

### 5.4 LAND USE AND PLANNING

#### 5.4.1 Environmental Setting

##### Existing Land Uses On-Site

The Platinum Triangle is located at the confluence of the Interstate 5 (I-5) and the State Route 57 (SR-57), in the City of Anaheim, California. The project area encompasses approximately 820 acres, including Angel Stadium of Anaheim, Honda Center, The Grove of Anaheim, surrounding light industrial buildings, several industrial parks, distribution facilities, offices, hotels, restaurants, retail uses and recently constructed residential and mixed use development.

##### Surrounding Land Uses

The Platinum Triangle's southern and eastern boundaries border the City of Orange city limits. Land uses that surround the project area within the City of Anaheim include industrial uses to the north, I-5 to the west and general commercial uses and medium density residential beyond I-5 to the west. Land uses that surround the project area within the City of Orange include commercial recreation to the northeast, light manufacturing and industrial to the east, single-family residential to the southeast, and limited business uses to the southwest.

##### Existing General Plan Designations

As shown in Figure 3-4, *Existing General Plan Designations*, the City of Anaheim General Plan designations for the Platinum Triangle include Office-Low, Office-High, Industrial, Institutional, Open Space, and Mixed-Use. Following is a description of the above-noted General Plan designations, permitted densities, and zoning designations.



- **Mixed-Use.** The Mixed-Use designation is implemented through the Platinum Triangle Mixed Use (PTMU) Overlay Zone. The PTMU Overlay Zone is in addition to the property's existing zoning designation and provides currently for the development of up to 10,266 dwelling units at densities up to 100 dwelling units per acre; 3,855,000 square feet of office development at a maximum floor area ratio (FAR) of 2.0; and, up to 2,264,400 square feet of commercial development at a maximum FAR of 0.4. Property owners may either develop or continue operating under their property's existing zoning designation or, if they choose, they can take advantage of the opportunities to develop their property under the requirements of the PTMU Overlay Zone.
- **Office-High and Office-Low.** The Office-High and Office-Low designations are implemented through the O-H (High Intensity Office) and O-L (Low Intensity Office) Zones and provide workplace opportunities within easy access to a variety of housing, retail, entertainment, and sports facilities within the mixed-use areas. The current maximum amount of allowable office square footage for these designations is 1,735,000 square feet at a maximum FAR of 2.0 for properties designated Office-High and a maximum FAR of 0.50 for properties designated Office-Low.
- **Industrial.** The Industrial designation is implemented by the I (Industrial) Zone. These uses may have an FAR ranging from 0.35 to 0.50 and will continue to provide needed jobs for the area.

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- **Open Space.** The Open Space designation is implemented through the OS (Open Space) Zone and includes those areas intended to remain in natural open space, including utility easements that will provide recreational and trail access to Anaheim's residents.
- **Institutional.** The Institutional designation is implemented through the SP (Semi-Public) Zone and covers a wide variety of public and quasi-public land uses and is applied to existing public facilities. Institutional uses may have a FAR of up to 3.0.

### Zoning Regulations

The City's Zoning Code is the primary tool for implementing the General Plan, providing development standards, identifying allowable land uses, and specifying other regulations. By establishing rules regarding the use of property and site development standards (e.g., building heights and setbacks, parking standards, etc.), the Zoning Code provides detailed guidance for development based on, and consistent with, the land use policies established within the General Plan.

The project area zoning designations include the O-L (Low Intensity Office) Zone, O-H (High Intensity Office) Zone, I (Industrial) Zone, C-G (General Commercial) Zone, SP (Semi-Public) Zone, and PR (Public Recreation) Zone. Properties designated for mixed-use land use by the General Plan have the PTMU Overlay Zone applied to their properties in addition to the properties' existing zone. Property owners with properties within the PTMU Overlay Zone may either develop under the requirements of the PTMU Overlay Zone or continue operating under their property's existing zoning designation. The existing zoning designations are shown on Figure 5.4-1, *Existing Zoning Designations*.

