

The Disneyland Resort Specific Plan

*Section 2.0: Planning  
Context*



## **2.1 Purpose of the Specific Plan**

A destination resort containing theme parks and visitor-serving facilities such as hotels is a unique type of development that requires special consideration and attention to ensure that the resort's various elements come together to create an exciting, attractive environment. The specialized inner workings of a theme park and the unique relationship a resort must have with its surrounding environment are not easily addressed by traditional zoning. Because of this, it is necessary to establish a basic framework which provides planning policies and standards which assure that resort and theme park uses will come together as an integrated whole. This Specific Plan is intended to establish this framework for The Disneyland Resort, thereby ensuring an attractive destination resort environment.

In addition to overall planning policies, the Specific Plan establishes comprehensive zoning regulations and design guidelines which recognize the distinctive nature of theme parks and effectively implements the policies of the Specific Plan. It also identifies the public facilities and services that will be needed to support the development, and describes how the project and its related improvements will be phased.

The zoning regulations contained within this Specific Plan in Section 7.0, 'Zoning and Development Standards,' are regulatory in nature and serve as the zoning and development standards for The Disneyland Resort Specific Plan area. Subsequent development plans and subdivision maps must be consistent with both this Specific Plan and the City of Anaheim General Plan. Any situation or condition not specifically covered by provisions contained within this Specific Plan will be subject to the regulations of the City of Anaheim Municipal Code.

## **2.2 Specific Plan Policies**

The specific goals stated in Section 1.4 define the basis for the following Specific Plan policies. They include:

- Create an urban destination resort;
- Establish a unified resort identity;
- Supply adequate visitor facilities to meet the long-term demand for entertainment, lodging, and retail uses;
- Improve public facilities and infrastructure to accommodate projected growth;
- Improve the transportation system;

- Develop implementation measures to assure a high quality environment will be created; and,
- Protect and enhance surrounding uses.

The following subsections describe these policies in more detail.

### **2.2.1 Create an Urban Destination Resort**

The primary planning policy for The Disneyland Resort Specific Plan is to create an urban destination resort that features theme park attractions, resort hotels, restaurants, and shopping opportunities. By creating this destination resort, visitors will be encouraged to stay for several days, and enjoy the variety of recreation and entertainment opportunities available.

### **2.2.2 Establish a Unified Resort Identity**

In order to establish the identity of The Disneyland Resort as a premiere destination resort, the Specific Plan proposes that a unifying theme be established throughout the Specific Plan area. This will be achieved by establishing a consistent visual language for the public areas outside the theme parks that extends throughout the Specific Plan area. The main components of the unifying visual language will be: architecture, landscape, signs and street furnishings.

The architectural character and quality of the buildings proposed for areas outside the gated theme parks will be regulated through a combination of setback requirements and height restrictions contained in Section 7.0, 'Zoning and Development Standards,' and design guidelines contained in Section 5.0, 'Design Plan,' of the Specific Plan. The landscape character of the Specific Plan will be created primarily by extensive planting of trees, shrubs and ground cover. Similarly, signs within the Specific Plan area will present a unified visual character through the use of compatible and complementary colors, forms, and typography. Street furnishings, including lighting fixtures and benches will also be selected to reinforce the overall identity of The Disneyland Resort.

### **2.2.3 Supply Visitor Facilities to Meet Long-Term Demand**

Another important Plan policy is to supply the visitor facilities that will be needed to meet the long-term demand for recreation and resort activities. There are three primary

types of facilities needed to achieve this: theme park attractions, resort hotels, and visitor-serving retail and entertainment facilities.

First, the Plan provides for the creation of a new theme park and expansion of the existing Disneyland theme park as part of a continuing effort to upgrade attractions and maintain attendance levels.

Second, the Plan provides for the addition of up to 4,600 resort hotel rooms within the Theme Park and Hotel Districts (not including hotels constructed in District A and under the C-R and Anaheim GardenWalk Overlays) to accommodate the increased number of visitors.

Third, the Plan provides for visitor-serving retail, entertainment facilities, and parking within the Theme Park and Hotel Districts, District A and the C-R and Anaheim GardenWalk Overlays.

#### **2.2.4 Improve Public Facilities and Infrastructure to Accommodate Growth**

In conjunction with adding attractions and lodging facilities, another important Plan objective is to improve public facilities and infrastructure to accommodate the growth and development that will occur at The Disneyland Resort. The public facility components to be improved as a result of this Plan include: the transportation infrastructure (described in Section 4.0, 'Public Facilities Plan'), and the pedestrian environment and the streetscape (described in Section 5.0, 'Design Plan'). The Plan proposes to create an inviting, integrated pedestrian environment that provides convenient connections throughout The Disneyland Resort and surrounding Anaheim Resort. An important element of the pedestrian environment will be the landscaped promenades, plazas and gardens that will be provided throughout The Disneyland Resort. The proposed streetscape improvements are governed by The Anaheim Resort Identity Program and Anaheim Resort Public Realm Landscape Program. The streetscape will contribute to a unifying visual character for the entire Anaheim Resort. Improvements to underground infrastructure will also be made, including the storm drainage, water supply, electrical and sewage systems.

