

# Land Use Element

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## Introduction

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The Land Use Element is a guide, or “blueprint,” for Anaheim’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City’s General Plan Land Use Map (Figure LU-4).

### **RELATIONSHIP TO OTHER ELEMENTS**

The Land Use Element and its associated General Plan Land Use Map are intended to capture and communicate Anaheim’s long-term vision for future development. Of all the General Plan elements required by State law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, virtually all of the issues and policies contained in other Elements relate in some degree to this Element.

For example, the Circulation Element defines policies for the accommodation of vehicular trips generated by the population and employment associated with the various land uses permitted by the Land Use Element. Similarly, the location and intensity of uses prescribed by this Element are influenced by policies for the protection of environmental and recreational resources in the Green Element. The Land Use Element also furthers the goals and policies of the Housing Element by identifying opportunities for new residential development that include a wide range of densities. The Community Design Element complements the Land Use Element by providing policies that promote quality development and enhance community character. Specific redevelopment and revitalization goals and policies that further the direction of the Land Use Element are included in the Economic Development Element.

### **RELATIONSHIP TO OTHER PLANNING TOOLS**

Although the General Plan serves as the blueprint for future development, several other planning tools help the City implement its Vision.



## Zoning

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. The Zoning Code guides the use patterns, design, and improvements for development projects. 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.

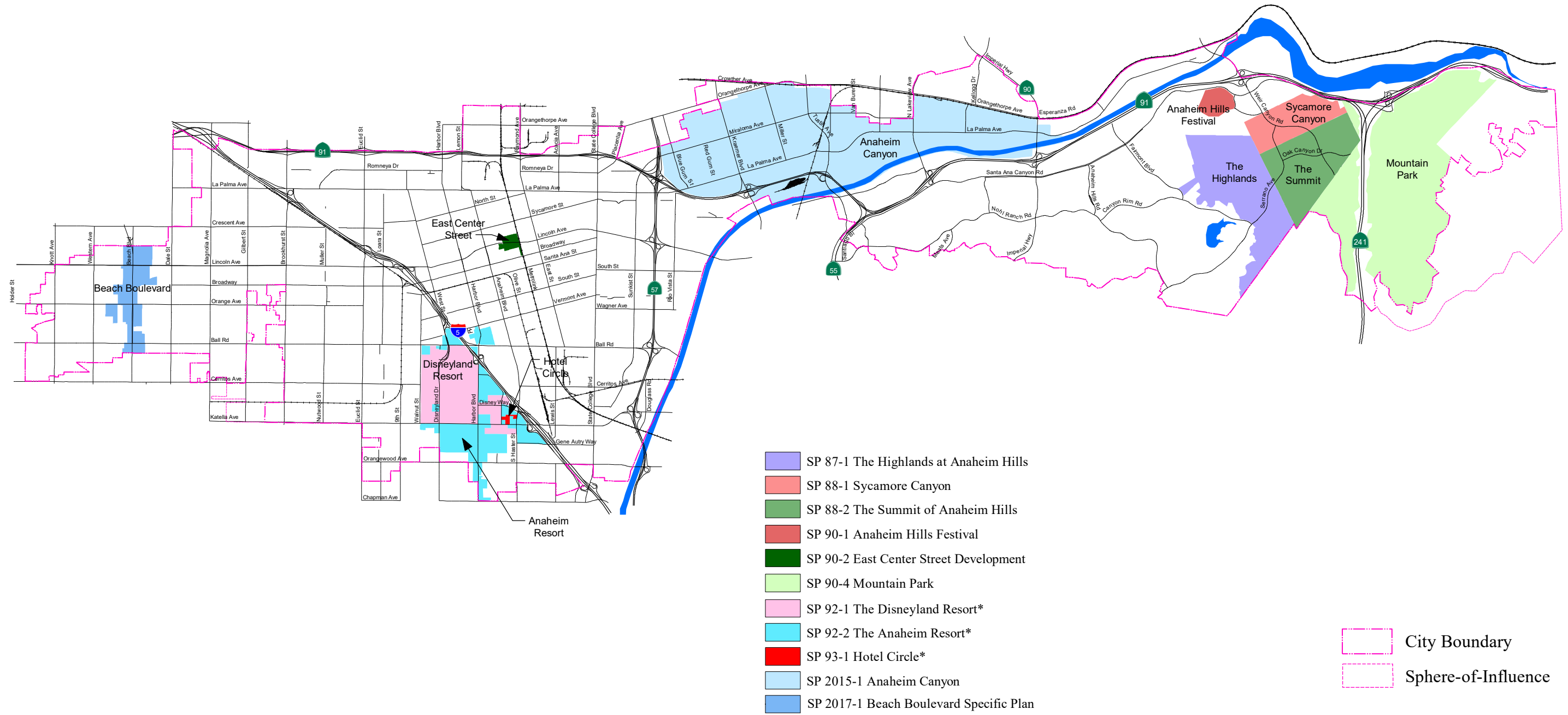
## Specific Plans

Specific plans are customized regulatory documents that provide more focused guidance and regulation, for particular areas. They generally include a land use plan, circulation plan, infrastructure plan, development standards, design guidelines, phasing plan, financing plan, and implementation plan.

Anaheim has 11 approved specific plans governing land use development in designated areas. The specific plans listed below are depicted on Figure LU-1, and can be viewed at the City's Planning Department.

<b>Number</b>	<b>Plan Name</b>
87-1	The Highlands at Anaheim Hills
88-1	Sycamore Canyon
88-2	The Summit of Anaheim Hills
90-1	The Anaheim Hills Festival
90-2	East Center Street Development
90-4	Mountain Park
92-1	The Disneyland Resort
92-2	The Anaheim Resort®
93-1	Hotel Circle
2015-1	Anaheim Canyon
2017-1	Beach Boulevard Specific Plan

# Specific Plan Map



- SP 87-1 The Highlands at Anaheim Hills
- SP 88-1 Sycamore Canyon
- SP 88-2 The Summit of Anaheim Hills
- SP 90-1 Anaheim Hills Festival
- SP 90-2 East Center Street Development
- SP 90-4 Mountain Park
- SP 92-1 The Disneyland Resort\*
- SP 92-2 The Anaheim Resort\*
- SP 93-1 Hotel Circle\*
- SP 2015-1 Anaheim Canyon
- SP 2017-1 Beach Boulevard Specific Plan

- City Boundary
- Sphere-of-Influence

Note: See Specific Plans for further description of land uses and density.

\*See Table LU-4 for density information.

Adopted: May 25, 2004  
 Revised: November 20, 2018

## City of Anaheim



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## Redevelopment Plans

The City of Anaheim has maintained an active redevelopment program since the 1970s when it first began efforts to revitalize its Downtown core. The City's redevelopment efforts have since greatly expanded, encompassing six major project areas as of 2003. As these project areas have progressed and property values increased, the Redevelopment Agency, headed by the City Council and staffed by the Community Development Department, has used the resulting increases in tax revenue for a variety of public purposes, including funding for the provision of affordable housing. The Agency coordinates several on-going efforts associated with industrial, retail, office and residential development within redevelopment project areas including the provision of off-site public improvements, project financing, site evaluation and infrastructure analysis.

Locations of each project area and a more thorough discussion of redevelopment in Anaheim is addressed in the Economic Development Element.

