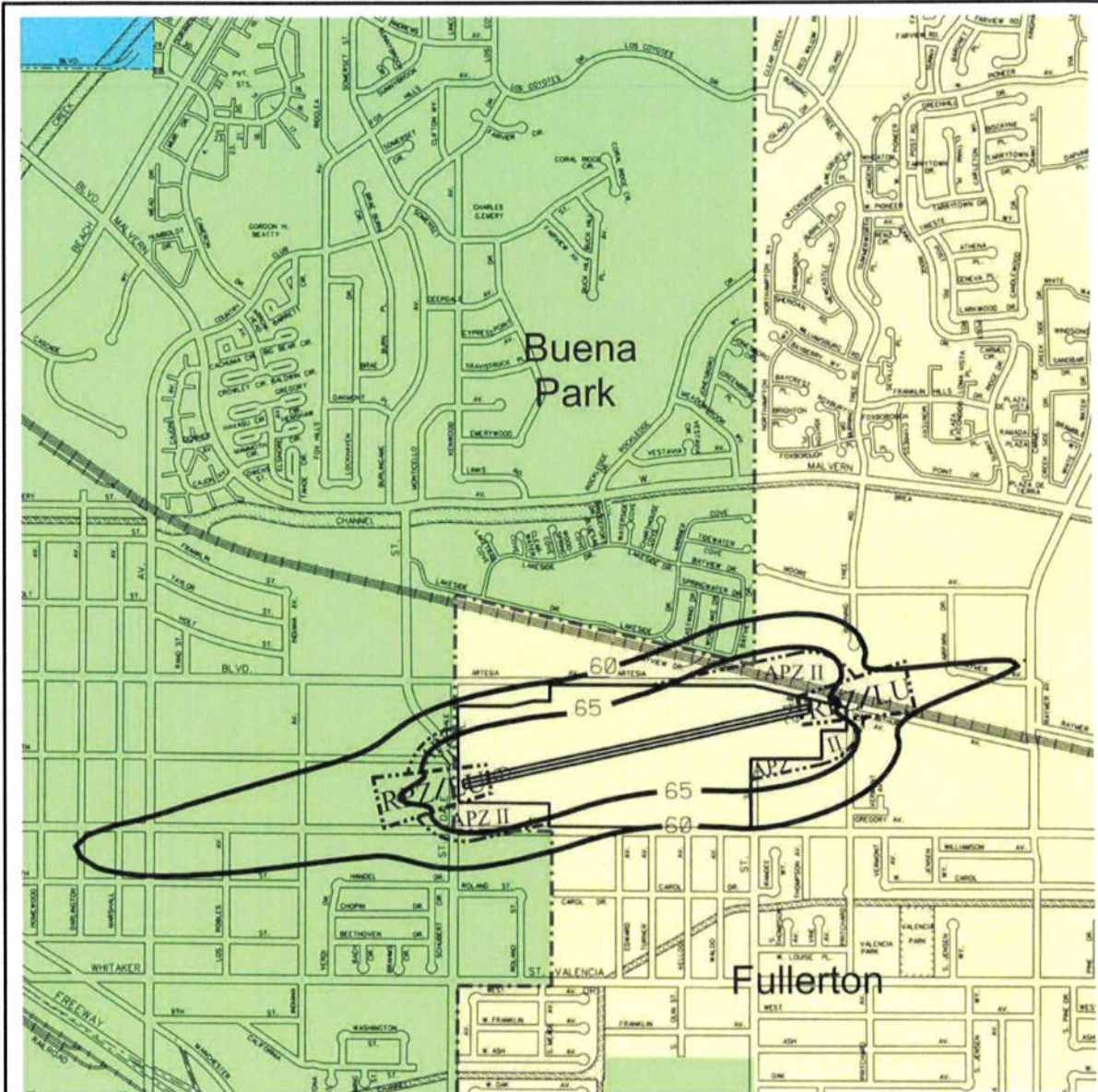
FAR PART 77 D1
Fullerton Municipal Airport
Notification Area: 10,000' Radius at 50:1 Slope