### **2.2.5 Improve the Transportation System**

An essential part of the Plan is to provide improvements to the transportation system so that access to The Disneyland Resort and its attractions will be convenient and pleasant. These improvements include a combination of new access routes to and from Interstate 5, local roadway improvements, new high-capacity public parking facilities, mono-rail and a pedestrian and/or transportation system(s).

Day visitors to the theme parks at The Disneyland Resort arriving by Interstate 5 will have convenient access to and from new public day-use parking facilities. These facilities will have a maximum capacity of 34,300 cars and may accommodate Resort cast members and Convention Center visitors in addition to theme park visitors. Access from the parking facilities to the theme parks will be by a pedestrian and/or transportation system(s). In addition, a grade-separated pedestrian overpass will connect the Hotel District with the theme parks. Overnight visitors arriving by Interstate 5 may use the same interchanges as day visitors, but will be directed to surface streets for access to hotels or other facilities within The Anaheim Resort.

### **2.2.6 Develop Implementation Mechanisms to Assure Quality Development**

To assure the overall quality of The Disneyland Resort development, the Plan contains implementation mechanisms that promote the design goals of the Plan. These mechanisms include development regulations, standards, design guidelines, as well as phasing and public facilities plans. Section 5.0, 'The Design Plan,' describes the design concepts that will be implemented to provide a unified identity. The zoning and development standards are contained within Section 7.0, 'Zoning and Development Standards.' They define the permitted uses and establish building height and setback standards, among other things.

### **2.2.7 Enhance and Protect Surrounding Uses**

Implementation of the Specific Plan will enhance and protect the surrounding uses through the following means. First, development setback areas will be created and maintained that provide an aesthetically appealing, landscaped buffer between the development in the Specific Plan area and neighboring uses. Second, convenient access to the

public parking facilities from Interstate 5 will minimize the use of local streets by visitors to the Specific Plan area. As a fully integrated planning document, the Specific Plan provides the overall policy direction (this Section, Section 3.0, 'Land Use Plan,' and Section 4.0, 'Public Facilities Plan') as well as the particular planning tools (Section 5.0, 'Design Plan,' and Section 7.0, 'Zoning and Development Standards') needed to ensure that these goals are achieved as development of The Disneyland Resort proceeds.

### **2.3 Authority and Scope of the Specific Plan**

The City of Anaheim's authority to prepare, adopt, and implement Specific Plans is assured by California Government Code Sections 65450 through 65457. Procedures for the adoption, implementation and amendment of Specific Plans are provided in Chapter 18.72, 'Specific Plans,' of the Anaheim Municipal Code. As with General Plans, the Planning Commission must hold a public hearing before it can recommend the adoption of a Specific Plan by the City Council. The City Council may then adopt the Specific Plan by ordinance.

As required by Chapter 18.72 of the Anaheim Municipal Code and California Government Code Sections 65450 et. seq., this document includes text and diagrams which specify the following in detail:

- The nature, location, density and size of all existing and proposed land uses;
- Vehicular and pedestrian circulation within the project and surrounding area;
- The provision of essential urban services including, but not limited to, public safety, public utilities, recreation and similar services, as may be required by the proposed development;
- Pertinent land use regulations for implementation of the Specific Plan, including supporting justification for any development standards or procedures which deviate from existing City zoning and land use regulations;
- A development schedule setting forth phasing of development and target dates for completion; and,
- A discussion of the proposed Specific Plan's consistency with the provisions of the General Plan.

In addition, this document addresses subjects, such as urban design, which are necessary and desirable for implementation of the General Plan.

Further, this document provides information which specifies how the proposed Specific Plan is in conformance with the following findings, which the Planning Commission and the City Council are required to make prior to approving a Specific Plan:

- That the property proposed for the Specific Plan has unique site characteristics such as topography, location or surroundings which are enhanced by special land use and development standards;
- That the Specific Plan is consistent with the goals and policies of the General Plan and with the purposes, standards and land use guidelines therein;
- That the Specific Plan results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood;
- That the Specific Plan contributes to the balance of land uses; and,
- That the Specific Plan respects environmental and aesthetic resources consistent with economic realities.

## **2.4 Relationship to City Planning Documents and Regulations**

This section describes the relationship of The Disneyland Resort Specific Plan to other relevant City planning documents and regulations.

### **2.4.1 Relationship to the General Plan**

As previously mentioned, the Specific Plan must be consistent with the goals and policies of the General Plan. Section 6.0, 'General Plan Consistency,' includes a discussion of each of the applicable General Plan Element's goals and policies and how they are implemented through The Disneyland Resort Specific Plan. Section 10.0 includes a description of adopted General Plan Amendments related to The Disneyland Resort and Anaheim Resort Specific Plans.

