



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

AGENDA ITEM 2

May 21, 2026

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Buena Park General Plan Amendment (Land Use Map) and Zoning Map Amendment for a 281-Unit Three and Four-Story Semi-Attached Residential Development at 5600 Beach Boulevard

The City of Buena Park has submitted a General Plan Amendment (Land Use Map) and a Zoning Map Amendment to allow for the development of a 281-unit three and four-story semi-attached residential development at 5600 Beach Boulevard. The Project site is within the Notification/Planning Area for Fullerton Municipal Airport (FMA) as shown in Attachment 1. The Project site is approximately 13.8-acres and is comprised of three separate parcels located on the east side of Beach Boulevard, north of Franklin Street. It is currently developed with two connected buildings totaling approximately 370,031 square feet, parking, landscaping, and related on-site improvements (Amway Nutrilite Center Campus). The Project site is surrounded by single-family residential dwellings to the south and west, commercial and industrial uses to the north and northwest and multifamily apartments to the northeast. See Attachment 2 for the project location.

The General Plan Amendment (Land Use Map) would change the existing land use designation from Light Industrial to High-Density Residential, and the Zoning Map Amendment would change the existing zoning from Light Industrial (ML) to Medium-Density Multifamily Residential (RM-20). Together, these amendments would allow residential development on the site. The Project also includes a Tentative Tract Map (to subdivide the site into an approximately 13-acre lot for condominium purposes and an approximately 0.8-acre lot for the affordable senior apartments), and a Conditional Use Permit to for the proposed residential development and associated on-site improvements. The Project involves demolition of the existing development and construction of 59 three-story buildings consisting of 117 duets, 22 three-story buildings consisting of 114 townhomes, and one four-story building with 50 affordable senior housing apartments, for a total of 281 residential units. The Project would total approximately 602,105 square feet of building space. See Attachment 3 for site plans and elevations.

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

May 18, 2026 Planning Commission
June 10, 2026 City Council

Airport Environs Land Use Plan for FMA (AELUP) Issues

Regarding Aircraft Noise Impacts

The Project site is not located within the 60 dB or 65 dB CNEL contours for FMA. Attachment 4 depicts the FMA Noise Contours and Runway Protection Zones (RPZs).

Regarding Height Restrictions

The Project site is located within the Obstruction Imaginary Surfaces for FMA as shown on Attachment 5. 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. According to the Project plans, the affordable senior units would have a height of approximately 48 feet, and the proposed duet and townhome units would have heights ranging from approximately 37 to 39 feet. With an approximate site elevation of 77 feet above mean sea level (*AMSL*) and maximum building heights of 48 feet, the proposed buildings will remain below the obstruction imaginary surfaces (horizontal surface), which would be penetrated at 246 feet *AMSL*.

The Project site is located within the *AELUP* Notification Area for FMA (see Attachment 1). Based on a site elevation of approximately 77 feet *AMSL*, the 50:1 notification surface would be penetrated at approximately 175 feet *AMSL*. The building heights as proposed in the attached development plans for the project would remain below that elevation and therefore would not penetrate the notification surface.

Regarding Safety

Fullerton Municipal Airport does not have Safety Zones, but it does have 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. As previously shown on Attachment 4, the proposed residential 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 an Initial Study/Mitigated Negative Declaration (*IS/MND*) for the Project. The *IS/MND* concluded that no significant unavoidable environmental effects would occur as a result of the proposed project.

Conclusion

Attachment 6 to this report contains the project submittal package received from the City of Buena Park. While the proposed project location is within the *FMA* Notification Area, it is well outside of the FMA noise contours 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 (Land Use Map) and Zoning Map Amendment for a 281-Unit Three and Four-Story Semi-Attached Residential Development at 5600 Beach Boulevard, consistent with the *AELUP for FMA*.

Respectfully submitted,

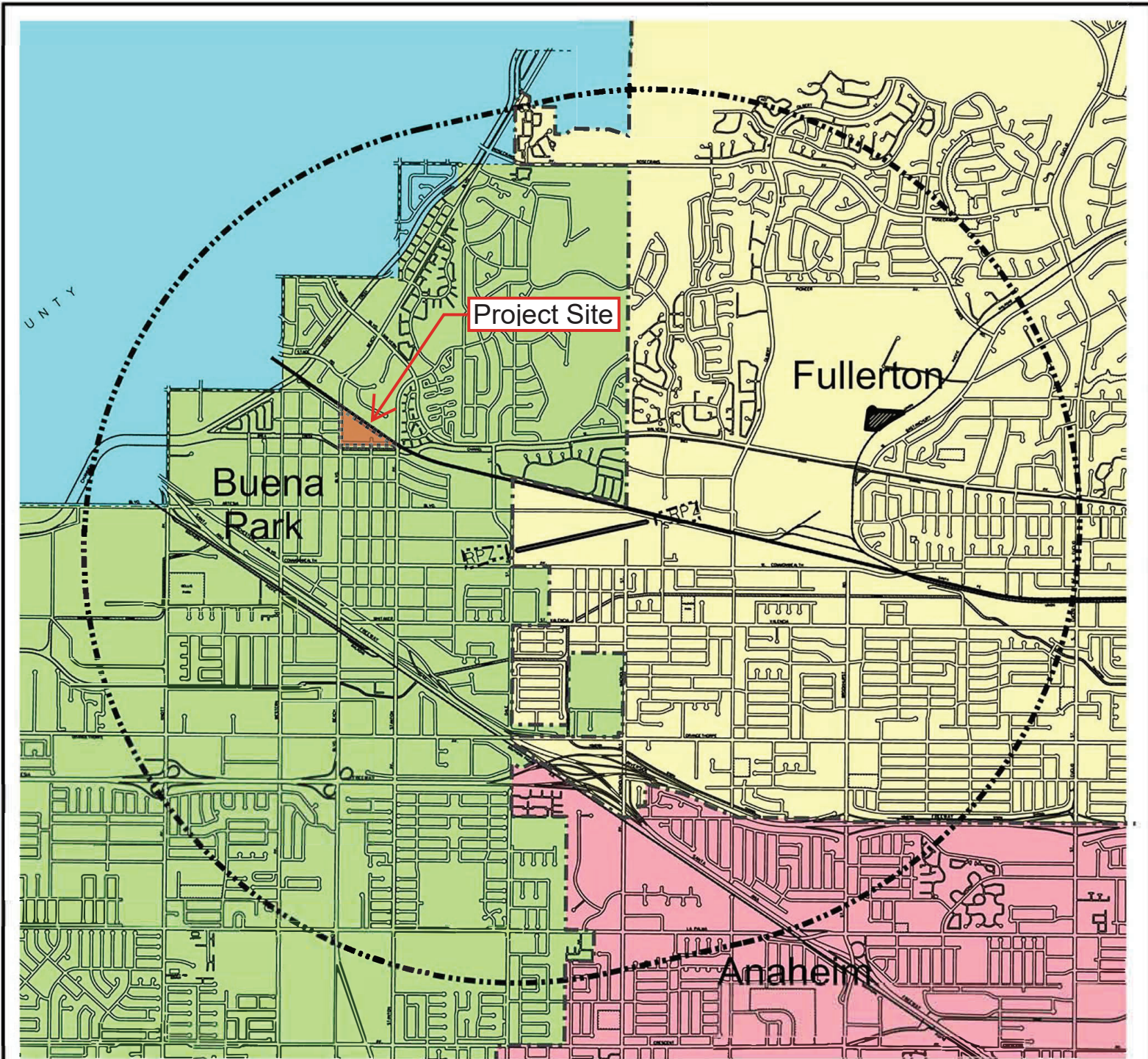


Julie Fitch
Executive Officer

Attachments:

1. FMA Notification Area
2. Project Site Vicinity Map
3. Development Plans – Selected Pages
4. FMA Noise Contours
5. FMA Part 77 Obstruction Imaginary Surfaces
6. Submittal package from City of Buena Park

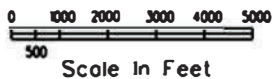
AELUP Notification Area for FMA



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

D1



LEGEND

- 10,000' Radius
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 1



Vicinity Map

5600 Beach Boulevard - City of Buena Park

0 0.380.75 1.5 Miles





Affordable Site
0.757 ac
32,955 SqFt

Total Site
13.754 ac
599,105 SqFt

Duplex & Townhome Site
12.997 ac
566,150 SqFt

Legend

1. Property Line
2. Parking Space - 9'x20'
3. Accessible Parking Space
4. Trash Enclosure
5. Accessible Path of Travel
6. Accessible Ground Floor Unit
8. Affordable Units
9. Transformers
10. Setback Line
11. Electrical Cabinet and Fire Riser
12. EV stalls Provided for Affordable Units (11 spaces total)

BUENA PARK CAAP COMPLIANCE NOTES

Table 3.1: EV charging infrastructure. EV ready infrastructure will be provided for townhome and duet units in each private garage. 11 EV spaces will be provided for the affordable units. See keynote 12.

Table 3.6: Energy performance measures will be addressed in detail during construction documents.

Table 3.7: On-Site Zero-GHG and Renewable Energy Generation and Storage measures will be addressed in detail during construction documents.

Table 3.10: Indoor water efficiency measures will be addressed in detail during construction documents.

Overall Site Summary	
Gross Site Area	13.754 Acres (599,105 SqFt)
Affordable Units	50 du (0.757 Ac/32,955 SqFt)
Townhome / Duplex Units	231 du (12,997.0 Ac/566,150 SqFt)
Total Dwelling Units	281 du
Gross Density	20.4 Du/Ac
Product Type	3 Story Duplex / Townhomes Affordable Bldg
Occupancy Type	CRC Townhomes & 2 Family Dwelling
Construction Type	Towns / Duplex: Type VB Affordable: VA
Sprinkler Type	Towns/Duplex: NFPA 13D Affordable: NFPA 13
Building Height	Towns / Duplex: 39' Affordable: 48'
Front Setback	19' Required 20' Proposed
Side / Rear Setback	10' Required 10' Proposed

Overall Building Summary				
Building Type	Quantity	Bldg Footprint Area	Gross Bldg Area	Total Area
Building A3 - Affordable	1	10,825 sf	42,575 sf	42,575 sf
Product B - 4 Plex Bldg A	3	3,179 sf	9,598 sf	28,794 sf
Product B - 5 Plex Bldg B	9	3,758 sf	11,618 sf	104,562 sf
Product B - 5 Plex Bldg C	3	3,978 sf	12,063 sf	36,189 sf
Product B - 6 Plex Bldg D	7	4,526 sf	13,986 sf	97,902 sf
Product C - Duets	58	1,689 sf	4,957 sf	287,506 sf
Product C - Duet Single	1	872 sf	4,140 sf	4,140 sf
Pool Building	1	437 sf	437 sf	437 sf
Total	83	197,071 sf	602,105 sf	602,105 sf
FAR				1.00
Lot Coverage			32.9% (footprint/site area)	

Plan Summary						
Plan	Beds	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Leasing / Amenity		3,860 sf	1			
Affordable - P1	1	520 sf	44	15.7%		
Affordable - P2	2	745 sf	6	2.1%		
Subtotal A Affordable			50	18%		
B Townhomes - P1	2	1,238 sf	16	5.7%		
B Townhomes - P2	3	1,523 sf	16	5.7%		
B Townhomes - P3	3	1,646 sf	35	12.5%		
B Townhomes - P4	4	1,862 sf	47	16.7%		
Subtotal B Townhomes			114	41%		
C Duets - P1	3	1,694 sf	59	21.0%		
C Duets - P2	4	1,947 sf	58	20.6%		
Subtotal C Duets			117	42%		
Total			281	100%	429,522 sf	1,529 sf
Unit Mix		Quantity	%			
Affordable 1 Bedroom Total		44	15.7%			
Affordable 2 Bedroom Total		6	2.1%			
2 Bedroom Total		16	5.7%			
3 Bedroom Total		110	39.1%			
4 Bedroom Total		105	37.4%			
Total		281	100.0%			

Parking Summary (per State Density Bonus Law)			
Parking Required	Quantity	Ratio Req'd	Spaces Req'd
Affordable - P1	44	AB 2097	0
Affordable - P2	6	AB 2097	0
2 Bed	16	1.50 Spaces/Unit	24
3 Bed	110	1.50 Spaces/Unit	165
4 Bed	105	2.50 Spaces/Unit	263
Total Residential Parking Req'd		1.61 Spaces/Unit	452

Parking Provided	Ratio Provided	Spaces Provided
Garage Spaces	1.64	462
On Site / Guest Spaces Townhomes/Duets	0.28	78
On Site / Guest Spaces Affordable	0.10	27
Total Residential Parking Provided	2.02	567

Accessible Parking Required	Ratio Req'd	Spaces Req'd
Resident Open Spaces	5%	4

Open Space Summary		
Private Balcony OS 6'x6' min. (TH P1 & P2)	3,200 sf	11 sf/Unit
Private Ground Floor OS 10'x10' min. (TH P3)	3,574 sf	13 sf/Unit
Common Open Space	174,452 sf	621 sf/Unit

ATTACHMENT 3

- Enhanced Elevations
- - - Privacy Duets
- 1 Building Number
- B Building Type
- 101 Unit Number
- P1 Plan Type



Common Usable Open Area

Required: at least two hundred square feet per dwelling unit for the first twenty dwelling units, plus one hundred fifty square feet per dwelling unit for the next twenty dwelling units, plus one hundred square feet per dwelling unit for each additional dwelling unit.

Required: (min 10'x10')

291 du = 20+20+251 du (min 10'x10'):
 = 200(20)+150(20)+100(251)
 = 32,100 sf minimum required