LEGEND
 - - - - - 10,000' 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

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

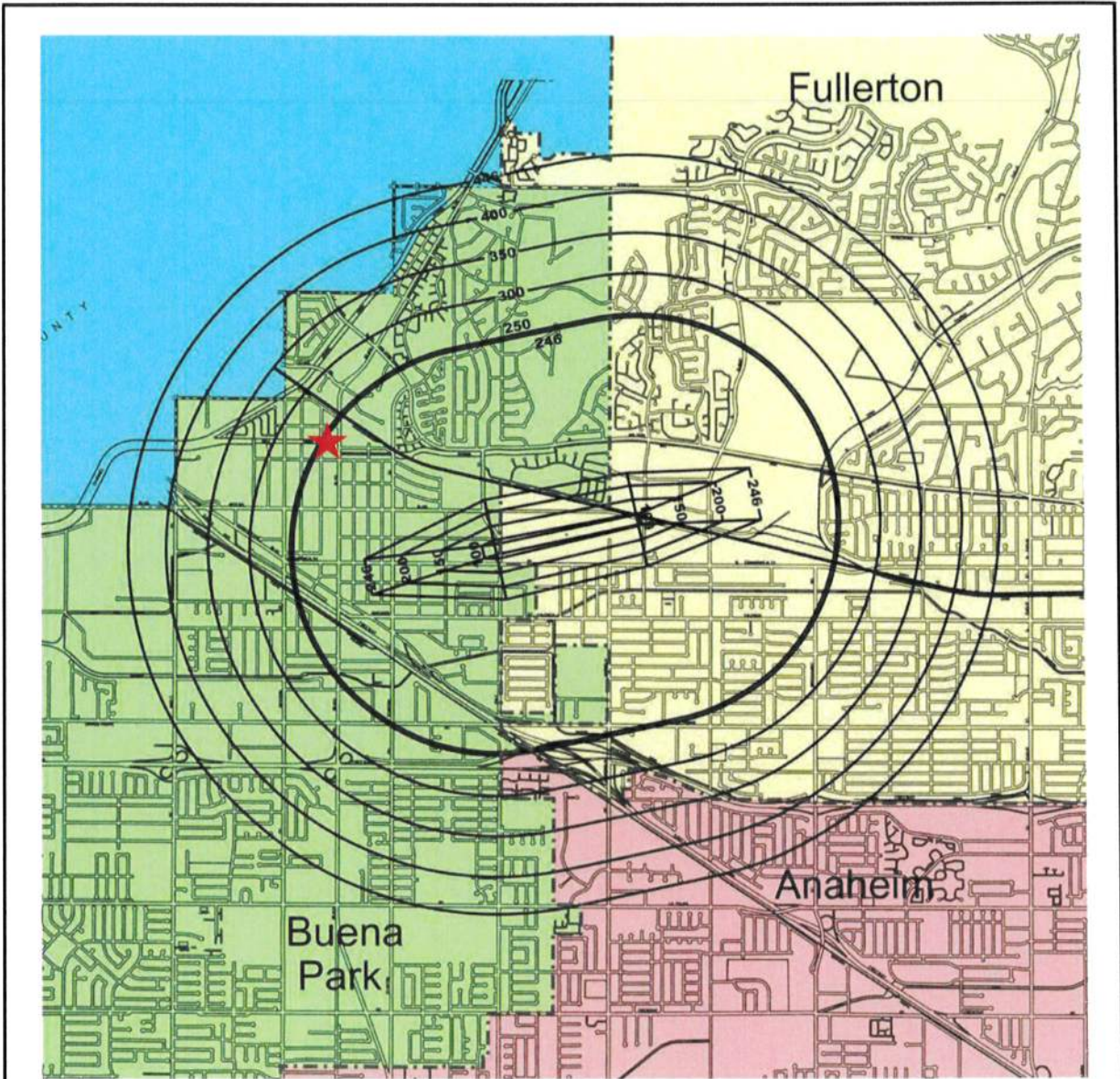
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Kari A. Rigoni, Executive Officer

Date



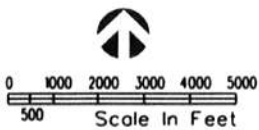


Note: - County Unincorporated areas are shown in white.
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FAR PART 77

