

6.0 ZONING EXPLANATION

Section 5.0 of the Hotel Circle Specific Plan, "Zoning and Development Standards Section," describes the specific standards and regulations which will apply to development within the Specific Plan Area. These standards and regulations replace the regulations contained in the City's Commercial-Recreation (C-R) Zone.

The purpose of this Section is to identify and explain why the Zoning and Development Standards in the Hotel Circle Specific Plan differ from those in the C-R Zone and to provide an explanation for the differences between the two.

6.1 CONDITIONAL USES AND STRUCTURES

Code Sections:

18.48.050

Specific Plan Sections:

18.__.090

Zoning Standard - Specialty retail centers require five (5) acre site

Specific Plan Proposal - Specialty retail centers require three (3) acre site

Explanation: Site constraints and design modifications for the project necessitate the requested modifications. Proposal requires specialty retail centers be subject to a conditional use permit.

6.2 STRUCTURAL HEIGHT AND AREA LIMITATIONS

Code Sections:

18.48.080

Specific Plan Proposal:

18.__.111

Zoning Standard - Minimum parcel size lots required to have 175 feet of frontage

Specific Plan Proposal - Minimum parcel size lots required to have 100 feet of frontage

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

6.3 STRUCTURAL SETBACKS AND YARD REQUIREMENTS

Code Sections:

18.48.083

Specific Plan Sections:

18.__.112

A. Lots Abutting Haster and Clementine Streets

Zoning Standard - Thirty (30) feet

Specific Plan Proposal - Ten (10) feet

Explanation: Crystal Suites Hotel, Residence Inn and Peacock Suites Hotel were constructed with ten (10) foot setbacks from Clementine and Haster Streets. Proposal is consistent with the setbacks of proposed and existing adjacent land uses and circulation patterns. Modification will also alter setback requirements for freestanding monument signs. Setback also permits more efficient use of land within Specific Plan boundary.

B. Lots Abutting Zeyn Street

Zoning Standard - Ten (10) feet

Specific Plan Proposal - Five (5) feet

Explanation: Five (5) foot setback along Zeyn Street permitted by right, per C.U.P. No 3241. Zeyn Street is a cul-de-sac which abuts Residence Inn and Motel 6 parking lots and is not within the primary Katella Avenue viewshed. Modification will also alter setback

requirements for freestanding monument signs and standards for landscaping around parking structures.

C. Lots Abutting Interior Property Lines

Zoning Standard - Ten (10) feet
Specific Plan Proposal - Five (5) feet

Explanation: Integration of ten (10) separate lots facilitate joint use of parcels, thereby varying setbacks as requested to enhance visual interface. Modification also permits zero (0) lot line setback for open parking areas or parking structures.

6.4 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS AND SETBACK AREAS

Code Sections:

18.48.080

Specific Plan Sections:

18.__.113

A. Decorative Screen-Type Walls

Zoning Standard - Not to be located closer than ten (10) feet from public right-of-way
Specific Plan Proposal - Not to be located closer than five (5) feet from public right-of-way

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

6.5 VACANT LAND

Code Sections:

18.48.088

Specific Plan Sections:

18.__.117

Zoning Standard - Screened and/or landscaped
Specific Plan Proposal - Land which remains vacant in excess of one (1) year shall be screened and/or landscaped, except along Zeyn Street which shall be kept free of weeds and litter

Explanation: Current economic conditions may require certain parcels to remain in their present state; however, in the event the economy

improves, the vacant parcels may be developed per the Specific Plan.

6.6 OFF-STREET PARKING AND LOADING REQUIREMENTS

Code Sections:

18.48.085 and 18.06.050

Specific Plan Sections:

18.__.120

A. Parking Requirements for Restaurants Incorporated into Hotels

Zoning Standard - Eight (8) spaces per 1000 square feet of gross floor area

Specific Plan Proposal - Zero (0) spaces provided

Explanation: Restaurants incorporated into hotels will primarily cater to in-house guests.

B. Hotel/Motel/Vacation Ownership Resort Parking Requirements

Zoning Standard - One and two-thirds (1.6) spaces per guest room with kitchenette

Specific Plan Proposal - Eight-tenths (0.8) spaces per guest room with kitchenette