Provided: 174,452 sf

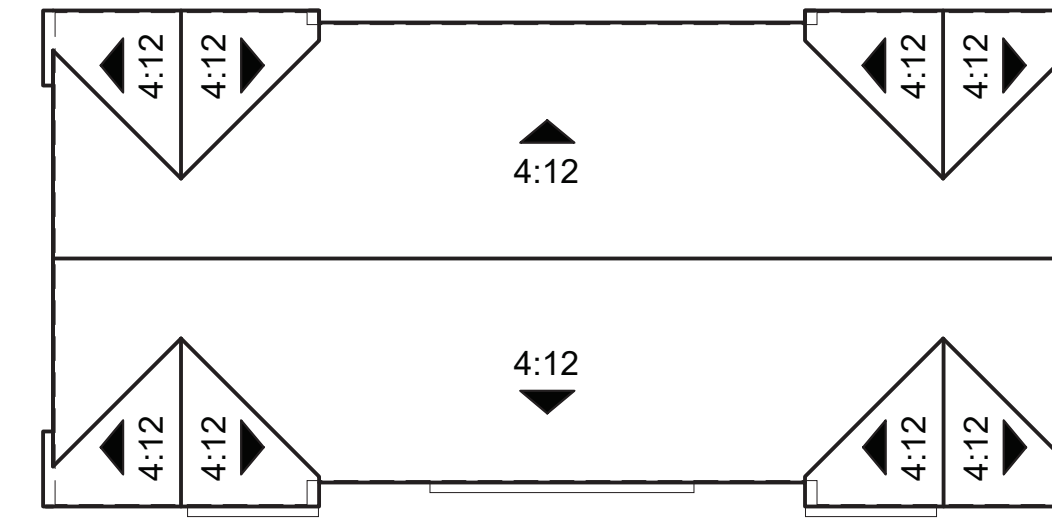
MATERIAL LEGEND

- 1. Flat Roof w/ Parapet
- 2. Stucco
- 3. Stucco Over Foam Trim
- 4. Signage
- 5. Wood Composite Trellis
- 6. Light Fixture
- 7. Vinyl Windows
- 8. Wood Composite Rafter Tails
- 9. Wood Composite Siding
- 10. Entry Storefront
- 11. Wall Accent Details
- 12. Tile Surround
- 13. Bay Window, Hardie Panels/Trim
- 14. Corridor Entry
- 15. Composite Flat Awning Detail
- 16. Decorative Wood Composite Trellis
- 17. Brick

COLOR SCHEDULE

- A - Stucco 1
- B - Stucco 2
- C - Brick
- D - Trim 1 / Accent
- E - Trim 2 / Accent
- F - Entry Door
- G - Tile 2
- H - Tile 1
- I - Azek Siding





ROOF PLAN
SCALE: 1/16"=1'-0"

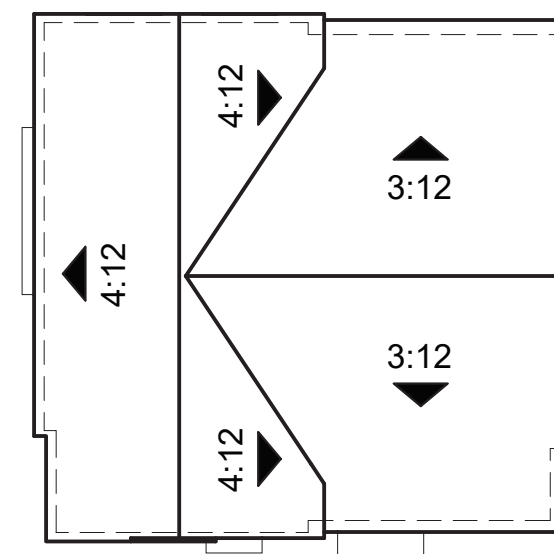
MATERIAL LEGEND

1. Concrete S-Tile Roof
2. Stucco
3. Stucco Over Foam Trim
4. Garage Door 1
5. Metal Railing
6. Light Fixture
7. Vinyl Windows
8. Wood Composite Rafter Tails
9. Gable Accents
10. Entry Door
11. Wall Accent Details
12. Stucco Over Foam Corbels
13. Iron Window Detail
14. Accent Windows
15. Downspout / Gutter
16. Tile Surround
17. Shutters - Wood Composite
18. Faux Chimney
19. Bay Window
20. Garage Door 2

COLOR SCHEDULE

- A - Stucco 1
- B - Stucco 2
- C - Stucco 3
- D - Roof Tile
- E - Trim 1
- F - Trim 2 / Accent
- G - Garage 1
- H - Entry Door 1 / Shutters
- I - Entry Door 2
- J - Tile 1
- K - Tile 2
- L - Garage 2





ROOF PLAN
SCALE: 1/16"=1'-0"

COLOR SCHEDULE

- A - Stucco 1
- B - Stucco 2
- C - Board & Batten
- D - Roof Tile
- E - Entry Door 1
- F - Entry Door 2
- G - Garage Door
- H - Trim 1
- I - Trim 2 / Accent
- J - Roof Tile

MATERIAL LEGEND

- 1. Concrete Flat Tile Roof
- 2. Stucco
- 3. Stucco Over Foam Trim
- 4. Garage Door 1
- 5. Metal Railing
- 6. Light Fixture
- 7. Vinyl Windows
- 8. Shed Roof with Wood Composite Kickers
- 9. Board & Batten
- 10. Entry Door
- 11. Wall Accents
- 12. Wood Composite/Foam Decorative Shelf
- 13. Bay Window
- 14. Downspout / Gutter
- 15. Garage Door 2



LEFT ENHANCED

Enhanced Left Elevations on Dr. Sam Way street edge for buildings: 52, 56, 60, 64, 68, 72, 76, 80

