

## **I. INTRODUCTION**

### **A. PURPOSE AND INTENT**

The PacifiCenter Anaheim Specific Plan (to be referred to as “Specific Plan”) provides the City of Anaheim with a comprehensive set of plans, regulations, conditions and programs for guiding the orderly development of the project area, consistent with the City's General Plan.

The Specific Plan has been prepared in accordance with the requirements of California Government Code (Sections 65450 through 65507) and addresses all issues and topics specified in the Code. This Specific Plan also complies, with Chapter 18. 93 of Title 18 of the Anaheim Municipal Code relative to specific plans.

Since the Specific Plan was adopted in February 1989, several revisions have occurred to the documents. The original Specific Plan was amended in March 1991 and December 1991. There have also been amendments to the sign and development plans prepared pursuant to the Specific Plan. This third amendment to the PacifiCenter Specific Plan is being undertaken to provide for a flexible implementation of the Specific Plan with uses responsive to changing future market needs. The Specific Plan will also coordinate appropriate planning and development guidelines needed to ensure orderly development consistent with City policies and programs. The existing commercial uses, which are permitted under conditional use permits, are similar to the uses located within Development Area 5 (Commercial) of the Northeast Area Specific Plan (SP-94-1).

### **B. ENABLING LEGISLATION**

The project is located within Redevelopment Project Alpha. The project is consistent with the Redevelopment Plan. Therefore, an amendment to the Redevelopment Plan is not required. Site plans and tentative and final parcel maps must be consistent with the Specific Plan zoning and development standards.

A key function of the Specific Plan is to reduce the need for additional environmental review procedures related to future development of the project area. The Specific Plan and accompanying environmental impact report (EIR) No. 280, as well as the initial study provide the necessary regulations and environmental documentation for the project area so that future development proposals consistent with the Specific Plan may proceed with site plans and/or

other discretionary approvals without additional environmental documentation. This Amendment remains consistent with the Specific Plan. The initial study prepared for the Amendment determined the Amendment remains consistent with EIR No. 280. However, the City shall determine the adequacy of EIR No. 280 for environmental documentation for subsequent development in the Specific Plan Area. If necessary, additional environmental documentation may be required.

## C. RELATIONSHIP TO THE GENERAL PLAN

The project site is currently designated Business Office/Service/Industrial on the General Plan. The proposed project is consistent with this designation of the General Plan. The following presents a discussion of the relationship of this Specific Plan to each of the General Plan Elements.

### 1. Land Use Element

The Land Use Element has established several goals and policies for the purpose of guiding the development of this area of Anaheim. The following General Plan policies would be consistent with the Specific Plan:

- Develop and maintain a stable, diversified range of businesses to enhance the economic base of the community.
- Protect and enhance the integrity and desirability of commercial, office, and industrial sites within the planned areas of the community.
- Provide attractive development sites which will encourage firms to locate in the area.
- Encourage a diversified economic base in order to provide a range of employment opportunities for citizens of both the city and the Orange County area.
- Encourage the expansion of existing businesses and attract a broad range of high-quality development.
- Provide all areas and sites with adequate access to transportation facilities, fire and police protection, public utilities, and other community services.

Communication with police and fire officials indicate that adequate services will be provided to the site. Other cultural facilities and institutions (e.g., library) are located within the community and are available for use by project employees.

This Specific Plan provides for a development which contains a mix of land uses and provides an important element for achieving an overall balance of land uses within the City. Its development is tied to the adequate program of infrastructure and public facilities. This project provides new professional office and commercial development. In addition, this plan ensures the compatibility of the project with adjacent areas and the enhancement of the physical environment.

## 2. Circulation and Scenic Highways Elements

The major goals set forth in the Circulation and Scenic Highways Elements of the General Plan specify that transportation within the City must be provided in a safe, efficient manner. Specifically, a reasonable level of service for streets and adequate public transportation facilities is required. The Scenic Highways Element indicates that the scenic resources of the City be preserved and enhanced.

The Specific Plan project is consistent with the Circulation and Scenic Highways Element. The element is implemented by the Specific Plan's incorporation of the traffic improvements necessary to accommodate traffic generated by the project at acceptable levels of service. Required traffic improvements are identified in Environmental Impact Report No. 280, its Addendum, the initial study, and subsequent traffic study, and include arterial widening, signalization, bus turnouts, signage and medians to facilitate circulation in the area.

## 3. Housing Element

Housing Element goals and policies have not specifically been addressed since the Pacific Center Anaheim project does not propose any housing onsite. By implementing the Specific Plan, however, additional jobs can be realized within the City, thereby adding to the balance between dwelling units and employment opportunities.

## 4. Safety and Seismic Safety Elements

Public safety policies established in the Safety and Seismic Safety Elements of the General Plan address relevant safety measures with regard to potential earthquake hazards, geologic hazard/slope stability, and emergency preparedness.

The Specific Plan incorporates measures necessary for conformance with these elements. Safety design and construction measures will be incorporated into the design of future buildings where applicable to minimize potential safety hazards. The potential for geologic and/or slope stability hazards is considered remote, however, full geotechnical investigations will be conducted prior to issuance of any grading permits. In addition, adequate police and fire service as well as crime prevention will be provided to the project.

#### 5. Noise Element

The major goals of the Anaheim Noise Element include the development of strategies for the abatement of excessive noise exposure through regulatory mechanisms, the protection of existing regions and the City from excessive noise exposure, and to reduce the impact of noise from all sources.

The Specific Plan as proposed is not considered a "noise sensitive" land use. Major sources of noise to the project include traffic on surrounding roadways. Acoustical design features which satisfy the interior noise standards of the City will be incorporated into the final building plans for the project.

#### D. ORGANIZATION OF SPECIFIC PLAN

This Specific Plan is organized into the following sections:

##### 1. Setting

The Setting section describes the size and location of the Specific Plan, surrounding land uses, and previous approvals.

##### 2. Project Description

The Project Description outlines the proposed and conditional land uses. It presents the overall development plan, the circulation plan, landscape concept, and Sign Program.

##### 3. Zoning and Development Regulations

This section details the zoning requirements, the site plan review process and other necessary approval processes.

#### 4. Utilities and Services Plan

This section provides the information regarding the necessary infrastructure and public services required for project implementation.

#### 5. Appendices

This section includes the sign program, shared parking program and trip thresholds, previous Specific Plan and Amendment Ordinances, hotel conditions, and alcohol beverage conditions for restaurants.