## ACHIEVING THE VISION

The Land Use Element is an important tool in achieving Anaheim's **Vision**. The Vision was developed to guide the City to its preferred future by identifying important desired community characteristics. A "visioning" process consisting of several focused workshops held throughout the community, a community-wide Planning Rally at Angel Stadium of Anaheim, and a community survey of Anaheim residents was completed as a means to identify such characteristics.

☞ The complete text of the **Vision Statement** is provided in Appendix A. A more detailed description of the public outreach program undertaken as part of the General Plan Update is provided in the General Plan Introduction.

During the visioning process a number of community values were articulated. Those related to land use included:

- A balance of jobs, housing, open space and recreational opportunities;
- The need for quality development;
- Attractive neighborhoods (both new and existing) that offer a wide variety of residential product types appealing to the broad spectrum of people who want to live in Anaheim;
- Protection of the integrity of single-family neighborhoods;
- Recognizable gathering places where residents, employees and visitors can interact, socialize and recreate;
- Revitalized corridors offering a mix of land uses as an alternative to underutilized strip commercial development;
- First-class shopping and dining opportunities; and,
- A pedestrian friendly, active Downtown that reflects the historic character of the Anaheim Colony.

The guidance provided by the community has directly shaped the content of this Element and the balance of the General Plan.



## SETTING

Located in northwestern Orange County, the City of Anaheim lies approximately 35 miles southeast of downtown Los Angeles and 7 miles northwest of Santa Ana (see Figure LU-1). At the time of its incorporation in 1876, Anaheim covered just over 1,660 acres.

Today, the City encompasses over 28,000 acres of land, stretching nearly 20 miles along the Riverside (SR-91) Freeway, and includes another 2,431 acres of unincorporated land within its **sphere-of-influence**. In addition to SR-91, regional access to and from Anaheim is provided by the Santa Ana (I-5), Orange (SR-57) and Costa Mesa (SR-55) freeways; the Eastern Transportation Corridor (SR-241); and Amtrak and Metrolink passenger train services.

**Sphere-of-Influence:**

Established by the Local Agency Formation Commission (LAFCO), spheres-of-influence are intended to reflect “the probable physical boundaries and service area” of cities. LAFCO is directed by State law (the Cortese/Knox Local Government Reorganization Act of 1985, as amended) to establish and periodically review the spheres-of-influence for each agency under its jurisdiction.

The City of Anaheim is a geographically diverse community. The western and central portions of the City are characterized by relatively flat ground that slopes gently to the southwest. This portion of the City is also characterized by a mix of suburban and urban development and is relatively built out. The area is home to Downtown and the Anaheim Colony Historic District, which are located within the City’s original 1.8 square mile boundary and contains a vast majority of Anaheim’s valued historic structures.

The eastern portion of the City extends generally along the Santa Ana River to the Riverside County line. This part of the City includes hillside terrain and an abundance of natural resources.

Residential development in the eastern portion of Anaheim largely consists of the various hillside communities on the south side of the Riverside Freeway that extend to the Eastern Transportation Corridor (SR-241). Other relatively flat residential neighborhoods are located north of the Santa Ana River and east of Imperial Highway, and generally south of the Santa Ana River at the intersection of the Riverside (SR-91) and Costa Mesa (SR-55) Freeways. Anaheim Canyon, a regional employment center consisting of office, industrial and commercial uses that generally spans the north side of the Riverside (SR-91) Freeway between the Orange (SR-57) Freeway and Imperial Highway, is also located in the eastern part of the City.

## EXISTING LAND USES

Anaheim is well known for its various world-class tourist destinations, including The Anaheim Resort®, which includes The Disneyland Resort and the Anaheim Convention Center, and its professional sports franchises/venues. However, it is also home to over 330,000 residents, 11,000 businesses, and 1,500 acres of passive and active parks and open space areas.



Various types of existing land uses are found throughout Anaheim and are categorized by uses that can be grouped into nine broad categories: Residential, Quasi-Public/Governmental, Industrial/Manufacturing, Commercial/Office, Entertainment/Lodging, Parks/Open Space, Water Uses/Waterways, Agriculture/Vacant, and Other.

### **Residential**

Residential land uses account for nearly half of the total land area in the City, most of which are devoted to single-family residential uses. Residential uses are found in nearly all areas of the City. A wide variety of housing types and affordability can be found throughout the City making it possible to provide for a diverse population both in age and income. Housing types range from large hillside estates to historic single-family homes, to duplexes and four-plexes, to multiple-family apartments and townhomes, and mixed-use developments.

### **Commercial/Office**

Retail and service commercial uses in Anaheim follow the same basic pattern as most cities in North Orange County – that is, they are located primarily along arterial corridors. Two regional shopping areas are also located in the City, the Anaheim Plaza in West-Central Anaheim and The Festival in the Hill and Canyon Area. Office uses are generally dispersed throughout the City along arterial corridors and adjacent to its freeways, with small concentrations of larger-scale office buildings found in The Platinum Triangle and Downtown areas.

### **Entertainment/Lodging**

Anaheim is known worldwide for its tourist attractions and sports/entertainment venues. These uses are concentrated in two adjacent areas separated by the Santa Ana (I-5) Freeway: The Anaheim Resort®, comprised of the Anaheim Convention Center, the Disneyland Theme Park, Disney's California Adventure Theme Park, Downtown Disney, and numerous hotels; and The Platinum Triangle, which includes the Arrowhead Pond and Angel Stadium of Anaheim. The Platinum Triangle is also home to a variety of restaurants, hotels and the Grove of Anaheim.

### **Industrial/Manufacturing**

A critical component of Anaheim's economic base, manufacturing and industrial uses comprise a significant portion of Anaheim's land area. Much of Anaheim's manufacturing and lighter industrial uses are concentrated in The Anaheim Canyon and in areas north of Angel Stadium of Anaheim. Some of the City's older and heavier industrial uses are concentrated in the North Central Industrial Area, generally located south of the Riverside (SR-91) Freeway between Lemon Street and Raymond Avenue, and in the southeastern portion of Downtown along the Metrolink railway. Consistent



with the Anaheim Vision and General Plan Land Use Map, many of the Downtown industrial areas are transitioning to residential uses. Additional industrial uses are found in other areas of the City, particularly along freeways and railroads.

## **Quasi-Public/Governmental**

Quasi-public and governmental uses include a wide range of uses: governmental office buildings, fire and police stations, hospitals, utility buildings and substations, community centers, assembly areas and libraries and schools, among others. Their locations are found throughout the City in order to effectively serve the public. Quasi-public and governmental uses account for a relatively small portion of the City's total land area.

## **Parks/Open Space**

Anaheim's parks and open space account for approximately 6% or just over 1,500 acres of the City's total land area. These areas include sports fields, playgrounds, nature preserves, golf courses, and other passive and active recreational uses. A more thorough discussion of Anaheim's existing and planned park and open space resources can be found in the Green Element.