### **2.4.2 Relationship to Zoning Ordinance**

The Specific Plan defines zoning districts, regulations, and development standards that will apply to the Specific Plan area. In cases where the Specific Plan does not address a particular situation, the regulations and development standards contained within Title 18 of the Anaheim Municipal Code will apply. To the extent the two differ, the Specific

Plan's policies, design guidelines, regulations and development standards will apply.

### **2.4.3 CEQA Requirements**

An Environmental Impact Report (EIR) for the Specific Plan was prepared in compliance with the California Environmental Quality Act (CEQA). Pursuant to local and State CEQA Guidelines, the City of Anaheim prepared an Initial Study which determined that certain potentially significant environmental impacts might be associated with development under the Specific Plan. The City prepared EIR No. 311 (under separate cover) which identifies impacts which may result from the development of the project and includes recommended mitigation measures to lessen these impacts. As described in the EIR, further environmental review will be required before a theme park or associated uses in the Future Expansion District can be developed.

The Final EIR for The Disneyland Resort project was certified on June 22, 1993. No additional CEQA documentation was required for Specific Plan Amendments No. 1 and No. 2, since the changes proposed as part of those Amendments were within the scope of the project analyzed in the EIR. In conjunction with Specific Plan Amendment No. 3, an Addendum to the EIR was prepared in compliance with the requirements of CEQA. The Addendum demonstrated that the changes to the Specific Plan which were included in Amendment No. 3 would not result in any new or substantially worse environmental impacts and that no supplemental or subsequent environmental review was required.

In conjunction with Specific Plan Amendment No. 4, a Mitigated Negative Declaration was prepared in compliance with the requirements of CEQA. The Mitigated Negative Declaration demonstrated that the changes to the Specific Plan which were included in Amendment No. 4 would not result in any new or substantially worse environmental impacts and that, after incorporation of the recommended mitigation measures identified in Mitigation Monitoring Plan No. 004, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

In conjunction with Specific Plan Amendment Nos. 5, 6, and 7, Addenda to the Initial Study/Mitigated Negative Declaration was prepared in compliance with the requirements of CEQA. The Addenda demonstrated that the changes to Anaheim GardenWalk which were analyzed in Amendment No. 5, Amendment No. 6 and Amendment No. 7 would

not result in any new or substantially worse environmental impacts and that no supplemental or subsequent environmental review was required.

#### **2.4.4 Relationship to The Anaheim Resort Specific Plan No. 92-2 and Environmental Impact Report (EIR) No. 313**

The City of Anaheim has adopted The Anaheim Resort Specific Plan (Specific Plan No. 92-2) and certified Environmental Impact Report (EIR No. 313) to comprehensively plan for 549.5 acres of the Anaheim Resort. The Anaheim Resort Specific Plan replaced the previous C-R Zone for this area. The majority of the properties within The Anaheim Resort not included within The Disneyland Resort Specific Plan were rezoned to The Anaheim Resort Specific Plan Zone. The remaining 6.8 acres were rezoned to the Hotel Circle Specific Plan (Specific Plan No. 93-1) Zone. The land uses allowed in the C-R Overlay and District A contained in The Disneyland Resort are the same as those permitted by The Anaheim Resort Specific Plan, C-R District.

In July 2004, the Anaheim Resort Specific Plan boundaries were expanded to include 27 acres between Orangewood Avenue and Chapman Avenue along Harbor Boulevard (EIR No. 330, certified in connection with the adoption of the citywide General Plan Update, served as the environmental documentation for this action).

The Anaheim Resort Specific Plan includes refinements to the C-R Zone development standards and regulations originally adopted in 1967, and revised in September, 1990. It also includes refinements of design guidelines established in the C-R Zoning Code and a public facilities plan which addresses the timing and extent of various infrastructure improvements needed to serve the area. In connection with the adoption of The Anaheim Resort Specific Plan, the City Council adopted The Anaheim Resort Identity Program and The Anaheim Resort Public Realm Landscape Program to provide for streetscape improvements within The Anaheim Resort public rights-of-way, such as special entry treatments, street trees, landscaped medians, lighting and street furniture.

Although they are separate projects, preparation of The Disneyland Resort Specific Plan, The Anaheim Resort Specific Plan, The Anaheim Resort Identity Program, and The Anaheim Resort Public Realm Landscape Program were coordinated to ensure planning consistency, and to ensure that

elements of the plans are complementary (for example, definition of planning area boundaries and the provision of adequate infrastructure). Where appropriate, references or descriptions of the programs adopted as part of The Anaheim Resort Specific Plan, The Anaheim Resort Identity Program, and The Anaheim Resort Public Realm Landscape Program are included within this document in order to provide the reader with a better understanding of the relationship between the planning concepts and programs proposed as part of those Plans and Programs. However, The Anaheim Resort Specific Plan, The Anaheim Resort Identity Program, and The Anaheim Resort Public Realm Landscape Program should be reviewed by the reader for the most accurate description of the specifics for the public realm and the setback realm monument sign requirements.

