



City of Buena Park

Notice of Intent to Adopt a Negative Declaration

To: Agencies, Organizations, and Interested Parties

From: City of Buena Park

Subject: Notice Public Hearing and Intent to Adopt an Initial Study/Negative Declaration (IS/ND) for the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlays (HIO) - Programs 11, 12, and 16 of the 2021-2029 Housing Element

The City of Buena Park ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlays (HIO) - Programs 11, 12, and 16 of the 2021-2029 Housing Element.

Project Description:

To receive certification of its 2021-2029 Housing Element, the City must rezone specified parcels to address the shortfall of sites to accommodate the City's RHNA allocation. The Project includes the following actions:

Amend the General Plan Land Use Map to include five (5) new Housing Incentive Overlays, and two (2) land use designation amendments. Amend the Zoning Map to include six (6) new Housing Incentive Overlays and one (1) change of zone. Amend the Auto Center Specific Plan to include two (2) new Housing Incentive Overlays and the Entertainment Corridor Specific Plan to include one (1) new Housing Incentive Overlay. The ODDS will regulate development projects within five (5) Housing Incentive Overlays (HIO).

- The Mixed-Use Overlay 45 (up to 45 du/ac and 1.5 FAR) designation will be applied to 107 parcels.
- The Mixed-Use Overlay 60 (up to 60 du/ac and 1.0 FAR) designation will be applied to 112 parcels.
- The Mixed-Use Overlay 100 (up to 100 du/ac and 1.75 FAR) designation will be applied to 13 parcels.
- The Hotel/Motel Conversion Overlay designation will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay designation will be applied to 17 parcels.
- The Housing Opportunities Overlay (up to 50 du/ac) designation will be applied to 1 parcel.

Two (2) parcels will undergo a land use designation change to High Density Residential. One (1) parcel will also undergo a change of zone to RM-20, Medium-Density Multifamily Residential.

Project Location: The Project site is comprised of 255 parcels throughout the City. The City encompasses 10.3 square miles and is located on the northwestern boundary of Orange County.

Significant Environmental Effects: The IS/ND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project.

Public Review Period/Responses and Comments: The IS/ND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 30 days, starting on **December 20, 2023 to January 22, 2024**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Buena Park, Planning Division
Attn: Swati Meshram, PhD, AICP, Planning Manager
6650 Beach Boulevard
Buena Park, CA 90621
Email: smeshram@buenapark.com

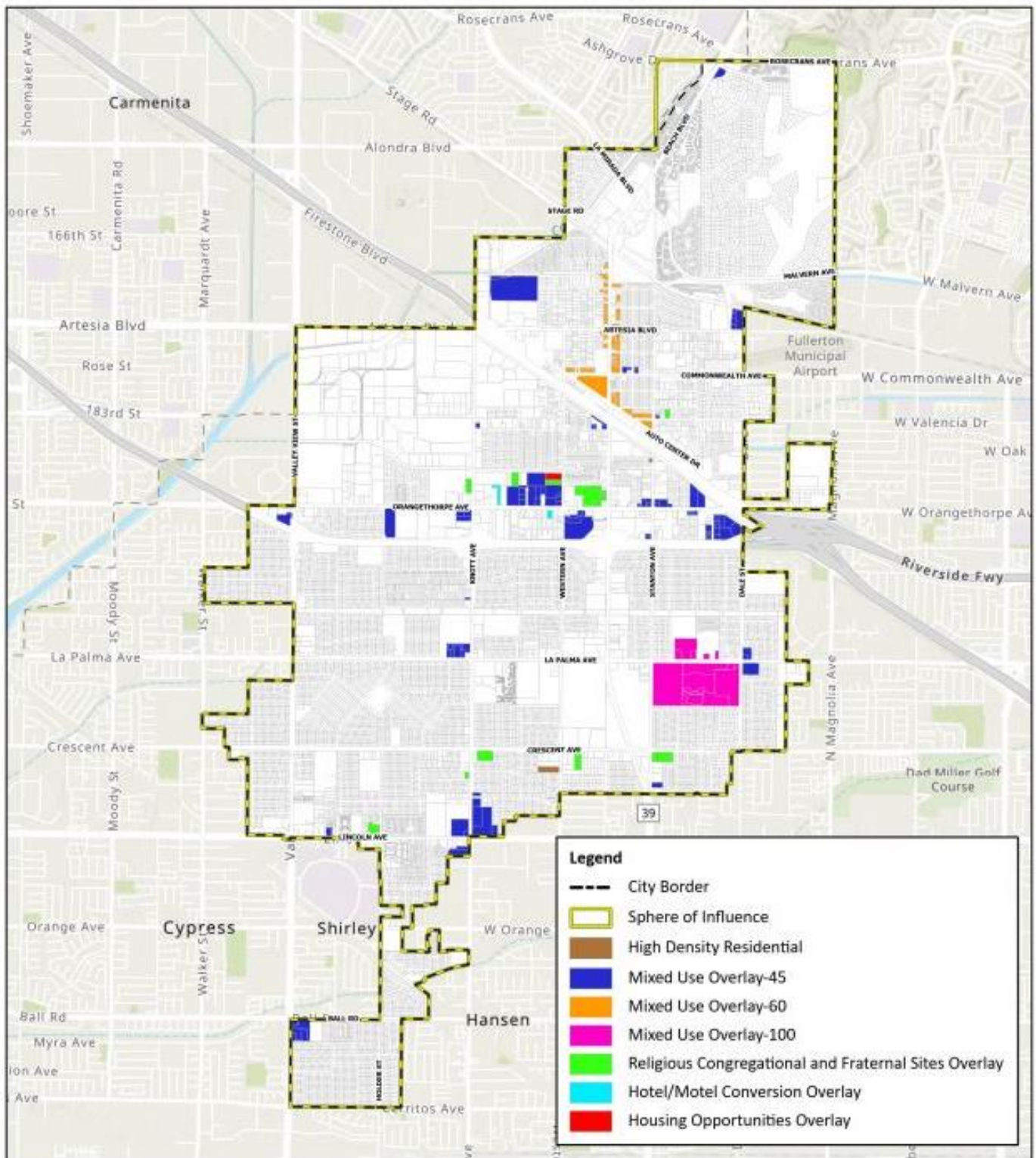
DOCUMENT AVAILABILITY: This IS/ND and associated materials are available for review during regular business hours at the following location:

City of Buena Park, Planning Division
6650 Beach Boulevard
Buena Park, CA 90621

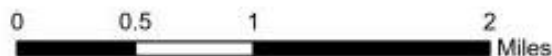
The document is available online on the City's website at:

https://www.buenapark.com/city_departments/community_development/planning_division/rezoning_housing_element_sites.php

Public Hearing : NOTICE IS HEREBY GIVEN that the City of Buena Park Planning Commission will hold a public hearing in the City Council Chambers of City Hall, 6650 Beach Boulevard, Buena Park, California, on January 24, 2024 at 6:30 p.m. to consider the above described project.

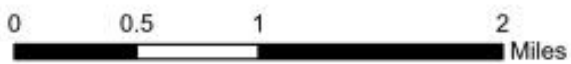
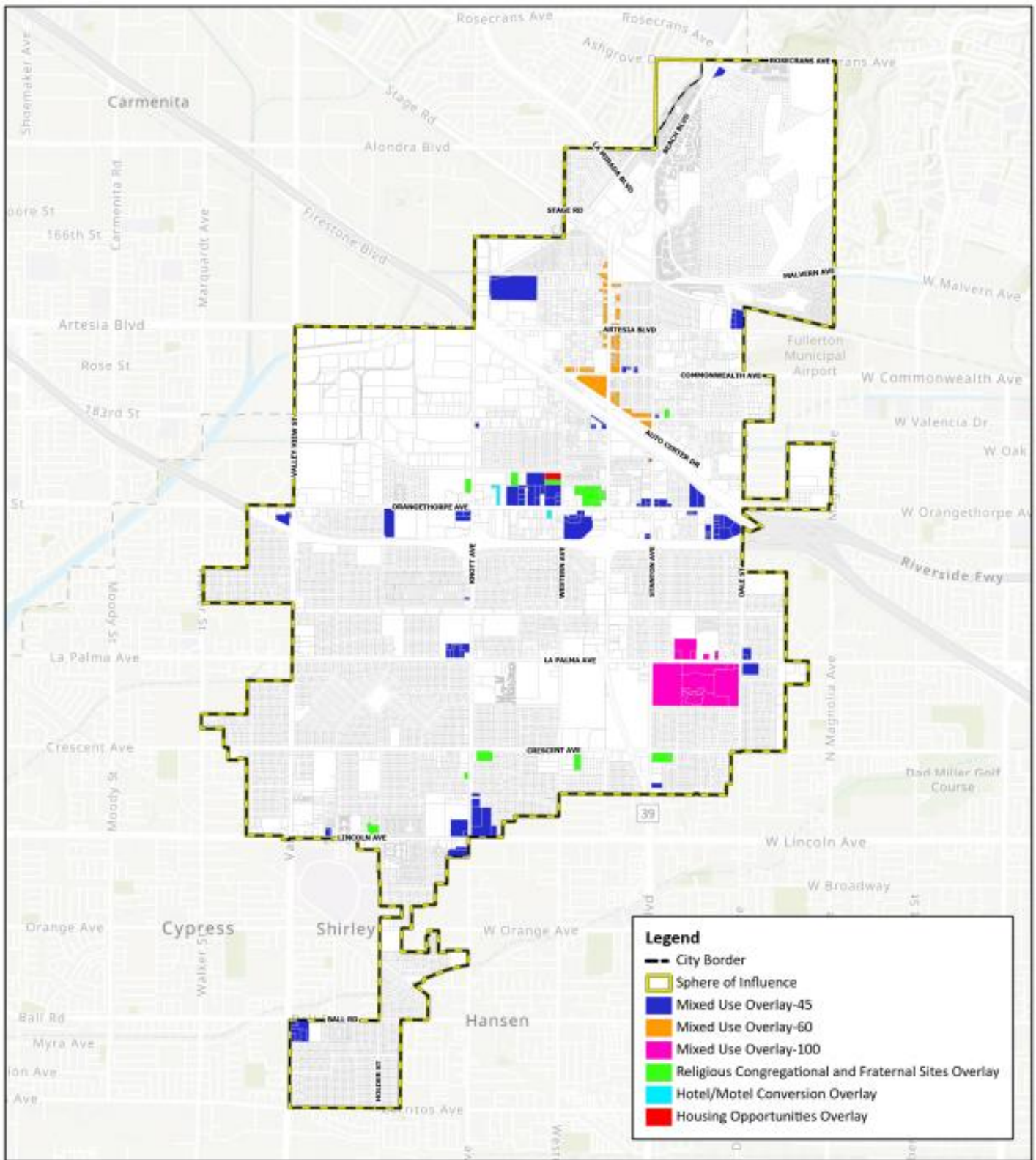


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Proposed Amendment Areas General Plan Land Use

City of Buena Park



**Proposed Amendment
Areas Zoning
City of Buena Park**

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