## **Water Uses/Waterways**

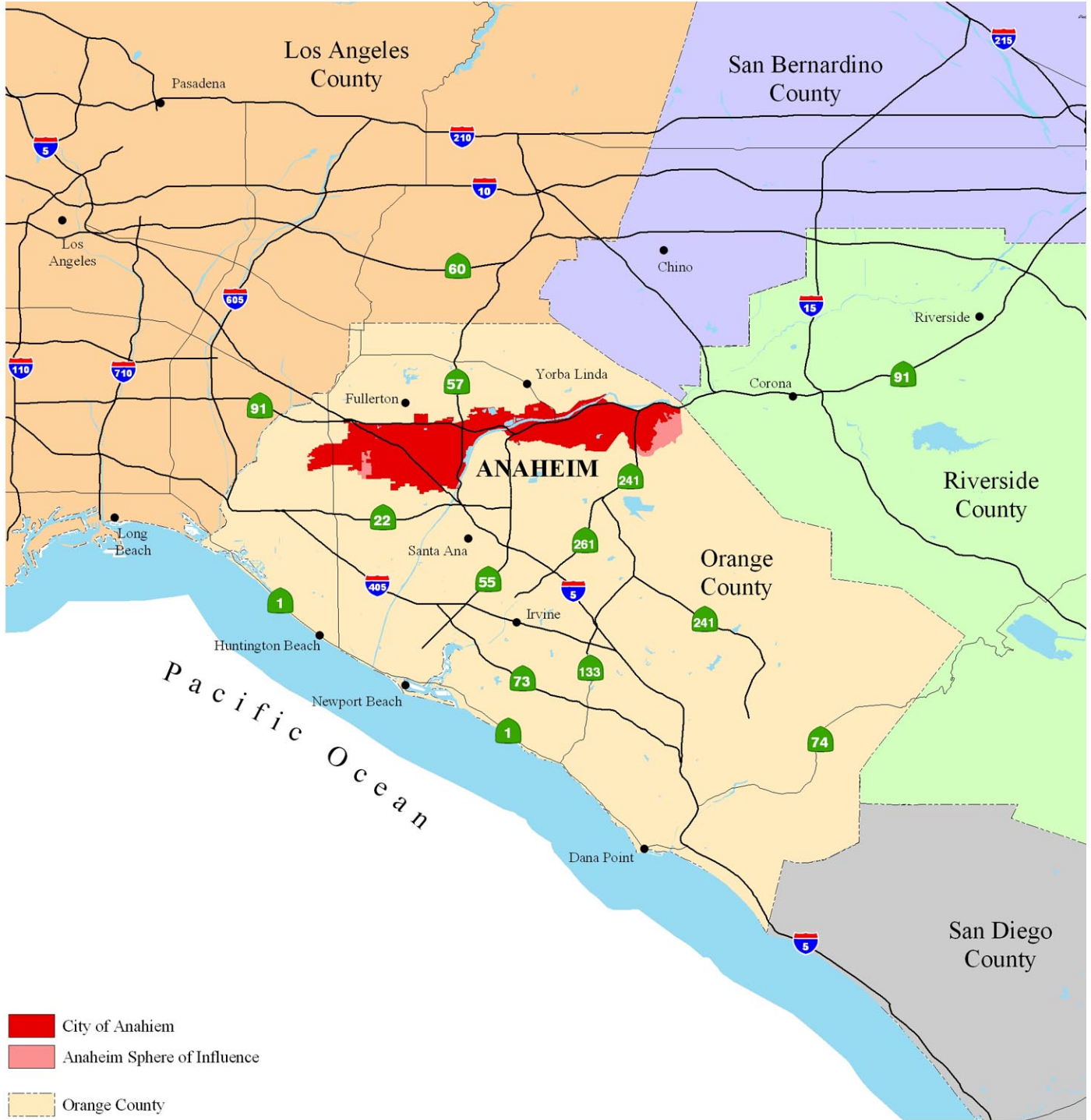
The Santa Ana River is the most prominent water feature in Anaheim. It runs through the Hill and Canyon Area and Anaheim Canyon alongside the Riverside (SR-91) Freeway and along the eastern edge of The Platinum Triangle. The river provides a scenic and recreational resource for the entire region. It also serves as the City's primary drainage and flood control facility as well as the primary source for groundwater recharge in the City. Two smaller, yet important drainage and flood control facilities in western Anaheim are the Carbon Creek Channel and the Anaheim/Barber City Channel. Another major water-related facility includes the 920-million gallon Walnut Canyon Reservoir, located in the Hill and Canyon Area.

Flood control facilities and related goals and policies are discussed in the Safety Element; water and drainage systems and related goals and policies are discussed in the Public Services and Facilities Element; and water conservation and quality are addressed in the Green Element.

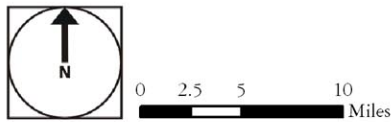
## **Agriculture/Vacant Lands**

Although nearly 3,400 acres of land in Anaheim is utilized for agricultural purposes or is vacant, very little remains that is not already entitled for future development. The primary exceptions are the many utility easements that are envisioned to serve as trail connections, passive open space or low intensity commercial uses. The largest portion of vacant land is found in the Mountain Park Specific Plan area on the eastern edge of the City. The area includes 3,169 acres and is planned for a mix of residential uses, a park, a school, a fire station and open space.

# Regional Vicinity Map



- City of Anaheim
- Anaheim Sphere of Influence
- Orange County
- Los Angeles County
- San Bernardino County
- Riverside County
- San Diego County



## City of Anaheim

General Plan Update Program



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## Land Use Plan

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As required by State law, the General Plan must identify land use designations and permitted development intensities. General Plans are also required to include a diagram of the location of these uses. These components, as well as a series of planning objectives that serve as the foundation for the Land Use Plan (Figure LU-4), are included in this section of the Land Use Element.

### LAND USE DESIGNATION SYSTEM

Land use designations are provided in order to define the amount, type, and nature of future development that is allowed in a given location of the City. The following section defines each of the land use designations shown on the Land Use Plan, as well as the density and intensity standards required in accordance with State law. Tables LU-2 and LU-3 provide a summary of the land use designations in terms of density, intensity and typical implementation zones. Figure LU-5 and Table LU-4 provide more detailed information for those areas of the City subject to special density provisions.

Each of the General Plan land use designations is typically implemented by a defined set of zoning designations included in the City's Zoning Code. The Zoning Code contains the detailed regulations pertaining to permitted and conditional uses, site development standards, and performance criteria that serve to implement many goals and policies of the General Plan.

Each of the residential use designations includes a range of allowable densities. The maximum density defines the maximum number of dwelling units per gross acre at which development can occur within a given residentially-designated area. Any portion of a residential lot designated on the Land Use Map as Open Space or any other non-residential designation should not be included in calculating density. The determination of precise density is also influenced by site location, topography, the development standards contained in the Zoning Code, and other City policies, regulations and ordinances. These other considerations may mean that the maximum density established

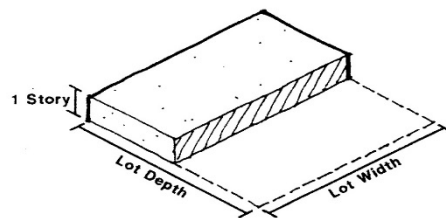


by the General Plan land use designation may not be achievable on each potential development site.

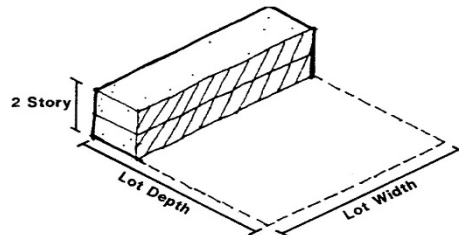
Building intensities for non-residential land uses are measured by floor area ratio (FAR). An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not necessarily the building height or site coverage. It does not include the area within parking structures used for parking and circulation or open outdoor storage areas. Figure LU-3 illustrates the concept of the FAR calculation.

