

General Plan Amendment, Zone Change, Specific Plan Amendment, and Objective Design and Development Standards (ODDS) to Implement the HIOs

## **Notice of Completion & Environmental Documentation Transmittal Attachment B**

### ***Project Location***

#### Schools

Anaheim Elementary School, Buena Park School District, Centralia School district, Cypress Elementary School District, Magnolia Elementary School District, Savanna School District, Anaheim Union High School district, Fullerton Joint Union High School District, North Orange County Community College District.

### ***Present Land Use/Zoning/General Plan Designation***

Present Land Use: The Project would amend the General Plan Land Use Map, Official Zoning Map and implement the HIO Objective Design and Development Standards and as such, would be applied Citywide. The City has been fully urbanized for many years, and development is characterized by a mix of housing types, a solid commercial base and a well- established manufacturing and distribution base. Residential development is the dominant land use in the City.

Present Zoning: One Family Residential (RS-6), Estate Residential (RS-10), Low Density Multifamily Residential (RM-10), Medium Density Multifamily Residential (RM-20), General Mixed Use (GMU), Light Industrial (ML), Commercial General (CG), Office (CO), Commercial Manufacturing (CM), Regional Commercial (CR), Community Shopping (CS), Open Space (OS), Auto Center Specific Plan (ACSP), and Entertainment Corridor Specific Plan (ECSP).

Present General Plan Designation: High Density Residential, Medium Density Residential, Low Density Residential, General Mixed-Use, Entertainment Mixed-Use, Central Buena Park Mixed Use, Beach and Orangethorpe Mixed-Use SP, Commercial, Office Manufacturing, Office Professional, Light Industrial and Open Space.

### ***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 designation will be applied to 107 parcels.
- The Mixed-Use Overlay 60 designation will be applied to 112 parcels.
- The Mixed-Use Overlay 100 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 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.