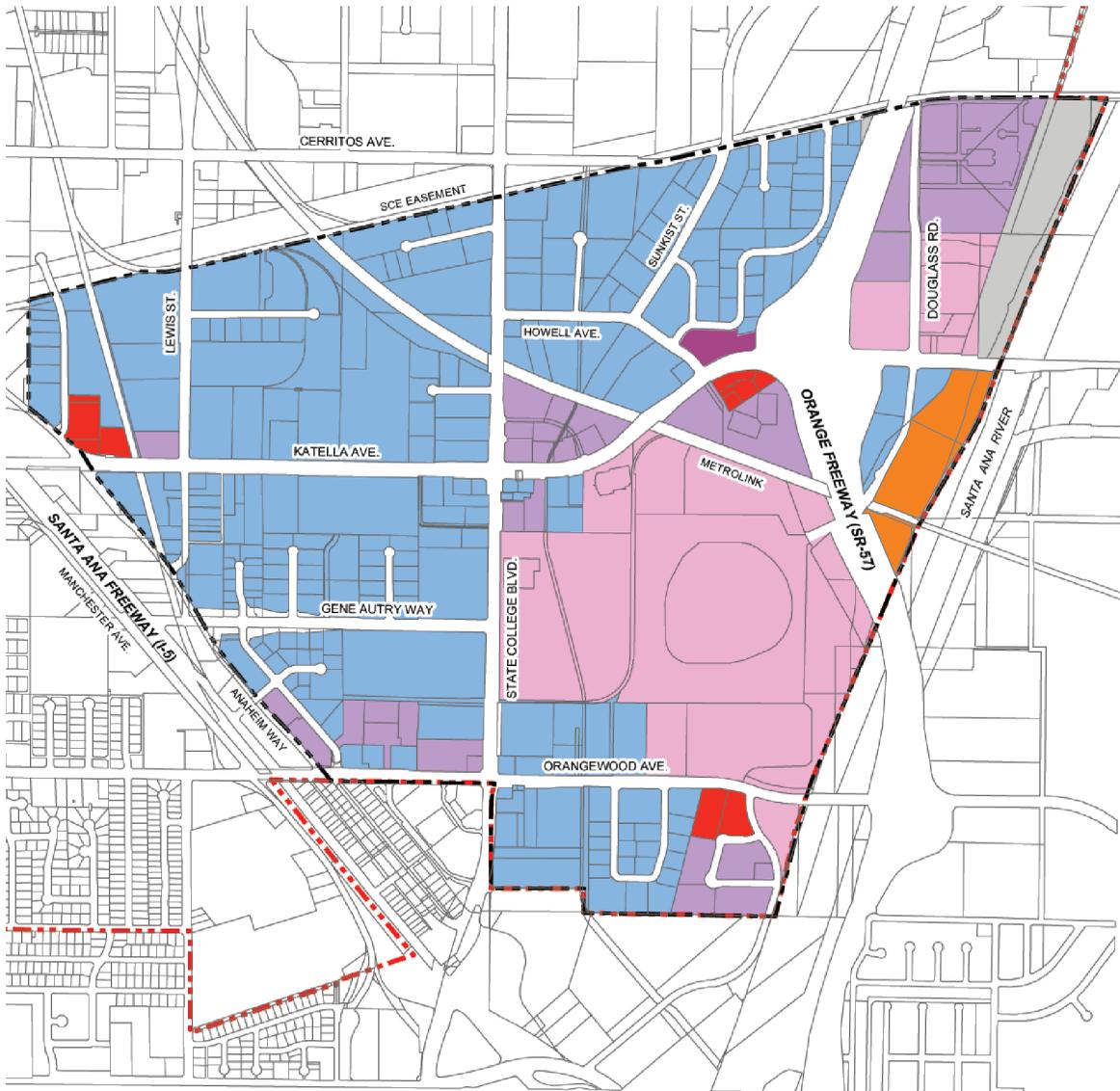
### Existing PTMU Overlay Zone

As shown in Figure 3-6, the existing PTMU Overlay Zone identifies five mixed-use districts.

- **Stadium District.** The Stadium District is bounded by State College Boulevard to the west, Orangewood Avenue to the south, the Santa Ana River channel and the City of Orange to the southeast, SR-57 to the northeast, and the Amtrak/Metrolink tracks and Katella Avenue to the north. On-site uses include Angel Stadium of Anaheim, The Grove of Anaheim, and an office tower located east of State College Boulevard. The remainder of the district is utilized as a parking lot.
- **Arena District.** The Arena District is located in the upper northeast corner of the Platinum Triangle, east of SR-57. Honda Center is located within the Arena District and the site is currently being used for public recreation and event parking.
- **Gateway District.** The Gateway District is located in the southwest portion of the Platinum Triangle, along Orangewood Avenue, at its intersection with State College Boulevard. On-site land uses primarily consist of office and industrial buildings, fast food, residential uses and vacant lots.
- **Gene Autry District.** The Gene Autry District is located west of State College Boulevard and along Gene Autry Way. On-site land uses consist of office and industrial buildings and graded areas planned for mixed use, including residential units.

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Existing Zoning Designations



Key to Features

-  The Platinum Triangle
-  Anaheim City Boundary

Zoning

-  C-G General Commercial
-  I Industrial
-  O-L Low Intensity Office
-  PR Public Relations
-  T Transit
-  O-H High Intensity Office
-  SP Semi-Public



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- **Katella District.** The Katella District is located along Katella Avenue. On-site land uses include industrial buildings, restaurants, residential uses, offices, commercial uses and mixed-use development, as well as, graded areas planned for mixed use, including residential units.
- **Orangewood District.** The Orangewood District is located south of Orangewood Avenue between West and East Dupont Drive and is currently developed with industrial buildings, with plans approved for future office development.

#### 5.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- LU-1 Physically divide an established community.
- LU-2 Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- LU-3 Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold LU-1
- Threshold LU-3

These impacts will not be addressed in the following analysis.

Appendix G of the CEQA Guidelines does not address land use compatibility issues between residential and nonresidential uses. However, this issue has been evaluated in Sections 5.2, *Air Quality*, and 5.5, *Noise*, of this SEIR and Section 5.7, *Hazards and Hazardous Materials*, of the FSEIR No. 332, incorporated by reference.

#### 5.4.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

**IMPACT 5.4-1: PROJECT IMPLEMENTATION WOULD CONFLICT WITH APPLICABLE PLANS, POLICIES AND/OR REGULATIONS. [THRESHOLD LU-2]**

**Impact Analysis:** The City of Anaheim General Plan, the Platinum Triangle Master Land Use Plan (PTMLUP), and the Zoning Code establish standards for development within the project area subject to approval of any required permits and/or a Standardized Development Agreement for properties that are developed in accordance with the PTMU Overlay Zone. Although the Proposed Project would require



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amendments to these documents, consistency with the overall goals and policies of each planning document as proposed is shown below.