Figure LU-3 Floor Area Ratio Example (FAR = 0.50)

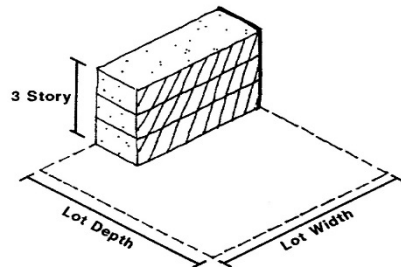
Example: On a one-acre parcel (43,560 sq. ft.), a maximum floor area ratio (FAR) of 0.50 equates to a total building area of 21,780 sq. ft., in either a 1, 2, or 3 story configuration (43,560 sq. ft. multiplied by 0.50 equals 21,780 sq. ft.). Note how low coverage (building footprint) varies significantly as the building height changes to yield an identical FAR.



Building covers 50% (21,780 sq. ft.) of parcel and is only one story high.

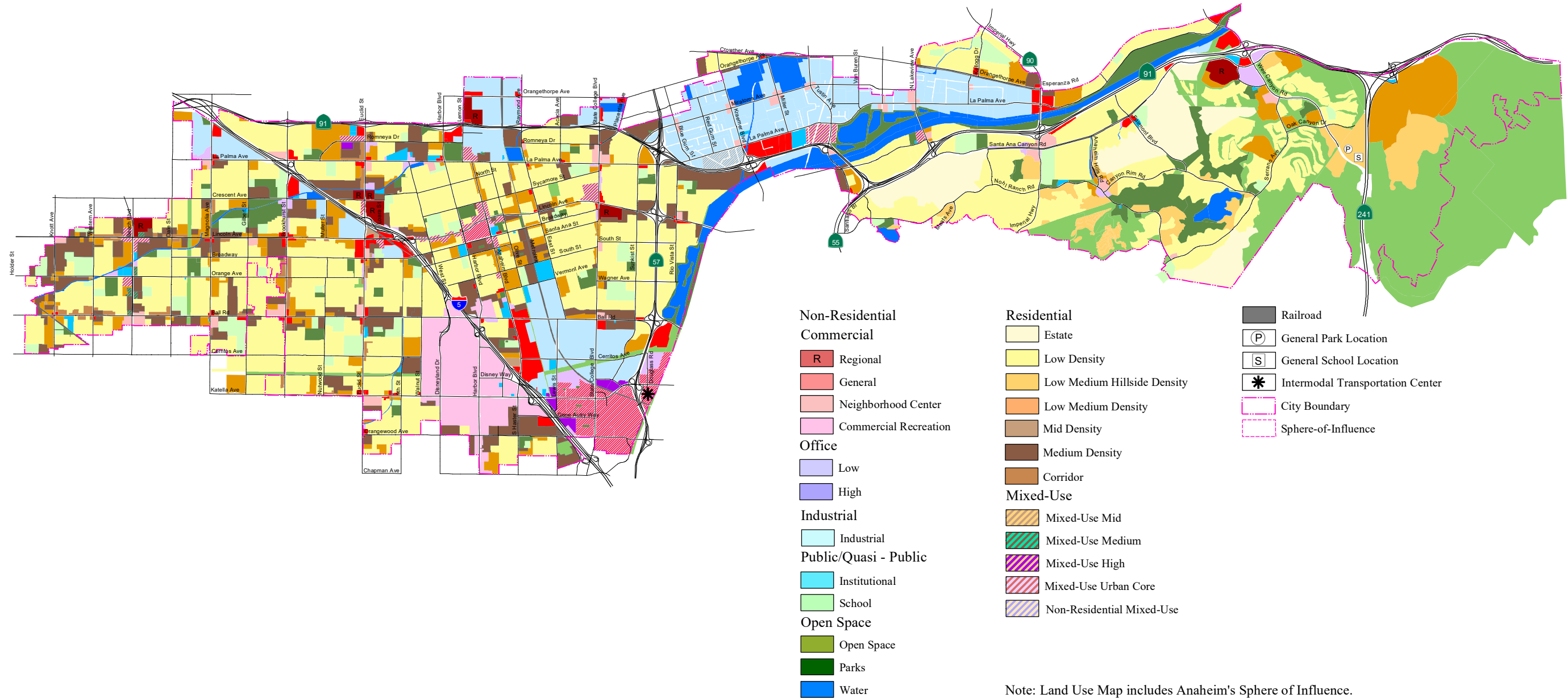


Building covers 25% (10,890 sq. ft.) of parcel, but is two stories high.



Building covers 16.6% (7,260 sq. ft.) of parcel and is now three stories high.

# Land Use Plan



Adopted: May 25, 2004  
 Revised: August 9, 2022

0 0.5 1 2 Miles

## City of Anaheim



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TABLE LU-2											
Residential Land Use Designations	Residential							Mixed-Use			
	Estate	Low Density	Low-Medium Hillside Density	Low-Medium Density	Mid Density	Medium Density	Corridor	Mixed-Use Mid	Mixed-Use Medium	Mixed-Use High	Mixed-Used Urban Core
Minimum to Maximum Density (dwelling units/acre)	0 - 1.5 du/ac	0 - 6.5 du/ac	0 - 6.0 du/ac	0 - 18.0 du/ac	0 - 27.0 du/ac	0 - 36.0 du/ac	0 - 13.0 du/ac	0 - 27 du/ac 0.10 FAR	0 - 36 du/ac 0.35 FAR	0 - 60 du/ac 0.35 FAR	0 - 100 du/ac 3.00 FAR
Typical Implementing Zoning	RH-1 RH-2	RH-3 RS-1 RS-2 RS-3	RS-3 (SC) RS-4 (SC) RM-2 (SC)	RS-4 RM-1 RM-2 RM-3	RM-3 RM-3.5	RM-3 RM-3.5 RM-4	RM-1	MU	MU	MU	DMU PTMU

TABLE LU-3												
Non-Residential Land Use Designations	Commercial				Office		Industrial	Mixed-Use				
	Neighborhood	General	Regional	Commercial Recreation	Low	High	Industrial	Mixed-Use Mid	Mixed-Use Medium	Mixed-Use High	Mixed-Used Urban Core	Non-Residential Mixed-Use
Probable to Maximum Intensity	0.35 - 0.45 FAR	0.25 - 0.50 FAR	0.30 - 0.50 FAR	Refer to Table LU-4	0.40 - 0.50 FAR (Refer to Table LU-4 for Office Low areas in the Platinum Triangle)	0.50 - 2.00 FAR (Refer to Table LU-4 for Office High areas in the Platinum Triangle)	0.35 - 0.50 FAR	0.00 - 0.10 FAR	0.10 - 0.35 FAR	0.10 - 0.35 FAR	0.00 - 3.00 FAR	1.50 - 3.00 FAR
Typical Implementing Zoning	C-NC	C-G	C-R	Specific Plan	O-L	O-H	I	MU	MU	MU	DMU PTMU	Specific Plan