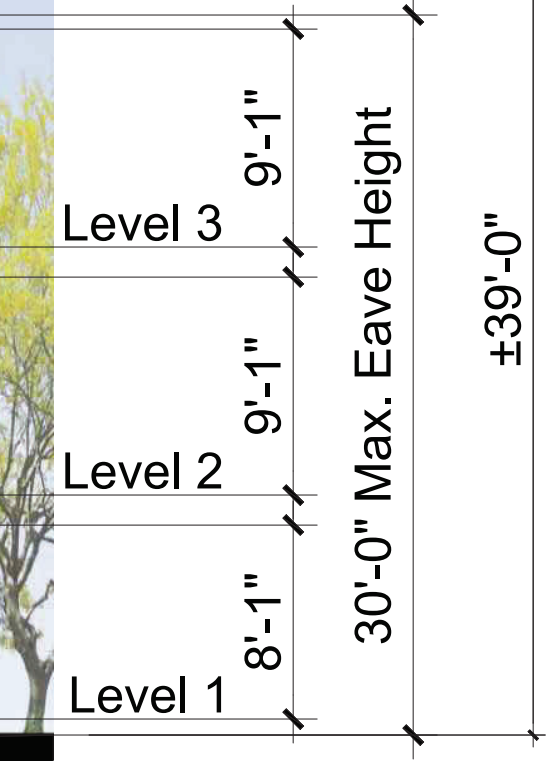


LEFT

Elevations for buildings adjacent to another buildings not in public view

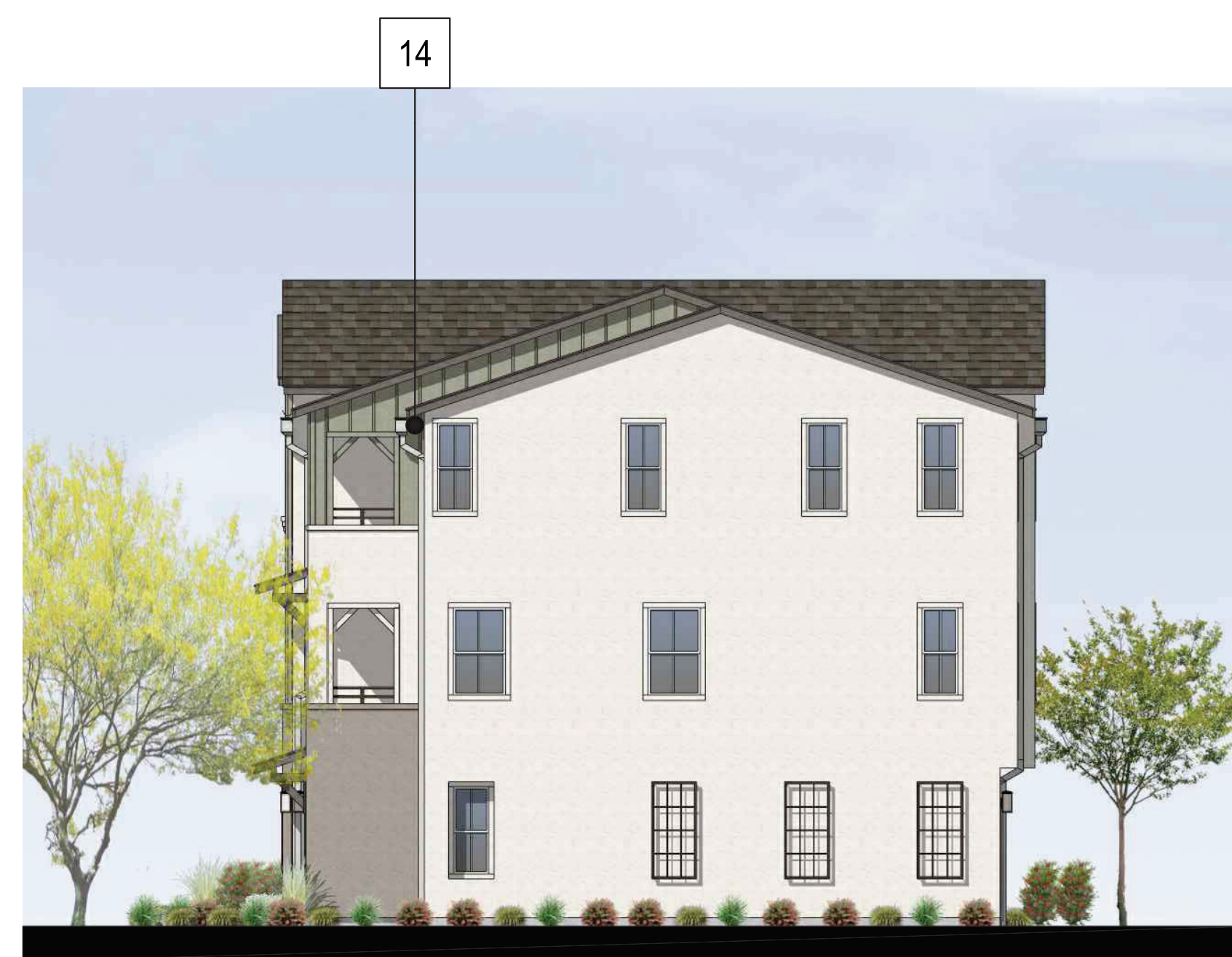


FRONT



RIGHT ENHANCED

Enhanced Right Elevations on Dr. Sam Way street edge for buildings: 24, 26, 30, 34, 38, 42, 46