#### **Consistency with the General Plan**

The PT MLUP is an approved document that implements the City of Anaheim General Plan Update (May 2004). Implementation of the Proposed Project would require the following General Plan Amendments:

- A. Amend the Land Use Element (Figure LU-4: Land Use Plan) to:
  - a. Redesignate approximately 191 acres from the Office High land use designation to the Mixed Use designation;
  - b. Redesignate approximately 17 acres from the Institutional land use designation to the Mixed Use designation; and
  - c. Reflect a recently constructed park and parks required by approved development agreements.
  
- B. Amend the Land Use Element (Table LU-4: General Plan Density Provisions for Specific Areas of the City) to:
  - a. Increase the permitted development intensities in the Platinum Triangle; and
  - b. Remove the FAR requirement for Mixed Uses and Office Uses in the Platinum Triangle.
  
- C. Amend the Circulation Element (Figure C-1: Planned Roadway Network) to modify the designations of streets within the Platinum Triangle:
  - a. Katella Avenue between Manchester Avenue and Anaheim Way from 6-lane Major Arterial to 8-lane Stadium Smartstreet;
  - b. Douglass Road between Katella Avenue and Cerritos Avenue from Secondary Arterial to 4-lane Primary Arterial;
  - c. Douglass Road between Katella Avenue and SR-57 overpass from Interior Street to Secondary Arterial;
  - d. Rampart Street between Orangewood Avenue and the South City Limits adjacent to the City of Orange from Interior Street to Secondary Arterial;
  - e. West Dupont Drive between Orangewood Avenue and South Dupont Drive from Interior Street to Collector Street;
  - f. South Dupont Drive between West Dupont Drive and West Towne Centre Place from Interior Street to Collector Street;
  - g. South Towne Centre Place between West Towne Centre Place and Rampart Street from Interior Street to Secondary Arterial;

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- h. Lewis Street between Katella Avenue and Cerritos Avenue from Secondary Arterial to 4-lane Primary Arterial; and
  - i. Cerritos Avenue between State College Boulevard and Douglass Road from Secondary Arterial to 4-lane Primary Arterial.
- D. Amend the Circulation Element (Figure C-5: Existing and Proposed Bicycle Facilities) to:
- a. Extend the Class II Bikeway on Orangewood Avenue from east of State College Boulevard to West Dupont Drive;
  - b. Add the Class II Bikeway to West Dupont Drive, South Dupont Drive and West Towne Centre Place to Rampart Street;
  - c. Add the Class II Bikeway to Lewis Street between Katella Avenue and Ball Road; and
  - d. Add the Class II Bikeway to Cerritos Avenue between Anaheim Boulevard and Douglass Road.
- E. Amend the Green Element (Figure G-1: Green Plan) to reflect a recently constructed park and parks required by approved development agreements.
- F. Amend the Public Services and Facilities Element (Figure PSF-1: Fire and Police Facilities Map) to reflect the three fire stations proposed for the Platinum Triangle.



The applicable components of the General Plan goals and policies are excerpted and addressed in Table 5.4-1. Consistency with the General Plan Housing Element is discussed in Section 5.6, *Population and Housing*.

<b>Table 5.4-1</b>	
<b>Consistency with City of Anaheim Relevant General Plan Policies</b>	
<b>Relevant Policy</b>	<b>Compliance with Policy</b>
<b>LAND USE ELEMENT</b>	
<b>Goal 4.1: Promote development that integrates with and minimize impacts to surrounding land uses.</b>	
<b>Policy 1</b> Ensure that land uses develop in accordance with the Land Use Plan and Zoning Code in an effort to attain land use compatibility.	<b>Consistent:</b> Although, the Proposed Project requires General Plan Amendment, Amendment to the Platinum Triangle Master Land Use Plan (MLUP), Zoning Code Amendment, and Zoning Reclassification, these amendments are consistent with the current General Plan goal to create a mixed-use environment in the Platinum Triangle. The Platinum Triangle Master Land Use Plan includes provisions to maintain land use compatibility consistent with this General Plan Policy.
<b>Policy 2</b> Promote compatible development through adherence to Community Design Element policies and guidelines.	<b>Consistent:</b> See Compliance with Policy findings under the Community Design Element.
<b>Policy 3</b> Ensure that developer consider and address project impacts upon surrounding neighborhoods during the design and development process.	<b>Consistent:</b> Project impacts upon surrounding neighborhoods are evaluated in appropriate sections throughout this SEIR and also in the FSEIR No. 332. Developers are required to consider and address project impacts on surrounding neighborhood through compliance with the Platinum Triangle Standardized Development Agreement and modified and updated mitigation monitoring program.