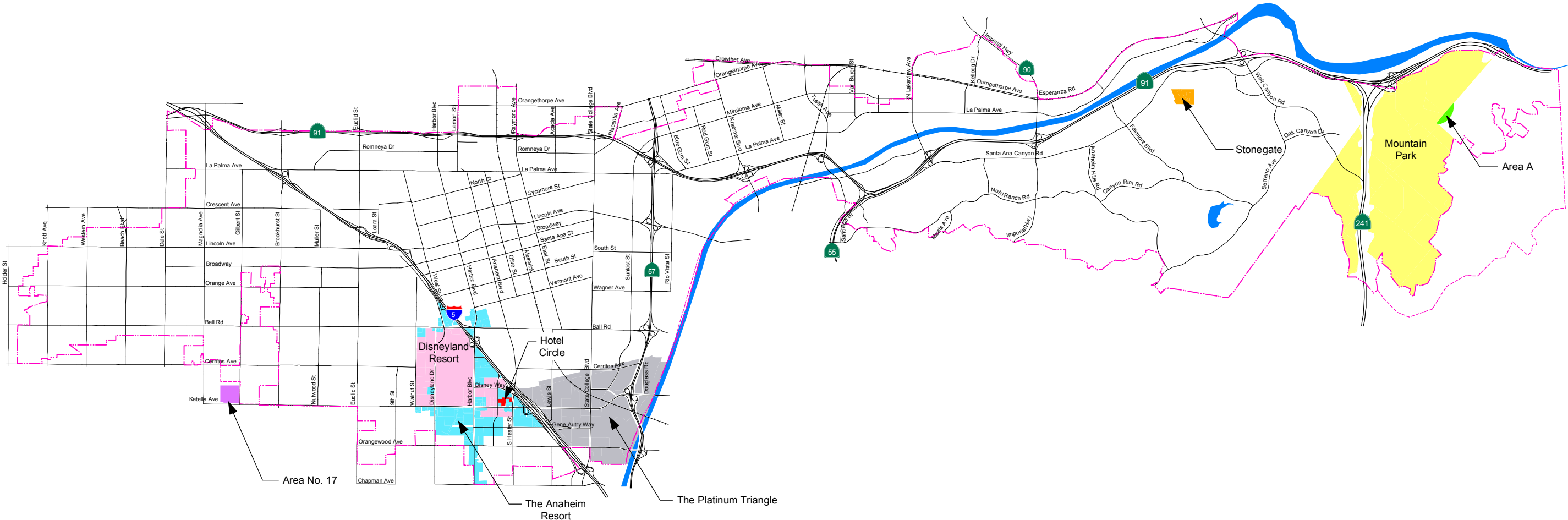
TABLE LU-3 CONTINUED					
Non-Residential Land Use Designations	Public / Quasi - Public		Open Space		
	Institutional	Schools	Open Space	Parks	Water
Probable to Maximum Intensity	0.10 - 3.00 FAR	N/A	0 - 0.10 FAR	0 - 0.10 FAR	0 - 0.10 FAR
Typical Implementing Zoning	SP	SP	OS	PR SP	OS PR SP

Table LU-2 & LU-3 Notes	Table LU-2 & LU-3 Definitions						
In addition to the typical zoning designations listed above, other zones may be substituted for the typical implementation zones, provided that the overall density ranges established by the General Plan are not exceeded. Additionally, other Specific Plans or Overlay Zones may apply, which could further restrict maximum densities. For allowable densities within Specific Plan areas, please refer to the applicable Specific Plan.		RH: Single-Family Hillside Residential	RS: Single-Family Residential	RM: Multiple-Family Residential	MU: Mixed Use Overlay Zone	DMU: Downtown Mixed Use Overlay Zone	PTMU: Platinum Triangle Mixed Use Overlay Zone
Since allowable uses within the Institutional land use designation vary significantly (e.g., offices, transportation facilities, libraries, community centers, fire stations, etc.), the FAR for the Institutional designation also varies significantly.	du/ac: dwelling units per gross acre	C-NC: Neighborhood Center Commercial	C-G: General Commercial	C-R: Regional Commercial	O-L: Low Intensity Office Zone	O-H: High Intensity Office Zone	I: Industrial
	FAR: Floor Area Ratio	SP: Semi-Public Zone	OS: Open Space Zone	PR: Public Recreation Zone	(SC): Scenic Corridor Overlay Zone	T: Transition Zone*	*Can be implemented in any general plan designation



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# Areas of the City with Special Density Limitations



- The Mountain Park Specific Plan Area (SP 90-4)
- Area A
- The Disneyland Resort (SP 92-1)
- The Anaheim Resort (SP 92-2)
- Hotel Circle (SP 93-1)
- The Platinum Triangle Area
- Stonegate
- Area No. 17
- City Boundary
- Sphere-of-Influence

Adopted: May 25, 2004  
 Revised: September 8, 2006

City of Anaheim



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TABLE LU-4: GENERAL PLAN DENSITY PROVISIONS FOR SPECIFIC AREAS OF THE CITY		
Location	General Plan Land Use Designations	Permitted Density
The Mountain Park Area	Low Medium Hillside Density Residential (Up to 6 du/ac)	485
	Low Medium Density Residential (Up to 16 du/ac)	2,015 (Up to 2,500 dwelling units)
Area "A" (Parcel Map 94-205)	Low-Medium Density Residential	Up to 140 dwelling units
The Disneyland Resort Specific Plan (SP 92-1) Area	Commercial Recreation	See Note No. 1 on next page.
The Anaheim Resort® Specific Plan (SP 92-2) Area	Commercial Recreation	See Note No. 2 on next page.
Hotel Circle Specific Plan (SP 93-1) Area	Commercial Recreation	The Hotel Circle Specific Plan allows for a master planned hotel project including up to 969 hotel rooms and integrated guest oriented amenities including full-service restaurants, conference room/banquet facilities, pool and spa areas, tour bus/shuttle facilities, and pedestrian promenades and plaza areas with comprehensive landscaping.
The Platinum Triangle Area	Mixed-Use Residential	17,501 dwelling units
	Commercial	4,782,243 square feet
	Office	9,180,747 square feet
	Institutional	1,500,000 square feet
	Office High and Office Low	4,309,486 square feet*
	Institutional	3.0 FAR
Industrial	0.5 FAR	
Open Space	0.1 FAR	
		* The maximum FAR for properties designated Office-Low is 0.5; the maximum FAR for properties designated Office-High is 2.0.
The Stonegate Development Area	Low Density Residential	Up to 35 dwelling units