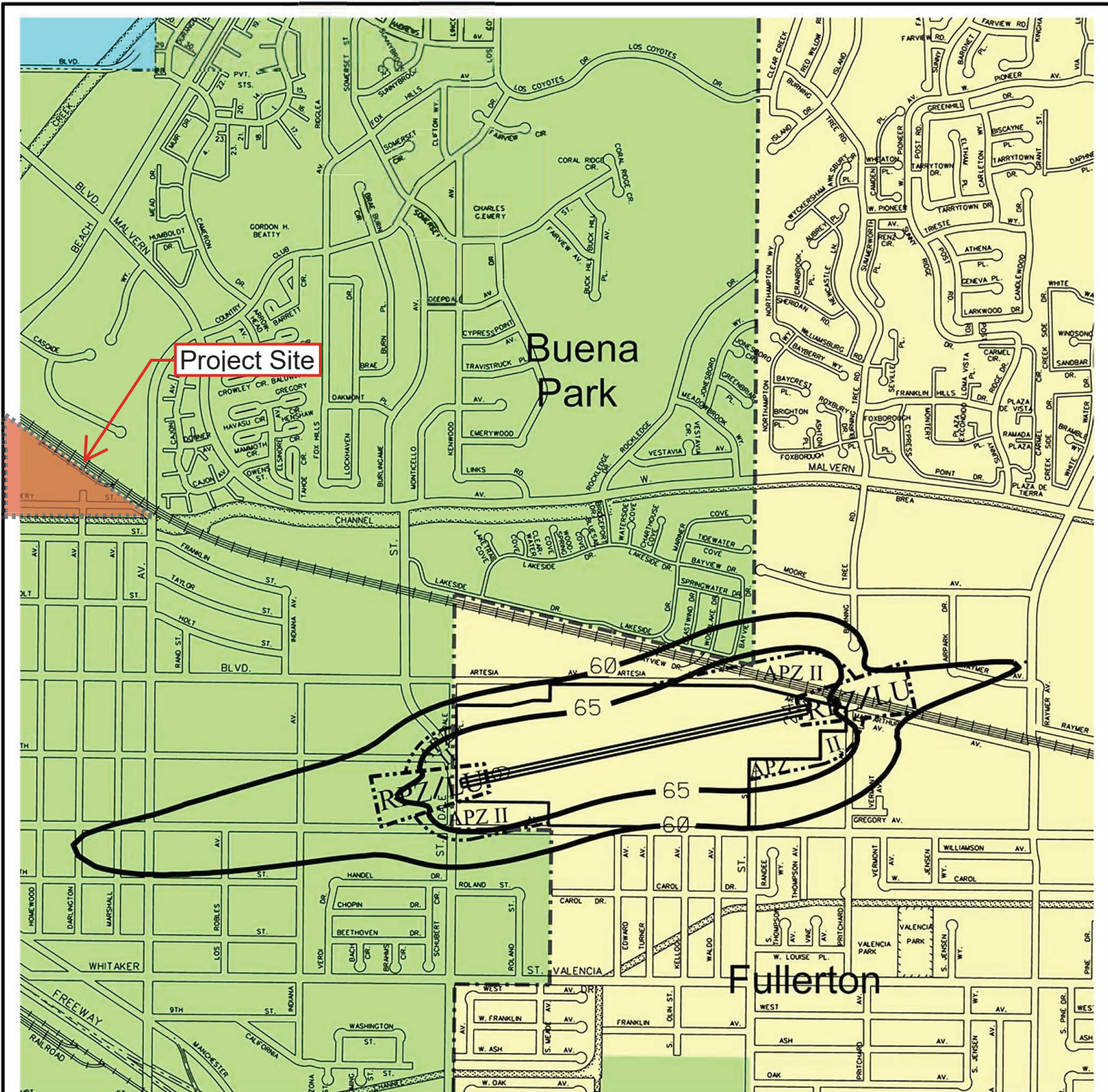


RIGHT

Elevations for buildings adjacent to another buildings not in public view



REAR



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

Fullerton Municipal Airport Airport Impact Zones And Noise Contours

D2

LEGEND

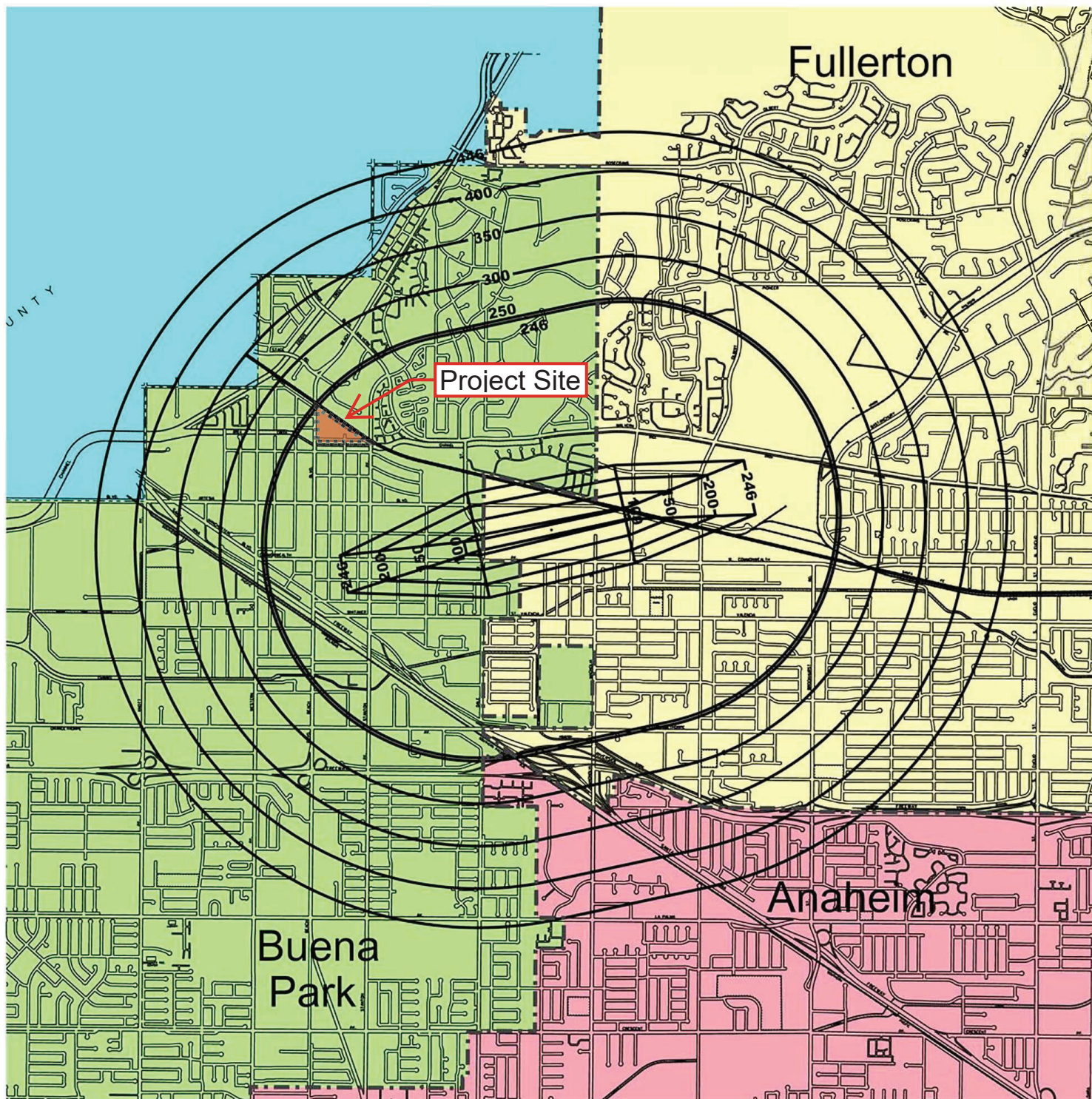
- RPZ /LU RUNWAY PROTECTION ZONE LAND USE
- 60- CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- ACCIDENT POTENTIAL ZONE II
- CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 4







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

FAR PART 77

D3

Fullerton Municipal Airport Obstruction Imaginary Surfaces

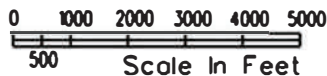
LEGEND

-  CITY BOUNDARIES
-  AIRPORT BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 5





COMMUNITY DEVELOPMENT DEPARTMENT

April 22, 2026

Julie Fitch, 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 281-UNIT FOUR AND THREE-STORY SEMI-ATTACHED RESIDENTIAL DEVELOPMENT AT A PROPERTY LOCATED AT 5600 BEACH BOULEVARD, BUENA PARK, CA SUBMITTAL FORM (SUBMITTED VIA EMAIL TO ALUCINFO@OCAIR.COM)

Dear Ms. Fitch:

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 Zone Change Map to amend the City’s Zoning Map, for a project site located at 5600 Beach Boulevard, 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 and Zone Change Map Amendment to implement the development of 281 units (Project) located at 5600 Beach Boulevard (APN’s: 066-572-08, 066-163-26, and 066-164-24).

Project Background: The Project site is an approximately 13.8-acre lot comprised of three (3) separate parcels located at 5600 Beach Boulevard, in the City of Buena Park, Orange County, California, Assessor Parcel Numbers (APNs): 066-572-08, 066-163-26, and 066-164-24. The Project site is developed with the Amway Nutrilite Center Campus consisting of two connected buildings totaling 370,031 square feet, parking, landscaping, and related on-site improvements. The site is located on the east side of Beach Boulevard, north of Franklin Street within the ML (Light Industrial) zone of Buena Park. The Project site is surrounded by single-family residential dwellings to the south across the Brea Creek Channel and west across Beach Boulevard, commercial/industrial uses to the north and northwest across the train corridor, and multifamily apartments to the northeast. 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-25-1) to change the existing land use designation from Light Industrial to High-Density Residential, a Zone Change (Z-25-1) to change the existing zoning district from ML (Light Industrial) to RM-20 (Medium-Density Multifamily Residential), Tentative Tract Map (TT-25-2) to subdivide the site containing approximately 13.8-acres into an approximately 13-acre lot for condominium purposes, and an approximately 0.8-acre lot for the affordable senior apartments, and a Conditional Use Permit (CU-25-5) to review and permit the proposed 281-unit residential development and associated on-site improvements.

The Project involves the construction of 59 three-story buildings consisting of 117 duets; 22 three-story buildings consisting of 114 townhomes; and a four-story building with 50 affordable senior

GPA AND ZONE CHANGE SUBMITTAL FORM

5600 Beach Boulevard

4/22/2026

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housing apartments. The Project would total approximately 602,105 square feet of building space and would include attached two-car garages at the ground level and two above ground floors of living space for the townhomes and duets. The project would include landscaping and green spaces throughout the site with specific landscaping along the south to buffer the Project from the single-family residential dwelling units.

Per the Buena Park Municipal Code (BPMC) Section 19.516.040 (Height of Structures) the maximum structure height allowed in the ML Zones is 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. Per BPMC Section 19.416.090 (Height of Structures) in the RM Zones, 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 height for the proposed affordable senior apartment development is 48 feet and the proposed building is located over 50 feet from the RS zone properties located to the west of the subject property. The maximum height of the townhomes and duets are 39 feet and are located over 50 feet from the RS zone property located to the south.

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 281-units with State Density Bonuses which is less than the maximum allowed density of 26.1 dwelling units per 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/5600%20Beach%20-%20Shopoff/5600%20Beach%20Boulevard%20Residential%20Development%20Project_NOI_April%202026.pdf?t=202604022036540&t=202604022036540

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 0.65-miles northwest 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 48 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

GPA AND ZONE CHANGE SUBMITTAL FORM

5600 Beach Boulevard

4/22/2026

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Residential (RM-20) 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 – ML 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.

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.

GPA AND ZONE CHANGE SUBMITTAL FORM

5600 Beach Boulevard

4/22/2026

Page 4

The City of Buena Park respectfully requests to be placed on the May 21, 2026, ALUC meeting agenda. If you have any questions or require any additional information, please contact me at your convenience. Thank you.