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**Table 5.4-1**

**Consistency with City of Anaheim Relevant General Plan Policies**

<b>Relevant Policy</b>	<b>Compliance with Policy</b>
<p><b>Policy 4</b> Require new or expanded uses to provide mitigation or buffer between existing uses where potential adverse impacts could occur.</p>	<p><b>Consistent:</b> Project impacts upon surrounding neighborhoods are evaluated in appropriate sections throughout this SEIR and also in the FSEIR No. 332. Developers are required to consider and address project impacts on surrounding neighborhoods through compliance with the Platinum Triangle Standardized Development Agreement and modified and updated mitigation monitoring program.</p>
<p><b>Goal 15.1: Establish the Platinum Triangle as a thriving economic center that provides residents, visitors and employees with a variety of housing, employment, shopping and entertainment opportunities that are accessed by arterial highways, transit systems and pedestrian promenades.</b></p>	
<p><b>Policy 1</b> Continue more detailed planning efforts to guide the future development of the Platinum Triangle.</p>	<p><b>Consistent:</b> Since the adoption of the Platinum Triangle MLUP in 2004, numerous development projects have been approved and are in various development stages. The Proposed Project continue the City's effort to guide the future development in the Platinum Triangle through approval of subdivision maps, grading permits, street improvement plans, final site plans, development agreements, and other related actions.</p>
<p><b>Policy 2</b> Encourage a regional inter-modal transportation hub in proximity to Angel Stadium of Anaheim.</p>	<p><b>Consistent:</b> ARTIC proposes enhanced access to existing bus, Amtrak, and Metrolink services and a link to both the proposed California High Speed Rail system and the California/Nevada maglev rail line. The Proposed Project would allow new residential and additional office and commercial uses near ARTIC. ARTIC is not dependent on, but would be enhanced by the Proposed Project.</p>
<p><b>Policy 3</b> Encourage mixed-use projects integrating retail, office and high density residential land uses.</p>	<p><b>Consistent:</b> The Proposed Project is a mixed use project that integrates retail, office, and high density residential land uses; thereby directly supports this policy.</p>
<p><b>Policy 4</b> Maximize and capitalize upon the view corridor from the Santa Ana (I-5) and Orange (SR-57) Freeways.</p>	<p><b>Consistent:</b> Angel Stadium of Anaheim and Honda Center are visible from various locations along I-5 and SR-57. The Proposed Project would not change the existing Platinum Triangle height and massing regulations. The Platinum Triangle would continue to maximize and capitalize upon the view corridor from I-5 and SR-57.</p>
<p><b>Policy 5</b> Maximize views and recreational and development opportunities afforded by the area's proximity to the Santa Ana River.</p>	<p><b>Consistent:</b> The Proposed Project includes amendments to General Plan Circulation Element Figure C-F: Existing and Proposed Bicycle Facilities that would enhance connectivity to the Santa Ana River regional trail system.</p>
<p><b>ECONOMIC DEVELOPMENT ELEMENT</b></p>	
<p><b>Goal 6.3: Create a major, mixed-use regional center in the Platinum Triangle providing employment, shopping, entertainment, and housing for residents, employees and visitors.</b></p>	
<p><b>Policy 1</b> Implement a creative, proactive approach in designing a strategic planning process for the development of the Platinum Triangle, including the preparation of a Mixed-Use Overlay Zone and identity program.</p>	<p><b>Consistent:</b> The Proposed Project is intended to proactively plan for future development in the Platinum Triangle. Since the approval of the Platinum Triangle in 2004, the City has received multiple requests for development proposals and inquiries that exceeded the currently allowed development intensities. The Proposed Project would expand the existing PTMU Overlay Zone and create two additional districts within the mixed-use designation to accommodate current development projects and plan for future development opportunities and a third district exclusively for Office uses.</p>

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**Table 5.4-1**

**Consistency with City of Anaheim Relevant General Plan Policies**

<i>Relevant Policy</i>	<i>Compliance with Policy</i>
<p><b>Policy 2</b> Encourage mixed-use and higher density development within the Platinum Triangle.</p>	<p><b>Consistent:</b> The area designated for Mixed-Use by the General Plan allows office, retail, and residential uses to occur in close proximity or within the same building. The Platinum Triangle Mixed-Use designation allows up to 10,266 dwelling units; 5,055,550 square feet of office uses; and, 2,264,400 square feet of commercial uses. The Proposed Project would allow for an additional 8,643 dwelling units, 2,645,282 additional square feet of commercial uses, 9,284,972 additional square feet of office uses, and 1,500,000 square feet for institutional uses.</p>
<p><b>Policy 3</b> Introduce large-scale residential development to provide a market for growing retail and office uses in the area.</p>	<p><b>Consistent:</b> The Proposed Project allows for large-scale residential development and requires a minimum residential project size of 50 dwelling units.</p>
<p><b>Policy 4</b> Plan for and encourage creativity in design in order to adapt to changing situations, circumstances and challenges that may arise as the area undergoes transition.</p>	<p><b>Consistent:</b> Regardless of market strength for any one use at a given time, the opportunity and value for all uses will be enhanced by a supportive, integrated, and multiuse district approach. In addition, the Platinum Triangle Master Land Use Plan encourages a greater diversity in housing type by requiring a mix of housing types within a single large ownership.</p>
<b>PUBLIC SERVICES AND FACILITIES ELEMENT</b>	
<b>Goal 8.1: Coordinate with private utilities to provide adequate natural gas and communications infrastructure to existing and new development in a manner compatible with the surrounding community.</b>	
<p><b>Policy 1</b> Coordinate with private utilities to provide Anaheim residents with high-speed, high capacity information systems and adequate natural gas infrastructure.</p>	<p><b>Inconsistent:</b> The City is coordinating with the private utility providers to ensure adequate services to the project area and to minimize potential interruptions to the existing and future natural gas service system. However, there is a microwave tower at the corner of Gene Autry Way and State College Boulevard that may be interrupted by implementation of the Platinum Triangle MLUP.</p>
<p><b>Policy 2</b> Coordinate with private utilities on site design and land use compatibility issues.</p>	<p><b>Inconsistent:</b> The City is coordinating with the natural gas and communications providers, i.e., Southern California Gas Company (SCG), Time Warner, and AT&amp;T, to ensure adequate services and to minimize any potential interruptions to the existing and future system operations. Telecommunications facilities are permitted in the Platinum Triangle subject to standards in Zoning Code section 18.38.050, provided that the rooftop facilities are shielded or covered. However, shielding or covering of the SCG's microwave tower would interfere with the critical telecommunications functions. Therefore, some development pursuant to the Platinum Triangle MLUP would not be compatible with the SCG's existing facility.</p>
<b>COMMUNITY DESIGN ELEMENT</b>	
<b>Goal 15.1: The Platinum Triangle will become a dynamic, mixed-use center of regional interest, providing retail, office, residential, employment, and entertainment opportunities.</b>	
<p><b>Policy 1</b> Develop comprehensive, Mixed-Use Overlay Zone and Design Guidelines to implement the vision for the Platinum Triangle.</p>	<p><b>Consistent:</b> The proposed amendments are consistent with the vision for the Platinum Triangle to create a mixed-use center of regional interest, providing retail, office, residential, employment, and entertainment opportunities. The proposed amendments would not affect the existing design standards and all development within the Platinum Triangle would be developed in compliance with the adopted design standards.</p>



