



**NOTICE OF PUBLIC HEARING AND INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Agencies, Organizations, and Interested Parties

From: City of Buena Park

Subject: Notice of Public Hearing and Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the 5600 Beach Boulevard Residential Development Project

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 an Initial Study/Mitigated Negative Declaration (MND) 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 15073(a).

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

PROJECT TITLE: 5600 Beach Boulevard Residential Development Project

APPLICATION NOS.: General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, Conditional Use Permit No. CU-25-5, and Mitigated Negative Declaration No. MND-25-1

PROJECT LOCATION: 5600 Beach Boulevard, Buena Park, California, 90621

PROJECT DESCRIPTION: Shopoff Realty Investments (Applicant) is processing a request to implement a series of discretionary actions that would ultimately allow for the demolition of the existing Amway Nutrilite Center Campus consisting of two connected buildings totaling 370,031 square feet, to allow for the development of a 281-unit three-story semi-attached residential development (Project) located at 5600 Beach Boulevard in the City of Buena Park (Assessor's Parcel Numbers 066-572-08, 066-163-26, and 066-164-24). 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 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. The Project proposes a General Plan Amendment (GP-25-1) to amend the existing General Plan Land Use designation from Light Industrial to High-Density Residential; a Zone Change (Z-25-1) to amend the existing zoning district from Light Industrial (ML) to Medium-Density Multi-Family Residential (RM-20); a 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 site would include new private residential streets that would be accessible via Beach Boulevard and Darlington Avenue.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to air quality, cultural resources, geology and soils, noise, and tribal cultural resources would be mitigated to a less than significant level.

PUBLIC REVIEW PERIOD/RESPONSES AND COMMENTS: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 6, Section 15072. The City will accept responses and comments for 30 days, starting on **Friday, April 3, 2026**, to **Monday, May 4, 2026**. 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: Ian McAleese
6650 Beach Boulevard
Buena Park, CA 90621
Email: IMcAleese@buenapark.com

DOCUMENT AVAILABILITY: This IS/MND 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/shopoff_development.php

NOTICE OF 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 **May 13, 2026** at 6:30 p.m. to consider the Project.

All interested persons have the right to appear and be heard. If you challenge Applications General Plan Amendment No. GP-25-1, Zone Change No. Z-25-1, Tentative Tract Map No. TT-25-2, Conditional Use Permit No. CU-25-5, and Mitigated Negative Declaration No. MND-25-1 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Staff Report and plans will be available for review at the Community and Economic Development Department, Planning Division, 6650 Beach Boulevard, Buena Park, California, prior to the meeting. Further information may be obtained by contacting Ian McAleese, Senior Planner, at (714) 562-3616 or imcaleese@buenapark.com.

Any person with impairment pursuant to the Americans with Disability Act who needs special accommodations should call the Planning Division at (714) 562-3620.



If you would like to participate in the public hearing and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the Planning Division at (714) 562-3620, 48-hours prior to the meeting.

I, Ruth Santos, Sr. Administrative Assistant, do hereby certify that a full and correct copy of this notice was published, posted at the Civic Center, 6650 Beach Blvd., the Ehlers Event Center, 8150 Knott Avenue, and the Buena Park Library, 7150 La Palma Avenue, Buena Park, CA., and mailed to the property owners located within a 300-foot radius of the subject property.

ATTEST: *Ruth Santos*
POSTED AND MAILED BY: April 3, 2026

DATE: April 3, 2026
REMAIN POSTED THROUGH: May 14, 2026



VICINITY MAP



PLANNING COMMISSION

May 13, 2026

**GENERAL PLAN AMENDMENT NO. GP-25-1, ZONE CHANGE NO. Z-25-1,
TENTATIVE TRACT MAP NO. TT-25-2, CONDITIONAL USE PERMIT NO. CU-25-5,
MITIGATED NEGATIVE DECLARATION NO. MND-25-1**

**5600 Beach Boulevard
APNs: 066-572-08, 066-163-26, and 066-164-24**