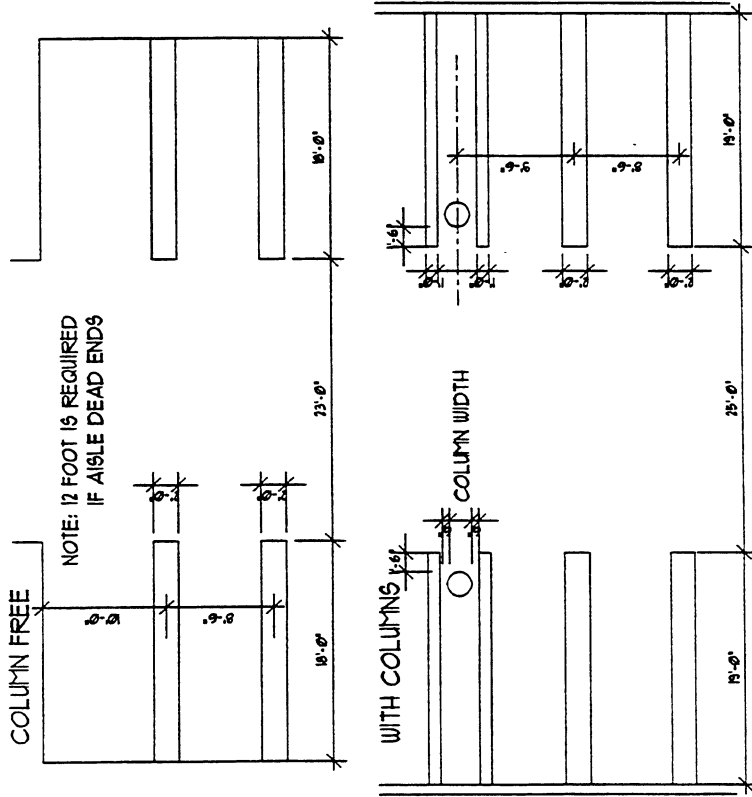
Explanation: Industry standards for suite hotels with kitchenette amenities have shown that no additional parking is necessary.

C. Employee Parking

Zoning Standard - Varies

Specific Plan Proposal - One-fourth (0.25) of a parking space for hotel employee parking and four (4.0) spaces per 1,000 square feet of gross floor area of food preparation for restaurant employees.

Explanation: Industry standards for hotel and restaurant operations have shown the proposed parking standards are more than sufficient to meet the parking needs of the project's employees.

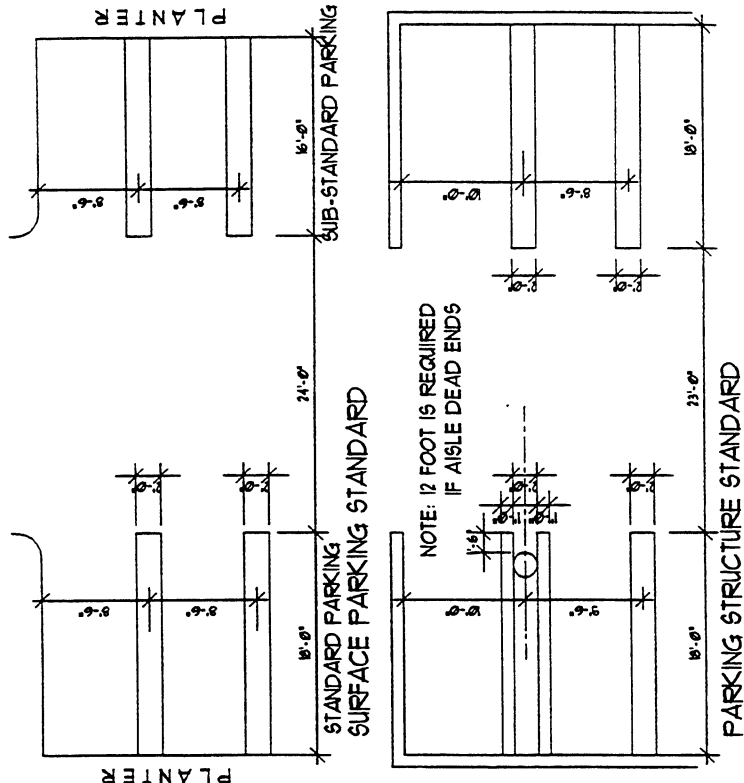


General Notes:

1. This parking structure design is intended to create generic, economic parking facilities without mixture of space sizes. It is also intended to be the primary source of parking for site development. No small car parking spaces, known as "COMPACT SPACES" shall be permitted.
2. Tandem parking shall not be permitted.
3. Parking stalls are to be double striped as shown. All striping shall be 4 inch lines using white or yellow traffic bearing paint.
4. Columns within parking spaces shall not be permitted. Columns shall be a minimum of 6 inches from spaces with a 1 foot 6 inch setback as shown on plan. Columns along wall shall be treated as a wall and may protrude a maximum 12" into parking space.
5. End spaces shall be 10 feet wide, measured from face of wall to center of striping. If aisle dead ends at a wall, then the adjacent spaces shall be 12 feet wide, measured from the face of wall to center of striping.
6. For ramp grades and ceiling height requirements, see Standard Detail 402-B.
7. For required handicapped parking spaces, see Standard Detail 436.