Sincerely,

Ian McAleese, 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

Buena Park General Plan Noise Element Excerpts

Buena Park Zoning Ordinance – ML 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: Buena Park

2. Contact Information - Name/Title Ian McAleese, Senior Planner
Agency: City of Buena Park
Address: 6650 Beach Boulevard, Buena Park CA 90621
Phone/email: 714-562-3616, imcaleese@buenapark.com

3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos

4. Item being submitted for review (**submit each on a separate form**): 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: 5/13/2026

6. Tentative date of City Council/Board of Supervisors Public Hearing: 6/10/2026

7. Requested date of ALUC Review May 21, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.

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 height within the Obstruction Imaginary Surfaces*? No Yes

13. Please indicate current 48.9 feet and proposed 48 feet maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Link to existing See attached and proposed See attached General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*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: Buena Park

2. Contact Information - Name/Title Ian McAleese, Senior Planner
Agency: City of Buena Park
Address: 6650 Beach Boulevard, Buena Park CA 90621
Phone/email: 714-562-3616, imcaleese@buenapark.com

3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos

4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Buena Park Zoning Map

5. Scheduled date of Planning Commission Public Hearing: 5/13/2026

6. Tentative date of City Council/Board of Supervisors Public Hearing: 6/10/2026

7. Requested date of ALUC Review May 21, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.

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 height within the Obstruction Imaginary Surfaces*? No Yes

13. Please indicate current 48.9 feet and proposed 48 feet maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input type="checkbox"/>	Link to existing <small>Click or tap here to enter text.</small> and proposed <small>Click or tap here to enter text.</small> General Plan Element, Specific Plan or Zoning Code for this submittal.
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<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

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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*

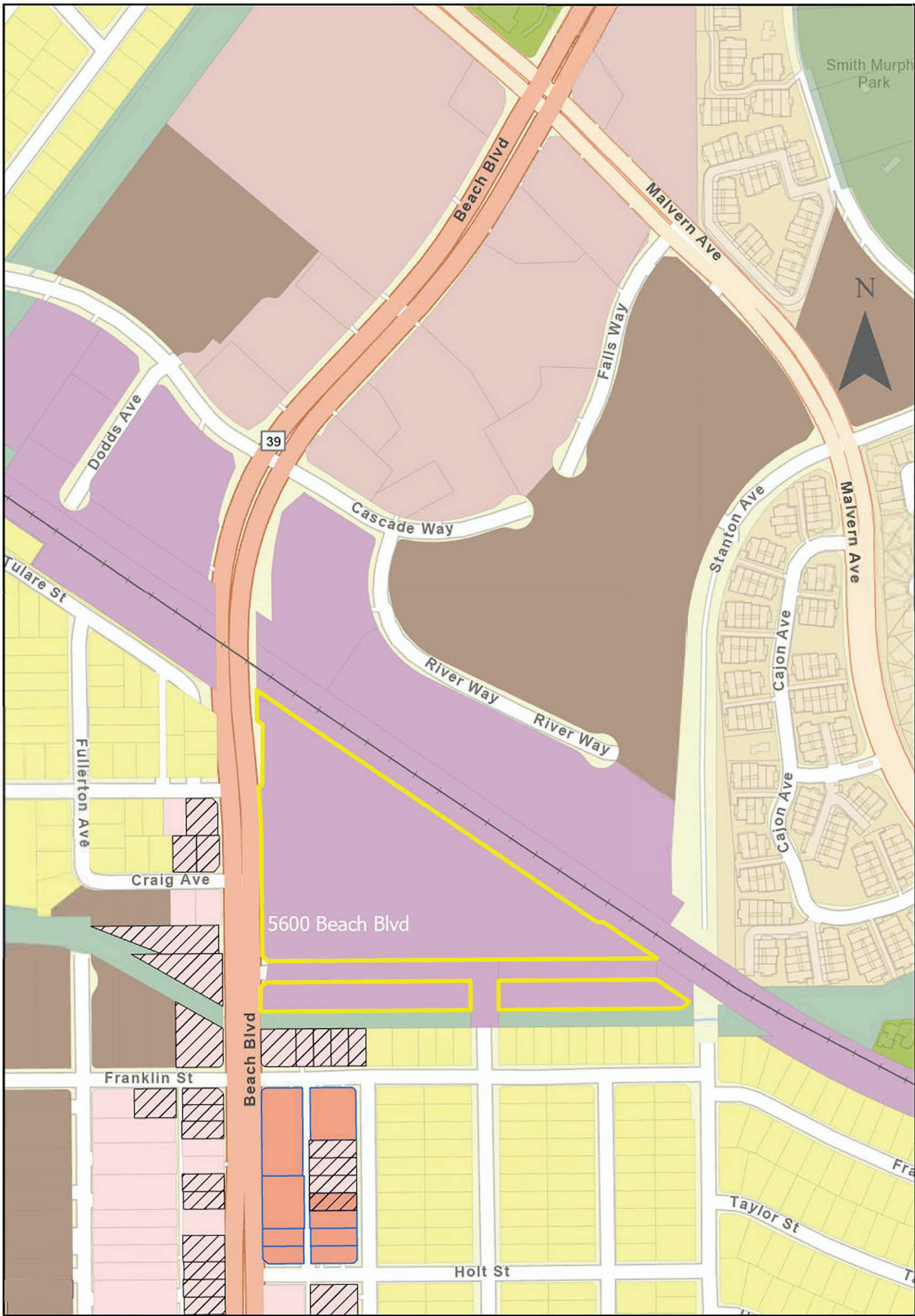


- General Plan Land Use**
- Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Planned Development
 - Commercial Office Mixed-Use
 - Office Professional
 - Light Industrial
 - Open Space
 - Central Buena Park Mixed-Use
 - Project Site



Proposed General Plan

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Planned Development
- Commercial
- Commercial Office Mixed-Use
- Office Professional
- Light Industrial
- Open Space
- Central Buena Park Mixed-Use
- Project Site