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**Table 5.4-1  
Consistency with City of Anaheim Relevant General Plan Policies**

<i>Relevant Policy</i>	<i>Compliance with Policy</i>
<b>Policy 2</b> Provide a mix of quality, high-density urban housing that is integrated into the area through carefully maintained pedestrian streets, transit connections, and arterial access.	<b>Consistent:</b> The proposed amendments would provide additional opportunities for a mix of quality, high density urban housing in support of pedestrian friendly, intermodal access system. Additional housing units and commercial and office areas were assigned in each district in connection with the existing and planned roadway system.
<b>Policy 3</b> Develop a Public Realm Landscape and Identity Program to enhance the visibility and sense of arrival into the Platinum Triangle through peripheral view corridors, gateways, and specialized landscaping.	<b>Consistent:</b> The Platinum Triangle MLUP contains a Public Realm Landscape and Identity Program section and the Proposed Project would include adjustments to this section; however, the adjustments are consistent with the goals and policies of the Platinum Triangle and would not impact this section of the MLUP.
<b>Policy 4</b> Develop a strong pedestrian orientation throughout the area, including wide sidewalks, pedestrian paths, gathering places, ground-floor retail, and street-level landscaping.	<b>Consistent:</b> High density residential units in proximity to retail, office, and entertainment uses would provide a strong pedestrian orientation throughout the area. Ground floor retail uses are required along Market Street, and the MLUP sets forth streetscape plans, including pedestrian sidewalks and street landscapes.
<b>Policy 5</b> Encourage extensive office development along the highly visible periphery of the area to provide a quality employment center.	<b>Consistent:</b> The Proposed Project would increase the development intensities for office use from 5,055,550 square feet to 14,340,522 square feet. The office use square footages are integrated within the mixed use district and within a separate office district designated to encourage extensive office development and provide a quality employment center in support of this policy.
<b>Policy 6</b> Develop criteria for comprehensive property management agreements for multiple-family residential projects to ensure proper maintenance as the area develops.	<b>Consistent:</b> All residential development requires a development agreement which includes development requirements and maintenance obligations.
<b>Policy 7</b> Identify and pursue opportunities for open space areas that serve the recreational needs of the Platinum Triangle residents and employees.	<b>Consistent:</b> Residential development with more than 325 units on parcels larger than eight acres will be required to provide a mini-park. Parcels that do not meet this criteria will be required to pay a park-in-lieu fee. In addition, every development will be required to provide 200 square feet of recreational-leisure area for each dwelling unit within private and/or common area.

Source: City of Anaheim General Plan

### Consistency with the Adopted Platinum Triangle Master Land Use Plan

Implementation of the Proposed Project would require the following Platinum Triangle Master Land Use Plan (PTMLUP) amendments:

- A. Reflect the proposed General Plan amendments;
- B. Adjust the boundaries of the PTMU Overlay Zone to create the ARTIC and Office Districts and expand the Katella and Orangewood Districts;
- C. Distribute the proposed increased development intensities as shown in Table 5.4-2 and further detailed in Appendix I;

**Table 5.4-2  
Proposed PTMU Overlay Zone Development Intensities**

<b>Platinum Triangle District</b>	<b>Acres</b>		<b>Residential Units</b>		<b>Commercial Square Feet</b>		<b>Office Square Feet<sup>3</sup></b>	
	<b>Adopted</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Proposed</b>
Arena	41	41	425	425	100,000	100,000	100,000	100,000
ARTIC1	0	17	0	520	0	358,000	0	2,202,803
Gateway	53	50	2,142	2,949	50,000	64,000	530,000	562,250
Gene Autry	33	33	1,699	2,362	174,100	304,700	100,000	338,200
Katella	99	141	4,250	5,707	630,300	832,614	775,000	2,131,058
Orangewood	4	35	0	1,771	10,000	130,000	590,000	1,402,855
Stadium2	153	153	1,750	5,175	1,300,000	3,120,368	1,760,000	3,125,000
<b>Total Mixed Use</b>	<b>383</b>	<b>470</b>	<b>10,266</b>	<b>18,909</b>	<b>2,264,400</b>	<b>4,909,682</b>	<b>3,855,000</b>	<b>9,862,166</b>
Office	0	121	0	0	0	0	0	4,478,356
<b>Total PTMU Overlay</b>	<b>383</b>	<b>591</b>	<b>10,266</b>	<b>18,909</b>	<b>2,264,400</b>	<b>4,909,682</b>	<b>3,855,000</b>	<b>14,340,522</b>

<sup>1</sup> The proposed development intensity includes 1,500,000 square feet of institutional uses.

<sup>2</sup> The adopted and proposed development intensities for the Stadium District include 119,543 seats for existing (49,043 seats) and potential (70,500 seats) stadiums.

<sup>3</sup> The adopted General Plan allows an additional 1,200,550 square feet of office development within the Platinum Triangle on properties outside of the PTMU Overlay Zone. The Proposed Project expands the PTMU Overlay Zone to encompass these properties.