**TABLE LU-4: GENERAL PLAN DENSITY PROVISIONS FOR SPECIFIC AREAS OF THE CITY (CONTINUED)**

Note No. 1: The Disneyland Resort Specific Plan provides for the development of an approximate 489.7 acre international multi-day vacation designation resort including ongoing modifications to the Disneyland theme park, the development of a new theme park, additional hotels and entertainment areas, administrative office facilities, new public and private parking facilities, and an internal transportation system. This development is within five planning Districts (Theme Park, Hotel, Parking, Future Expansion and District A) and a C-R Overlay, which allows development within the Overlay to either be consistent with the underlying Resort District or subject to the same land uses as in the Anaheim Resort Specific Plan No. 92-2 Zone. The Disneyland Resort Specific Plan also identifies maximum development density designations for hotel/motel development in the Hotel District (up to 5,600 hotel rooms for the entire District with up to 1,000 hotel rooms transferable to the Theme Park District), in District A (the maximum number of units permitted would be 75 hotel/motel rooms per gross acre or 75 hotel/motel rooms per parcel existing on June 29, 1993, whichever is greater) and the C-R Overlay (the maximum number of units permitted on a parcel would be the following: 1) for parcels designated Low Density – up to 50 hotel rooms per gross acre or 75 rooms, whichever is greater; and 2) for parcels designated Medium Density – up to 75 hotel rooms per gross acre or 75 rooms, whichever is greater; provided that for those parcels that are developed with hotel/motel rooms which exceeded the maximum density designation, the number of rooms existing on the date of adoption of The Disneyland Resort Specific Plan Ordinance may be rebuilt or modified at their existing density.) It should be noted that accessory uses may be developed as well as other visitor-serving commercial/retail and restaurant uses along with these hotel/motel uses. The Disneyland Resort Specific Plan also provides for the development of the Anaheim GardenWalk project pursuant to the Anaheim GardenWalk Overlay at the following density and subject to the approval of Conditional Use Permit No. 4078, as amended, to permit the following: up to 590,265 square feet of specialty retail, restaurants, and entertainment uses, including movie theaters; 1,628 hotel rooms/suites (including up to 500 vacation ownership units) and 278,817 square feet of hotel accessory uses; a transportation center, and 4,800 parking spaces. The Anaheim GardenWalk Overlay encompasses District A and the portion of the Parking District (East Parking Area)/CR Overlay south of Disney Way.

**TABLE LU-4: GENERAL PLAN DENSITY PROVISIONS FOR SPECIFIC AREAS OF THE CITY  
(CONTINUED)**

Note No. 2: The Anaheim Resort Specific Plan (ARSP) provides for the development of approximately 581.3 acres within The Anaheim Resort. The ARSP is divided into two development areas. Development Area No. 1 is referred to as the C-R (Commercial Recreation) District which allows for hotels, motels, convention and conference facilities, as well as restaurants, retail shops and entertainment facilities. Development Area No. 2 is referred to as the PR (Public Recreation) District which encompasses the Anaheim Resort Convention Center and associated parking facilities and provides for the orderly use of City-owned property as well as the existing Anaheim Hilton Hotel.

The C-R District includes two overlays. The Mobilehome Park (MHP) Overlay, which encompasses existing mobilehome parks within the C-R District, provides development standards for mobilehome parks and regulations and procedures to mitigate relocation concerns and adverse effects of displacement upon mobilehome owners when a park is converted to another land use. The Anaheim Resort Residential Overlay, which applies to focused areas of the Specific Plan, provides for the incorporation of residential uses into hotel developments when such uses are fully integrated into a minimum 300-room full-service hotel.

The Anaheim Resort Specific Plan also identifies maximum development density designations in the C-R District. These designations are based upon hotel/motel development and allow up to 20% of each hotel/motel project gross square footage, excluding parking facilities, to be developed with integrated (i.e., included within the main hotel/motel complex) accessory uses. These accessory uses will reduce the otherwise maximum permitted hotel/motel density at the rate of one hotel/motel room per six hundred (600) gross square feet of accessory use. For properties proposed to be developed with permitted and conditionally permitted uses other than hotels/motels with accessory uses, the traffic generation characteristics of said uses shall not exceed those associated with the otherwise permitted hotel/motel (including accessory uses) density as determined by the City Traffic and Transportation Manager prior to Final Site Plan review and approval. The maximum development density for each of the designations are as follows:

- Low Density: up to 50 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater;
- Low-Medium Density: up to 75 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater;
- Low-Medium Density (Modified): up to 252 rooms and 75,593 square feet of accessory uses;
- Medium Density: up to 100 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater;
- Medium Density (Modified): up to 345 rooms;
- Medium Density (Modified A) up to 127 rooms; and
- Convention Center (CC) Medium Density: up to 125 rooms per gross acre with trip generation characteristics mitigated to the equivalent of 100 rooms per gross acre or 75 rooms per lot or parcel, whichever is greater.

For those parcels that are developed with hotel/motel rooms which exceed the maximum density designation, the number of rooms existing on the date of adoption of the Anaheim Resort Specific Plan Ordinance may be rebuilt or modified at their existing density. For projects that are developed in accordance with the Anaheim Resort Residential Overlay, the maximum number of dwelling units allowed shall be less than the number of hotel rooms proposed and such projects shall not create infrastructure impacts greater than the subject property's permitted hotel/motel density, as permitted by the property's underlying C-R District density designation unless otherwise mitigated through subsequent environmental analysis.

The maximum development density for the PR District is up to:

- 2,158,363 square feet of convention center/meeting space
- 100,000 square feet of outdoor programmable space
- 2,500 hotel rooms
- 180,000 square feet of commercial space



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## Residential Designations

Anaheim offers a wide range of housing densities and products to meet the demand of current and future residents with varying lifestyles. In addition to the characteristics described below, it should be noted that other uses may also be allowed in residential areas such as schools, parks, child care facilities, and other public/institutional uses that are determined to be compatible with and oriented towards the needs of the immediate neighborhood.

### Estate (0-1.5 dwelling units per acre)

The Estate Density Residential designation provides for the development of large-lot single-family residences with a custom character. This category is typically implemented by the RH-1(SC) and RH-2(SC) zones. Typical development consists of single-family lots of 22,000 to 43,560 square feet. The permitted density range is from zero up to 1.5 dwelling units per gross acre. This land use designation is limited to the Hill and Canyon Area.



This home in the Hill and Canyon Area is a typical example of the Estate Density Residential Land Use Designation.

### Low Density (0-6.5 dwelling units per acre)

The Low Density Residential designation provides for the development of conventional single-family detached houses. It is implemented by the RS-1, RS-2, RS-3 and RH-3 zones. Typical development consists of single-family lots of 5,000 to 10,000 square-feet. The permitted density range is from zero up to 6.5 dwelling units per gross acre. Over half of all residential land in Anaheim is designated as Low Density Residential.



This single-family home is reflective of the Low Density Residential Land Use Designation.

### Low-Medium Hillside (0-6.0 dwelling units per acre)

The Low-Medium Hillside Density Residential designation provides for the development of both attached and detached single-family homes in hillside areas. The permitted density range is from zero up to 6 dwelling units per gross acre. Although the maximum density is similar to the Low Density Residential designation, the character of development can vary significantly. Lot sizes in these areas are typically smaller, having typical minimum lot sizes of less than 5,000 square-feet, due to the sloping topography and associated reduction in developable area. Development within this designation is often “clustered” in



This group of single-family homes is reflective of the Low Medium Hillside Density Residential Land Use Designation.



order to reduce site grading while maximizing the preservation of open space. The Low-Medium Hillside Density Residential designation is implemented by the RS-3(SC), RS-4(SC) and RM-2(SC) zones.

#### **Low-Medium Density (0-18.0 dwelling units per acre)**

The Low-Medium Density Residential designation provides for a wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, townhouses, and mobile home parks.

This category is implemented by the RS-4, RM-1, RM-2, and RM-3 zones. The permitted density range is from zero up to 18 dwelling units per gross acre.



**These townhomes in the Anaheim Colony are one example of the many varieties of residential types that can be built in the Low-Medium Density designation.**

#### **Mid Density (0-27.0 dwelling units per acre)**

The Mid Density Residential designation provides for a wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, and townhouses.

This category is implemented by the RM-1, RM-2, RM-3, and RM-3.5 zones. The permitted density range is from zero up to 27 dwelling units per gross acre.