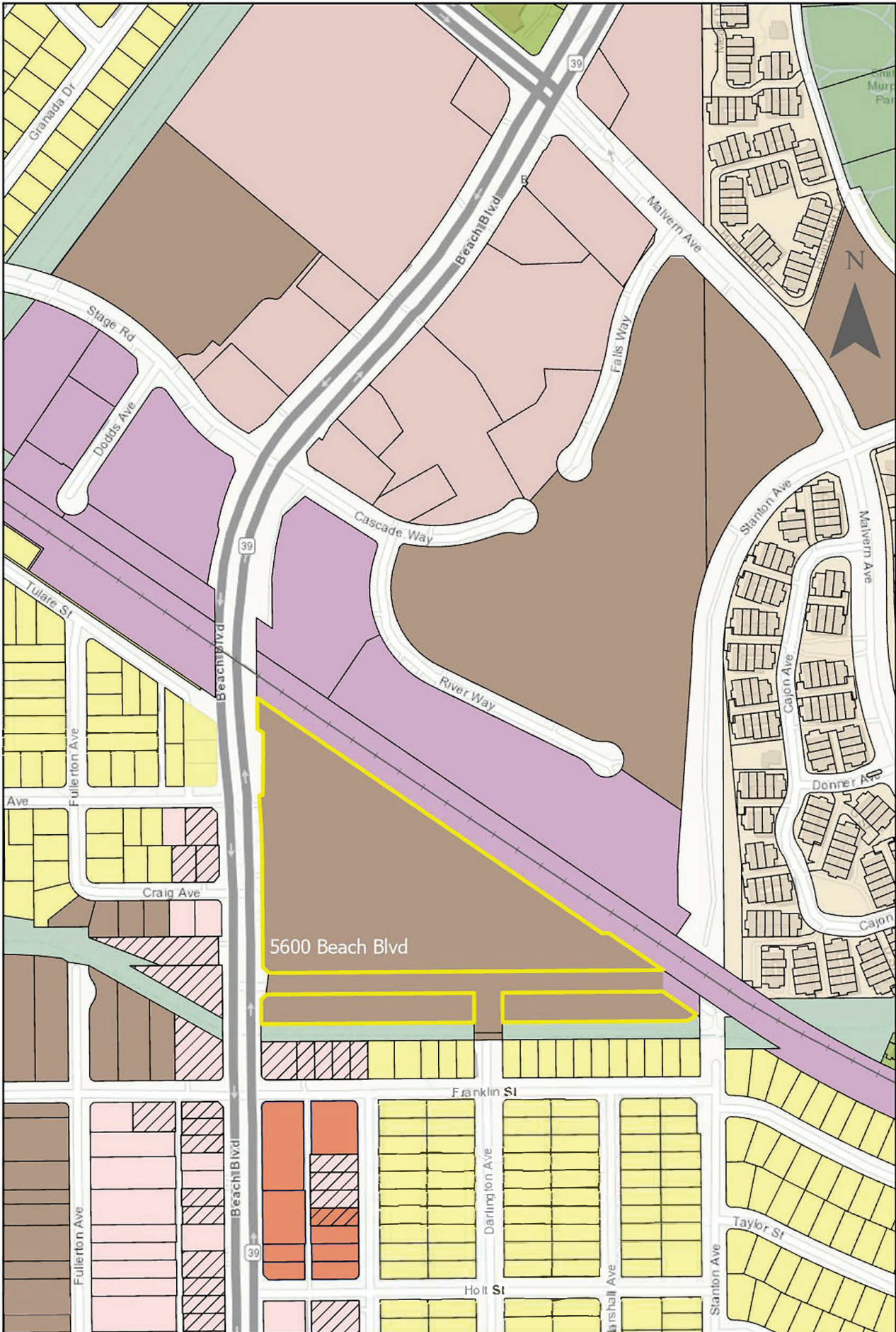


Zoning

- One Family Residential
- Low Density Multifamily Residential
- Planned Development
- Medium Density Multifamily Residential
- Light Industrial
- General Mixed Use
- Office
- Community Shopping
- Open Space
- Recreational Space

Housing Incentive Overlay

- CBPMU/Mixed Use Overlay-60
- Housing Element Site - No Overlay
- Project Site



Proposed Zoning

- One Family Residential
- Low Density Multifamily Residential
- Planned Development
- Medium Density Multifamily Residential
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- General Mixed Use
- Office
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- Open Space
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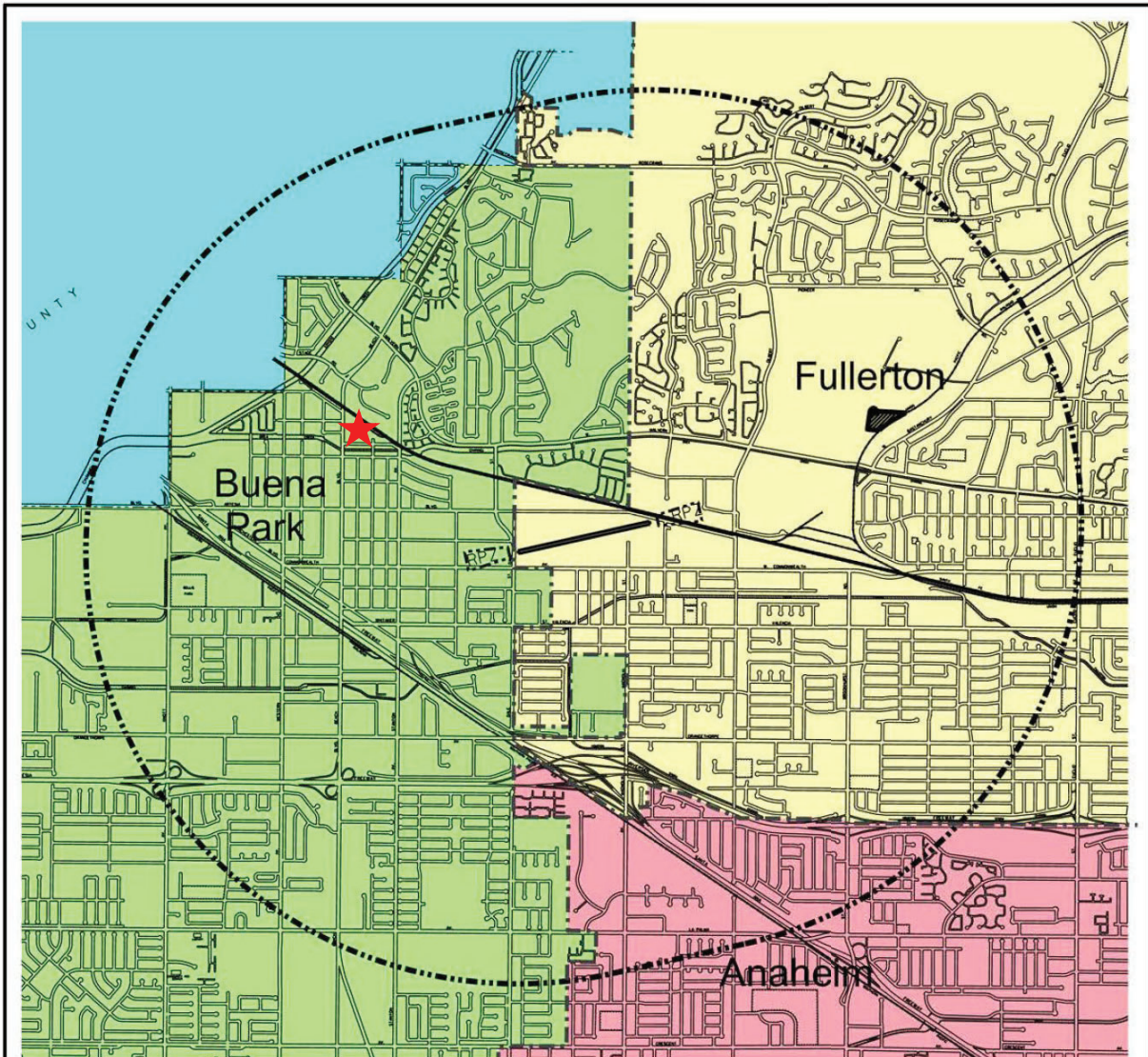
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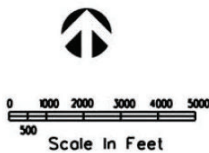
= Project site 5600 Beach Boulevard.