- D. Replace Updated and Modified Mitigation Monitoring Program No. 106A with Updated and Modified Mitigation Monitoring Program No. 106C; and,
- E. Reflect technical refinements and clarifications including, but not limited to, refinements to street cross-sections, density descriptions and exhibits.



An amendment to the PTMLUP is required to reflect the General Plan changes and to adjust the boundaries of the PTMU Overlay Zone. The proposed expansion to the Platinum Triangle MLUP would not degrade the integrity of or conflict with the plan’s principles. The Platinum Triangle MLUP includes the following planning principles:

- Balance and integrate uses.
- Stimulate market-driven development.
- Create a unique, integrated, walkable urban environment.
- Reinforce transit-oriented development opportunities.
- Maintain and enhance connectivity.
- Create great neighborhoods.

The Proposed Project provides additional housing, commercial, and office opportunities in a unique, mixed-use urban environment. The Proposed Project builds upon the planning principles of the Platinum Triangle MLUP. Furthermore, creation of the ARTIC District would reinforce transit-oriented development opportunities, and adjustment of mixed-use boundaries would enhance connectivity and create dynamic neighborhoods.

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#### **Consistency with Zoning Designations for the Project Area**

The Proposed Project would require zoning reclassification to add properties to the PTMU Overlay Zone to create new ARTIC and Office Districts and expand the Katella and Orangewood Districts. Consequently, Chapter 18.20 PTMU Overlay Zone of Title 18 of the Anaheim Municipal Code would be amended to: 1) reflect the boundary changes; 2) provide development standards for ARTIC, Stadium, Arena, and Office Districts; and 3) modify zoning standards, including, but not limited to, vacant lots and setbacks and parking structure requirements for hotels and offices.

As indicated in subsection 18.20.010.020 of the Anaheim Municipal Code, the PTMU Overlay Zone has the following major objectives:

- Create a unique integrated, walkable urban environment that encourages pedestrian activity and reduces dependence on the automobile for everyday needs, through a streetscape that is connected, attractive, safe and engaging.
- Develop an overall urban design framework to ensure that the appearance and effects of buildings, improvements, and uses are harmonious with the character of the area in which they are located.
- Encourage compatibility between residential, commercial and sports entertainment uses.
- Reinforce Transit Oriented Development (TOD) opportunities around the existing Amtrak/Metrolink and the proposed Anaheim Regional Transportation Intermodal Center (ARCTIC) stations.
- Maintain and enhance connectivity and linkages with convenience services, dining, retail and recreation facilities within walking distance, by providing ground floor commercial uses in key locations.
- Provide a mix of housing types.
- Create great long-lasting neighborhoods that maintain value through buildings with architectural qualities that create attractive street scenes.
- Provide a variety of open space, including private, recreational-leisure areas and public parks.
- Create a balance of landscape and architecture by providing sufficient planting space.
- Encourage parking solutions that are incentives for creative planning and sustainable neighborhood design.
- Stimulate market-driven development investment.

The proposed reclassification and Zoning Code Amendment would not degrade the integrity of or conflict with the PTMU Overlay Zone objectives. The Proposed Project supports all of the outlined objectives.

**Compass Blueprint 2% Strategy**

In 2004, SCAG adopted the Compass Blueprint, which is a part of the 2004 regional growth forecast policy that attempts to reduce emissions and increase mobility through strategic land use changes. The program resulted in a plan that identified strategic growth opportunity areas. The Compass Blueprint is a voluntary guidance document identifying how and where an alternative future vision for southern California’s future can be implemented. Goals for areas identified in the Compass Blueprint include locating new housing near existing jobs and new jobs near existing housing, encouraging in-fill development, promoting development with a mix of uses, creating walkable communities, providing a mix of housing types, and focusing development in urban areas. A portion of the Platinum Triangle has been designated by SCAG as a strategic area in which to focus growth.

This area contains the proposed Anaheim Regional Transportation Intermodal Center (ARTIC) that will be served by Amtrak, Metrolink commuter rail, and Orange County Transportation Authority bus services. In addition, potential high-speed rail service to San Francisco and Las Vegas, Nevada could be provided. The project is consistent with the overall Compass Blueprint in that it directs additional housing and mixed-use opportunities near to existing and future jobs Orange County subregion and locates new jobs near to transit. Table 5.4-3 describes the project’s consistency with the Compass Blueprint visioning principles.

**Table 5.4-3  
Consistency with Compass/Growth Visioning Principles**

<b>Principle 1: Improve mobility for all residents</b>		
GV P1.1	Encourage transportation investments and land use decisions that are mutually supportive.	<b>Consistent:</b> The Platinum Triangle provides opportunities for transit-oriented development in close proximity to existing and future rail and bus transportation facilities.
GV P1.2	Locate new housing near existing jobs and new jobs near existing housing.	<b>Consistent:</b> The Proposed Project would provide additional 8,643 dwelling units, 2,645,282 square feet of commercial area, 9,284,972 square feet of office area, and 1.5 million square feet of institutional area to the project area. Although the Proposed Project would create more jobs than housing, the proposed ARTIC would improve mobility for residents beyond the Platinum Triangle boundary.
GV P1.3	Encourage transit-oriented development.	<b>Consistent:</b> The Platinum Triangle provides opportunities for transit-oriented development in close proximity to existing and future rail and bus transportation facilities. Urban design elements of the Proposed Project have been carefully designed to achieve better traffic distribution, alternative trip routing, and smaller-sized blocks to create a more walkable pedestrian network. The Proposed Project would result in additional development opportunities for residential, commercial, and office uses, and allow existing industrial uses to continue.
GV P1.4	Promote a variety of travel choices.	<b>Consistent:</b> See response to RCP Policy GV P1.3.
<b>Principle 2: Foster livability in all communities</b>		
GV P2.1	Promote infill development and redevelopment to revitalize existing communities.	<b>Consistent:</b> Prior to the Platinum Triangle, the project area was consisting of underutilized industrial uses. Although a number of mixed-use projects under the Adopted MLUP have been constructed, progressing, or planned, the Proposed Project would provide additional