#### **Medium Density (0-36.0 dwelling units per acre)**

The Medium Density Residential designation is intended to provide a quality multiple-family living environment with design amenities, such as private open space or recreation areas, business services, swimming pools, etc. This category is typically implemented by the RM-3, RM-3.5, and RM-4 zones. The permitted density range is from zero up to 36 dwelling units per gross acre. Typical development includes apartment complexes.



**The Medium Density designation is intended for the development of quality, multiple-family housing that is attractively designed and scaled to contribute to the neighborhood.**

### **Corridor Residential (0-13.0 dwelling units per acre)**

The Corridor Residential designation is intended to provide for single-family attached housing fronting on arterial highways and incorporating a rear access drive or service alley. For projects with sufficient depth, this designation may also incorporate single-family detached housing located behind the attached product. This designation is intended to provide for housing opportunities along the City's arterial corridors. This category is implemented by the RM-1 zone. The permitted density range for Corridor Residential is from zero up to 13.0 dwelling units per gross acre.



**The Corridor Residential designation provides for single-family housing opportunities along Anaheim's arterial corridors.**



## Commercial Designations

### Neighborhood Center (0.35 - 0.45 FAR)

The Neighborhood Center designation is intended to serve the surrounding residential neighborhood or cluster of surrounding residential neighborhoods. For those serving the surrounding neighborhood, Neighborhood Center uses could provide uses such as neighborhood-serving food markets, drug stores, restaurants, small hardware stores, child care centers, health clubs, and other retail and professional uses. Neighborhood Center areas that serve a cluster of neighborhoods could incorporate a mix of commercial uses including the uses identified above plus large grocery stores, appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, and some low intensity civic uses.

Neighborhood Center projects should be compatible in scale and design with adjacent residential areas, and should be designed to encourage pedestrian usage. The Neighborhood Center designation is not intended to encourage strip commercial development or large, regionally-serving, retail uses.

### Regional Commercial (0.30 - 0.50 FAR)

Regional Commercial areas serve a larger area than Neighborhood Centers and include regional-serving commercial uses. Allowable uses could include large department stores, specialty stores, theaters, and restaurants. The Regional Commercial designation also allows for limited professional offices. The Anaheim Plaza and Anaheim Festival shopping centers are examples of such uses.

### General Commercial (0.25 - 0.50 FAR)

General Commercial land uses include a variety of land uses, including those identified in the Neighborhood Center designation. Areas designated as General Commercial may, but do not necessarily, serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers, they typically include highway-serving uses such as fast food



This commercial development, located at the southwest corner of Lincoln Avenue and Gilbert Street, provides an example of a Neighborhood Commercial center.



The Festival, located in the Hill and Anaheim Canyon Area, is one of Anaheim's prominent Regional Commercial centers.



The General Commercial designation provides for a wide variety of commercial uses, including automobile sales.

restaurants, auto-oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses.

### **Commercial Recreation**

The Commercial Recreation land use designation applies to The Anaheim Resort. The designation is intended to provide for tourist and entertainment-related industries, such as theme parks, hotels, tourist-oriented retail, movie theaters, and other visitor-serving facilities. Due to the importance of maintaining the Anaheim Resort area for visitor-serving uses, residential uses are only conditionally permitted in limited areas of the Anaheim Resort Specific Plan area as provided by and in accordance with the Anaheim Resort Residential Overlay (Anaheim Municipal Code Section 18.116.125) in effect as of March 19, 2007 (relating to residential uses fully integrated into full-service hotels having at least 300 hotel rooms), and are also permitted as provided by and in accordance with the Mobile Home Park Overlay (Anaheim Municipal Code Chapter 18.26) in effect as of March 19, 2007. The Commercial Recreation designation is implemented by various Specific Plan Zones in The Anaheim Resort, which further define the maximum development activity.



**Downtown Disney in The Anaheim Resort provides dining and shopping opportunities for visitors.**

Recognizing that the presence of non visitor-serving uses such as residential uses, in the Anaheim Resort would be incompatible with the overall goals relating to the Anaheim Resort and the Commercial Recreation designation, no residential uses other than (i) those permitted in limited areas of the Anaheim Resort Specific Plan area as provided by and in accordance with the Anaheim Resort Residential Overlay (Anaheim Municipal Code Section 18.116.125) in effect as of March 19, 2007 (relating to residential uses fully integrated into full-service hotels having at least 300 hotel rooms), and (ii) those permitted as provided by and in accordance with the Mobile Home Park Overlay (Anaheim Municipal Code Chapter 18.26) in effect as of March 19, 2007, shall be permitted in the Anaheim Resort area without (i) completion of an Environmental Impact Report prepared in accordance with the requirements of the California Environmental Quality Act (ii) completion of a long-term economic impact analysis of the proposed change by an independent financial advisor retained by the City, (iii) approval by the City Council, and (iv) approval by a majority of voters of the City of Anaheim at a regularly-scheduled municipal election.



## Office Designations

### Office-Low (0.40 – 0.50 FAR)

The Office-Low land use designation allows for a variety of small-scale office uses, including local branches of financial institutions, legal services, insurance services, real estate, and medical or dental offices and support services. The Office-Low designation is intended to facilitate office development of up to three stories in height. Areas designated as Office-Low can develop as stand-alone projects or within a business park setting.



The Office Low designation provides for a variety of low-intensity office uses up to three stories.

### Office-High (0.50 – 2.00 FAR)

The Office-High designation is intended for higher density office uses that have at least four stories. Office-High uses are focused in areas planned for more concentrated urban development such as The Platinum Triangle, key locations along transit routes, major intersections, or in close proximity to significant activity centers. Typical uses would include national or regional offices for financial institutions, Fortune 500 companies, and medical-related office complexes.



This Office-High designation is intended to be applied in areas planned for more concentrated urban uses such as the Anaheim Platinum Triangle.

## Industrial Designations

### Industrial (0.35-0.50 FAR)

The Industrial land use designation allows for a wide variety of industrial-related uses, including research and development uses, technology centers, corporate and support office uses; business parks, assembly and light manufacturing, repair and other service facilities; warehousing and distribution centers; and, limited, employee-serving retail uses.



The Industrial designation provides for a variety of uses, including research and development, repair services, wholesale activities, distribution centers, and manufacturing.

## Mixed-Use Designations

Areas designated as Mixed-Use are designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that serves as the center of activity for the surrounding area. The designation provides opportunities for an integrated mix of residential, retail, service, entertainment and office opportunities in a pedestrian-friendly environment. Because of their more intense, compact nature of development, Mixed-Use areas encourage the use of transit service and other forms of transportation, including pedestrian and bicycle travel.

Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal, or multi-use, pattern.

For example, freestanding structures may consist of a single use adjacent to structures with different uses on the same or adjacent parcel. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include apartments, live-work units, town homes, flats and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. Structured parking is an essential component in most-mixed-use developments.

The scale, size and mixture of uses in the mixed-use areas vary based upon the character of the surrounding area. Depending upon a project's location, the Mixed-Use designations are implemented by one of three Zoning Code districts: the Downtown Mixed-Use Overlay; The Platinum Triangle Mixed-Use Overlay; and, for areas outside of The Platinum Triangle or Downtown areas, the Mixed-Use Overlay Zone.