D3

Fullerton Municipal Airport Obstruction Imaginary Surfaces



LEGEND

- · - · CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

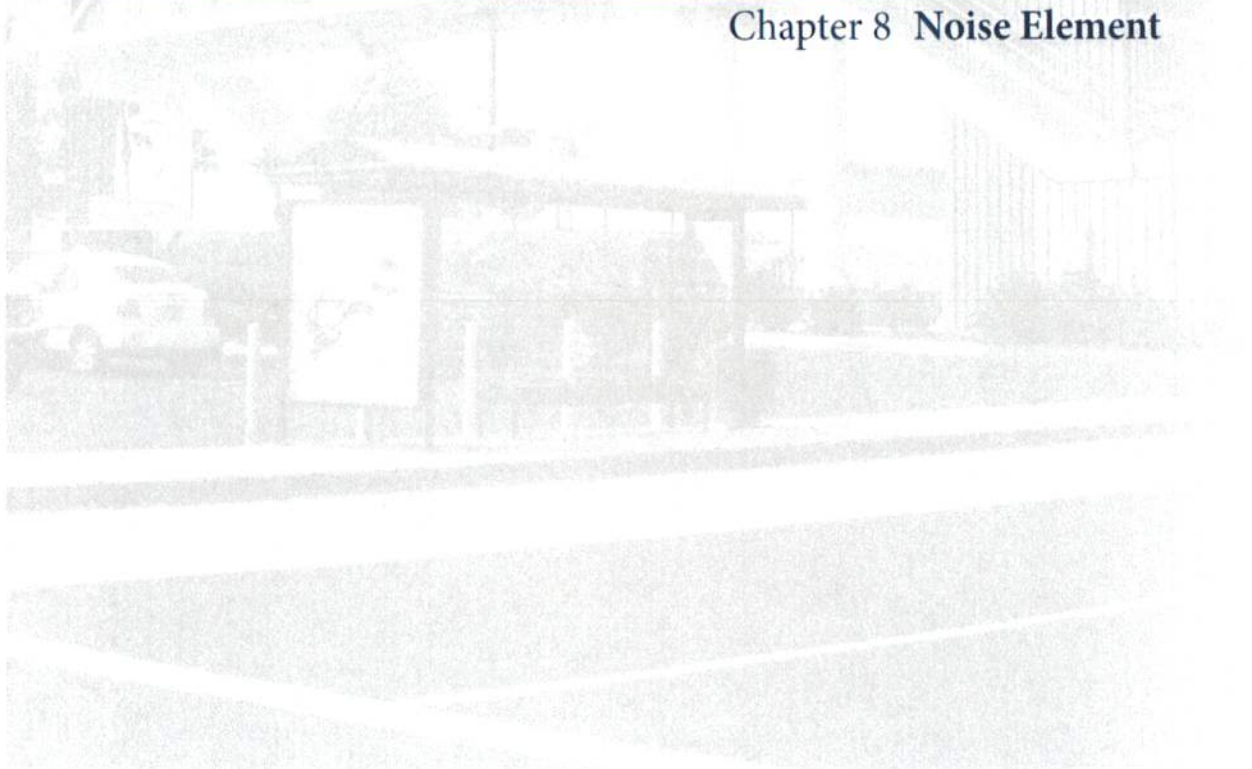
Adopted by the Airport Land Use Commission for Orange County

Kari A. Rigoni, Executive Officer

Date



Chapter 8 Noise Element



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.

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- 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.

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- 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.

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- 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.

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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.

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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.

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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.

§ 19.316.090. Height of Structures.

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

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.

- B. **Antennae.** Notwithstanding the restrictions of subsection A of this section, radio, television, microwave antennae, and similar equipment shall be subject to the following regulations:
1. Ground-mounted antennae which are incidental or accessory uses are permitted to a height of sixty feet, unless permitted higher by a conditional use permit.
 2. Roof-mounted antennae, which shall include dishes to a maximum of twenty-four inches in diameter, may be used but may not be more than twenty-five feet higher than the highest point of the building to which they are attached, excluding chimneys and like projections, unless permitted higher by the issuance of a conditional use permit.
 3. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.

§ 19.416.090. Height of Structures.

- A. The maximum height of any building or structure shall be as shown in Table 19.416.090.
- B. **Antennae.** Notwithstanding the restrictions of subsection A of this section, radio, television, microwave antennae, and similar equipment shall be subject to the following regulations:
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 - 3. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.

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

Notes:

- (1) 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.
- (2) 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.
- (3) See subsection F of Section 19.448.020 for height limits in RMH Zone.

(Ord. 1338 § 16, 1996)