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**Table 5.4-3  
Consistency with Compass/Growth Visioning Principles**

		development opportunity for residential, commercial, office, and institutional uses, and allow existing industrial uses to continue. Therefore, regardless of market strengths for any one use at a give time, the opportunity and value for all uses will be supported.
GV P2.2	Promote developments that provide a mix of uses.	<b>Consistent:</b> The Proposed Project would increase the development intensity in the PTMU Overlay zone by 8,643 dwelling units, 2,645,282 square feet of commercial area, 9,284,972 square feet of office area, and 1.5 million square feet of institutional area.
GV P2.3	Promote “people scaled,” pedestrian-friendly (walkable) communities.	<b>Consistent:</b> The Proposed Project envisions a higher density mixed-use community while still promoting pedestrian-oriented walkable environment. The mix of uses will provide opportunity for residents to walk to shopping, services, and employment. Development under the proposed MLUP would be required to comply with the adopted design standards and guidelines.
GV P2.4	Support the preservation of stable, single-family neighborhoods.	<b>Consistent:</b> The Proposed Project would not displace any single-family residential units. Development of high density multi-family units would reduce development pressure in other areas of the City by adding to the overall housing supply in the City.
<b>Principle 3: Enable prosperity for all people</b>		
GV P3.1	Provide, in each community, a variety of housing types in each community to meet the housing needs of all income levels.	<b>Consistent:</b> The proposed increase in development density would allow more housing supply within the City, which would benefit the affordable housing market by increasing the housing availability.
GV P3.2	Support educational opportunities that promote balanced growth.	<b>Consistent:</b> Institutional uses, including educational institutions such as schools, are permitted under the Institutional General Plan land use designation and the SP Zone; educational institutions are also allowed in the PTMU Overlay Zone with the approval of a conditional use permit.
GV P3.3	Ensure environmental justice regardless of race, ethnicity or income class.	<b>Consistent:</b> The Proposed Project would provide various types of jobs, housing, and entertainment opportunities for all people and would not discriminate against race, ethnicity, or income class. The increased number of employment opportunities from construction to operation of the Platinum Triangle and the increased number housing supply in the City would ensure equal opportunities for all residents.
GV P3.4	Support local and state fiscal policies that encourage balanced growth.	<b>Consistent:</b> Development of mixed use projects supports housing in close proximity to jobs and entertainment opportunities. ARTIC would allow regional access.
GV P3.5	Encourage civic engagement.	<b>Consistent:</b> The City would allow adequate public participation through the CEQA process. Residents are encouraged to voice their opinions in various stages during the CEQA process.
<b>Principle 4: Promote sustainability for future generations</b>		
GV P4.1	Preserve rural, agricultural, recreational and environmentally sensitive areas.	<b>Consistent:</b> The project site and the surrounding area are fully developed and do not contain any environmentally sensitive areas.

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### LAND USE AND PLANNING

**Table 5.4-3  
Consistency with Compass/Growth Visioning Principles**

GV P4.2	Focus development in urban centers and existing cities.	<b>Consistent:</b> The project area is located at the confluence of two major freeways (I-5 and SR-57) and encompasses Angel Stadium of Anaheim, Honda Center, and The Grove of Anaheim. The Block and Disneyland are also located in close proximity to the project area.
GV P4.3	Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.	<b>Consistent:</b> As outlined in Mitigation Measure 11-1, the property owner/developer are required to submit Demolition and Import/Export Plans detailing construction and demolition (C&D) recycling and waste reduction measures to be implemented to recover C&D materials.
GV P4.4	Utilize “green” development techniques.	<b>Consistent:</b> See response to RCP Policy GV P4.3.

The 2008 RTP has the following goals and policies that link the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations. Table 5.4-4

**Table 5.4-4  
Consistency With Regional Transportation Plan**

RTP G1	Maximize mobility and accessibility for all people and goods in the region.	<b>Consistent:</b> The Platinum Triangle is located at the confluence of I-5 and SR-57. The project area incorporates the existing Amtrak/Metrolink station and parking lot, and proposed ARTIC project, which is intended to provide enhanced access to existing bus, Amtrak and Metrolink services as well as a link to both the proposed California High Speed Rail system and the California/Nevada maglev rail line. Implementation of the Proposed Project will facilitate high density transit oriented development in close proximity to these transit services. Furthermore, the project identifies the location of several carefully located connector streets to ensure better traffic distribution.
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	<b>Consistent:</b> See response to RTP Policy G1.
RTP G3	Preserve and ensure a sustainable regional transportation system.	<b>Consistent:</b> See response to RTP G1.
RTP G4	Maximize the productivity of our transportation system.	<b>Consistent:</b> See response to RTP G1.
RTP G5	Protect the environment, improve air quality and promote energy efficiency.	<b>Consistent:</b> See response to RTP G1.
RTP G6	Encourage land use and growth patterns that complement our transportation investments and improves the cost-effectiveness of expenditures.	<b>Consistent:</b> See response to RTP G1.
RTP G7	Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies	<b>Consistent:</b> See response to RTP G1.