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

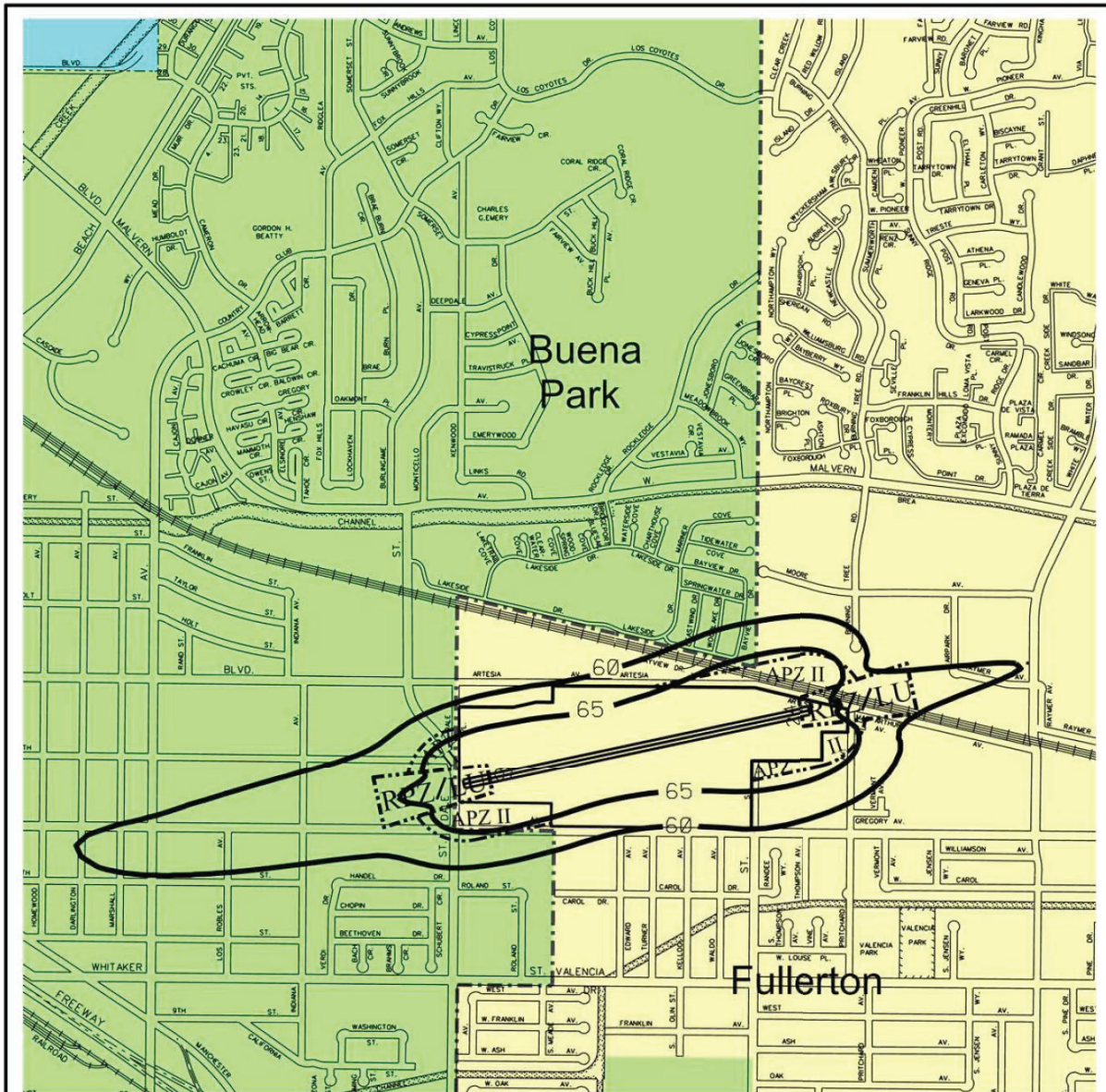
FAR PART 77 **D1**
Fullerton Municipal Airport
Notification Area: 10,000' Radius at 50:1 Slope



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



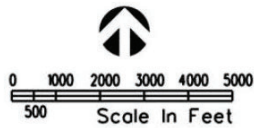


Note: - County Unincorporated areas are shown in white.
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FAR PART 77

D3

Fullerton Municipal Airport Obstruction Imaginary Surfaces

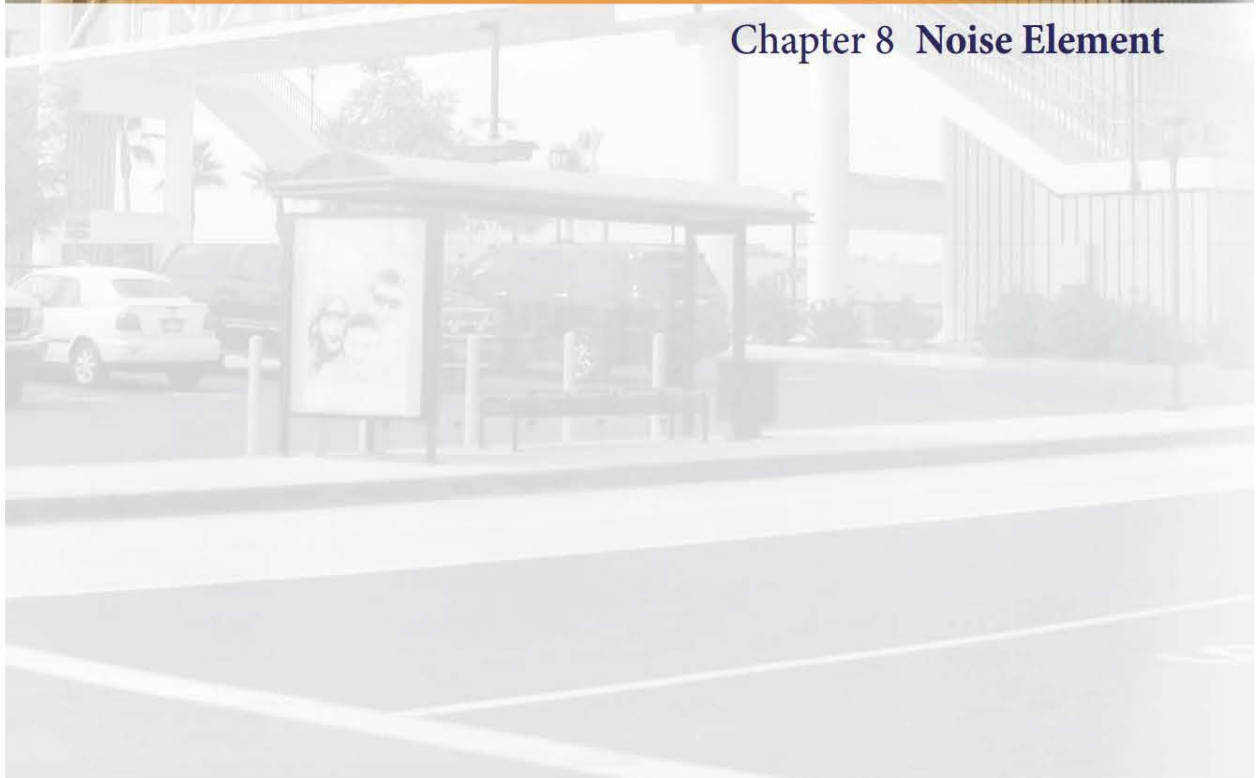


LEGEND
 - - - CITY BOUNDARIES
 — AIRPORT BOUNDARIES

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.

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.

Chapter 8 *Noise Element*

- 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.

Chapter 8 *Noise Element*

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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.

§ 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.

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, unless permitted higher by the issuance of a conditional use permit.
3. Dish antennae exceeding twenty-four inches in diameter may be roof-mounted, provided that they are screened from public view or approved by a conditional use permit.
4. Any antenna that is primary to the use shall be subject to the height limit established under a conditional use permit.

(Ord. 1382 § 11, 1998)

§ 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:
 - 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.

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)