CURRENT C-R PARKING STANDARD

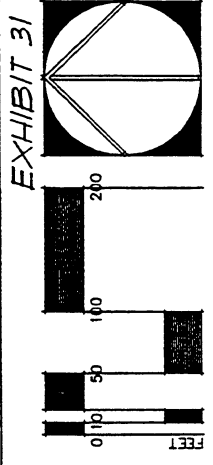
HOTEL CIRCLE PARKING COMPARISON



General Notes:

1. This parking structure design is intended to create generic, economic parking facilities. It is also intended to be the primary source of parking for site development. 25% of small car parking spaces, known as "COMPACT SPACES", shall be permitted.
2. Tandem parking shall not be permitted.
3. Parking stalls are to be double striped as shown. All striping shall be 4 inch lines using white or yellow traffic bearing paint.
4. Columns within parking spaces shall not be permitted. Columns shall be a minimum of 6 inches from spaces with a 1 foot 6 inch setback as shown on plan. Columns along wall shall be treated as a wall and may protrude a maximum 12" into parking space.
5. End spaces shall be 10 feet wide, measured from face of wall to center of striping. If aisle dead ends at a wall, then the adjacent spaces shall be 12 feet wide, measured from the face of wall to center of striping.
6. For ceiling height requirements, see Standard Detail 402-B.
7. For required handicapped parking spaces, see Standard Detail 436.
8. Ramps into parking structures shall not exceed 12.5%.

HOTEL CIRCLE SPECIFIC PLAN STANDARD



AUGUST 9, 1994

D. Truck Loading

Zoning Standard - Varies

Specific Plan Proposal - Twelve (12) foot by eighteen (18) foot spaces provided

Explanation: Truck loading facilities were not provided for the Crystal Suites or Peacock Suites Hotels. Additional areas for deliveries have been provided in conjunction with the bus parking areas.

E. Maximum Curb Openings

Zoning Standard - Two (2) curb openings for parcels with more than 300 feet of street frontage

Specific Plan Proposal - Two curb openings for parcels located along Zeyn Street

Explanation: Only proposed along Zeyn Street for enhanced traffic circulation opportunities.

F. Driveway Separation and Spacing

Zoning Standard - Thirty-six (36) feet

Specific Plan Proposal - Twenty (20) feet

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

G. Entry Drive Dimensions

Zoning Standard - Minimum of forty (40) feet

Specific Plan Proposal - Minimum of fifteen (15) feet

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

H. Compact Parking Spaces

Zoning Standards - No compact spaces permitted

Specific Plan Proposal - Where design constraints exist, up to twenty-five (25) percent of total spaces can be compact spaces

Explanation: Site constraints and design considerations for the project necessitate the requested modifications. Additionally, the Peacock and Crystal Suites Hotels currently utilize compact parking spaces.

I. Parking Aisles

Zoning Standard - Minimum of twenty-three (23) through twenty-five (25) feet aisles within parking structures

Specific Plan Proposal - Minimum of twenty-three (23) feet within parking structures

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

J. Parking Stalls

Zoning Standard - Sizes vary

Specific Plan Proposal - Minimum of 8'6" X 18' parking stall for surface and parking structure parking

Explanation: Site constraints and design considerations for the project necessitate the requested modifications.

K. Driveway Width Dimensions

Zoning Standards - Twenty-five to thirty-five feet wide driveways

Specific Plan Proposal - Twenty-three to thirty-five feet wide driveways

Explanation: Site constraints and design considerations for the project necessitate the requested modifications. Required due to narrow size of existing parcels.

6.7 VACATION OWNERSHIP RESORTS

Code Sections:

18.48.070

Specific Plan Sections:

18.__.130

A. Conditional Use Permit

Zoning Standard - Subject to a Conditional Use Permit

Specific Plan Proposal - Thirty (30) percent of total proposed hotel rooms by right; additional units subject to a Conditional Use Permit

Explanation: There is currently no limitation on the number of vacation ownership resort units permitted within a development. The Applicant agrees to limit vacation ownership resort units to a

total not to exceed thirty percent (30%) of the total proposed hotel rooms.

6.8 SIGNAGE FOR HOTEL USES

Code Sections:

18.48.090-.097

Specific Plan Sections:

18.__.140-.147

A. Number of Building Signs

Zoning Standard - Two (2) building signs per hotel

Specific Plan Proposal - Three (3) building signs per hotel

Explanation: Modification made due to the visual disruption of the proposed seven (7) story, seventy-five (75) foot tall Disneyland Resort East Parking Structure located along Clementine Street between Freedman Way and Katella Avenue. The increased signage will enable the project to partially mitigate the visual impact of the proposed parking structure. Refer to Exhibit 32.

B. Setback Required for Freestanding Monument Signs

Zoning Standard - Minimum of seven (7) feet

Specific Plan Proposal - Minimum of two (2) feet

Explanation: Site constraints and design considerations for the project necessitate the requested modifications. Required due to modification in proposed setback requirements. Required to allow greater sign visibility.

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