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#### **IMPACT 5.4-2 SOME DEVELOPMENT PURSUANT TO THE PROPOSED PROJECT MAY NOT BE COMPATIBLE WITH THE SOUTHERN CALIFORNIA GAS COMPANY'S EXISTING MICROWAVE TOWER [THRESHOLD LU-2]**

The Southern California Gas Company (SCG) operates a microwave tower that serves a core function in the Sempra Utilities data and voice network and provides critical communication links to the Blythe transmission facility, which plays a key role in transmitting natural gas to Orange, Riverside, Imperial, and San Diego counties. The Anaheim Base tower located at the northwest corner of Gene Autry Way and State College Boulevard currently enables voice, internet, and other data communications between various SCG and Sempra Utility regions throughout southern California. These communications are vital for SCG's distribution and transmission activities and for providing customer service and data processing, therefore a critical part of Sempra Utility operations. The microwave tower also serves as the SCG's Emergency Operations Center (EOC) for the Orange County area. Impacts to the network and voice communications at the EOC could impact the SCG's ability to respond to emergency events in the Orange County area.

The SCG has indicated in a letter dated August 27, 2007 and on file in the City of Anaheim that introduction of high-rise buildings in the line-of-sight of the microwave tower and prohibition on rooftop telecommunications towers without any shielding or covers would interfere with the proper telecommunications function of the microwave tower both at the local level and throughout southern California.

According to the SCG, tall buildings south of Gene Autry Way would not interfere with the microwave tower's operation. Therefore, the recently approved office tower with the height over 100 feet as part of The Gene Autry Experience would not conflict with the existing microwave tower operation. Potential land use conflicts are from the individual projects north of the microwave tower that may obstruct the tower's line-of-sight. The Platinum Triangle development projects north of the microwave tower include Stadium Lofts (completed in January 2007); Stadium Park Apartments (approved/not under construction); Park Viridian (completed); Stadium Club Condos (approved/not under construction); Platinum Vista (approved/not under construction); Platinum Gateway (approved/not under construction); and Dwell @ Katella (92 units under construction). However, most developments north of the tower are approved for podium style structures that would not exceed five stories and would not interfere with the telecommunication function, except for A-Town Metro.

A-Town Metro includes high-rise residential towers located north of the microwave tower that could potentially conflict with the tower's operation. The Development Agreement for A-Town Metro allows 300 feet to 400 feet tall high-rise residential towers within designated development areas, some in the line-of-sight from the microwave tower. A-Town Metro is an approved project with a signed and recorded Development Agreement. The project was approved on October 25, 2005, and is not a part of the current project actions to increase the intensity in the Platinum Triangle. Provided that construction occurs as currently approved, relocation of the microwave tower may be necessary to prevent service disturbances. In the event that the property containing the microwave tower is redeveloped with future mixed uses, the tower could be relocated.

#### **5.4.4 Cumulative Impacts**

The proposed increase in development densities would require a General Plan Amendment, Zoning Reclassification, Zoning Code Amendment, and amendments to the Platinum Triangle MLUP and the Platinum Triangle Standardized Development Agreement Form. However, as discussed in this chapter, the Proposed Project is consistent with the overall land use goals and policies of the City and in the

region. Furthermore, cumulative land use impacts are addressed throughout this document for land use compatibility issues including aesthetics, air quality, hydrology and water quality, noise, public services, recreation, traffic and circulation, and utilities and service systems. Provided that necessary improvements are made, the proposed amendments would not create adverse environmental impacts. The cumulative population and economic growth resulting from the Proposed Project is a desired and intended impact from the Proposed Project. The project's land use and relevant planning impacts are considered less than significant, and cumulative impacts from the Proposed Project are also considered less than significant.

### 5.4.5 Existing Regulations and Standard Conditions

- The Proposed Project shall be designed in accordance with all relevant development standards and regulations set forth by the City of Anaheim Municipal Code (as amended), including the PTMU Overlay Zone (as amended), the Platinum Triangle MLUP (as amended), the Platinum Triangle Standardized Development Agreement (as amended), and the Updated and Modified Mitigation Monitoring Program No. 106C.

### 5.4.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.4-1 would be less than significant.

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.4-2 The Proposed Project would be inconsistent with the City of Anaheim General Plan's Public Services and Facilities Element Goal 8.1. High-rise residential towers proposed as part of the A-Town Metro project north of the existing microwave tower could potentially interfere with the Southern California Gas Company's microwave tower telecommunications function. However, A-Town Metro is an approved project with a signed Development Agreement and is not a part of the current project actions to increase the intensity in the Platinum Triangle. Therefore, the City cannot require any actions on A-Town Metro to reduce impacts to a less than significant level. If the property containing the microwave tower is redeveloped with mixed uses in the future, the microwave tower could be relocated and the impacts would be mitigated.

### 5.4.7 Mitigation Measures

#### Impact 5.4-2

No feasible mitigation measures are available to mitigate the potential conflict with the microwave tower's telecommunication function anticipated by the high-rise towers.

### 5.4.8 Level of Significance After Mitigation

#### Impact 5.4-1

No significant impacts have been identified.



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#### **Impact 5.4-2**

No mitigation measures are available to reduce significant impacts to operation of the Southern California Gas Company's microwave tower. The A-Town Metro project north of the microwave tower was approved on October 25, 2005, and is not a part of the current project actions to increase the intensity in the Platinum Triangle. Unless the property containing the microwave tower is redeveloped with a future mixed use and the tower is relocated, high-rise residential towers north of the microwave tower will conflict with the tower's operation and this impact is considered significant and unavoidable.