### Mixed-Use Mid

The Mixed-Use Mid designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration at a density of up to 27 dwelling units per acre and could include live-work units, duplexes and townhouses in a horizontal or vertical mixed-use pattern. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.10. The implementing zones are The



The adaptive reuse of the historic Kraemer Building is an example of a vertically mixed-use development, with two floors of office space and four floors of residential lofts above.



Downtown Mixed-Use Overlay; The Platinum Triangle Mixed-Use Overlay; and, for areas outside of The Platinum Triangle or Downtown areas, the Mixed-Use Overlay Zone.

### **Mixed-Use Medium**

The Mixed-Use Medium designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration at a density of up to 36 dwelling units per acre. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. The implementing zones are The Downtown Mixed-Use Overlay; The Platinum Triangle Mixed-Use Overlay; and, for areas outside of The Platinum Triangle or Downtown areas, the Mixed-Use Overlay Zone.

### **Mixed-Use High**

The Mixed-Use High designation is intended to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, townhouses, and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. The residential component of mixed-use development is permitted at a density of up to 60 dwelling units per acre. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. The implementing zones are The Downtown Mixed-Use Overlay; The Platinum Triangle Mixed-Use Overlay; and, for areas outside of The Platinum Triangle or Downtown areas, the Mixed-Use Overlay Zone.

### **Mixed-Use Urban Core**

The Mixed-Use Urban Core designation is intended to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban



environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. The residential component of mixed-use development is permitted at a density of up to 100 dwelling units per acre. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 3.00. The implementing zones are The Downtown Mixed-Use Overlay; The Platinum Triangle Mixed-Use Overlay; and, for areas outside of The Platinum Triangle or Downtown areas, the Mixed-Use Overlay Zone.

### **Non-Residential Mixed-Use**

The purpose of the Non-Residential Mixed-Use designation is to encourage a mix of commercial and office uses, but prohibit residential uses in certain areas, where residential uses are not compatible with surrounding land uses. This designation is limited to Anaheim Canyon Specific Plan area. All uses, densities and intensities, other than residential uses, that are permitted by the Mixed-Use designation are allowed within the Non-Residential Mixed-Use designation. Zoning provisions for this designation are included in the Anaheim Canyon Specific Plan (SP-2015-1).

## **Public and Quasi-Public Facilities Designations**

### **Schools**

The Schools designation identifies existing public and larger, established private schools, including elementary, junior and high schools. Schools designated on the Land Use Plan are either existing facilities or known planned facilities. Future schools may be developed in other land use designations through procedures established in the Zoning Code. Trade schools or other job training facilities may be developed in various non-residential land use areas under the procedures established in the Zoning Code.

### **Institutional (Up to 3.00 FAR)**

The Institutional designation includes a wide range of public and quasi-public uses, including government offices, transportation facilities, public or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums and public libraries. To the extent possible, institutional facilities should be clustered in activity centers to support other similar uses and benefit from access to various modes of transportation.



Institutional uses designated on the Land Use Plan are either existing facilities or known planned facilities. Additional uses, including assembly areas and day care facilities, may be developed in other land use designations under the procedures established in the Zoning Code. The maximum floor area ratio reflects the potential for high-rise offices used by governmental or quasi-public agencies. Additional intensity provisions are addressed in the Zoning Code.

### Railroad

Two types of railroad operations serve travelers in Anaheim – passenger rail and commuter rail. The Southern California Regional Rail Authority (SCRRA) and the Orange County Transportation Authority (OCTA) provide commuter rail service via Metrolink while Amtrak provides passenger rail service. In addition, the Burlington Northern Santa Fe (BNSF) and the Southern Pacific Transportation Company (SPTC) provide freight rail service.

Railroads are identified on the Land Use Map because of their relationship with adjacent uses. While railroads provide a valuable service by transporting people and goods, they can also impact residential neighborhoods and other sensitive land uses due to the noise and vibration associated with rail activity. Strategies to improve access to these facilities and minimize their potentially negative effects on sensitive uses are addressed in the Circulation and Noise Elements.

### Intermodal Transportation Center

Anaheim is pursuing a major intermodal transportation center in The Platinum Triangle. The intermodal transportation center would fit into the urban, mixed-use environment planned for The Platinum Triangle, providing a multitude of transportation options for residents, employees and visitors of The Platinum Triangle and nearby Anaheim Resort area. The transportation center would be one of three major transportation centers located in Southern California, along with Union Station in Los Angeles and the Ontario International Airport in Ontario. The center would expand existing transportation infrastructure for Amtrak intercity rail, Metrolink commuter rail, Anaheim Resort Transit shuttle service, and vehicular and bicycle modes. Five planned rail and bus services would be added into the hub, providing seamless intermodal access via the planned California-Nevada Super Speed Train, California High Speed Rail, Express Bus and Bus Rapid Transit (BRT) systems.



The Institutional designation covers a wide variety of public and quasi-public land uses, such as government offices, hospitals, libraries, museums and the like.



Metrolink railroad running through the industrial area of Downtown.

## **Open Space and Recreation Designations**

The following open space and recreation land use designations identify Anaheim's major scenic, wildlife and recreational features on the Land Use Map. Standards for ancillary development within these areas are detailed in the Zoning Code and relevant Specific Plans. A comprehensive set of policies regarding the creation, protection and enhancement of these areas is provided in the Green Element.

### **Open Space**

The Open Space land use designation includes those areas intended to remain in natural open space; utility easements that will provide recreational and trail access to Anaheim's residents; heavily landscaped freeway remnant parcels, and land areas surrounding major water features.

### **Parks**

The Parks designation allows for active and passive recreational uses such as parks, trails, athletic fields, interpretive centers and golf courses.

### **Water Uses**

The Water Uses designation applies to water bodies, such as the Santa Ana River, lakes, and reservoirs, and other water-related uses such as flood control channels and drainage basins.

## **PLAN OBJECTIVES**

Several objectives have been developed to guide the future development of Anaheim, including those pertaining to several Community Policy Areas within the City. The following objectives summarize the general land use objectives that guide the development of the Land Use Plan and set the foundation for the Goals and Policies section of this Element. Discussion of Community Policy Areas and their respective goals and policies is found at the end of the Goals and Policies section.

It is important to note that many other important and related objectives, such as beautifying Anaheim, keeping Anaheim a safe place, and maintaining high levels of City services, are addressed throughout other Elements of the General Plan.

### **Objective: Plan for and accommodate projected growth**

The ability to plan for and accommodate the City's projected growth is key to maintaining a stable, diversified economy, ensuring an adequate transportation system, and enhancing the quality of life for residents. The City uses a wide array of tools, including socioeconomic data, market analysis, infrastructure and transportation impact analyses and other data to help plan for Anaheim's Future. The use of such tools was an important component in the preparation of this Element.



### **Objective: Clarify land use designations**

The Geographic Information System (GIS) based format of the Land Use Plan provides specificity in terms of identifying and understanding the land use designation established for individual properties and gives the City an increased ability to analyze land use patterns and acreage, estimate development projections, and understand potential traffic, infrastructure, environmental and fiscal impacts. The objective is to provide the public with a reliable estimate of the type and intensity of land uses allowed on their property and on surrounding properties and to provide them with a general image of how an area is intended to develop.

It is important to note that, in addition to the location and types of density and intensity described in the Land Use Element, policies regarding the quality of future development will be addressed through the Community Design Element and the Anaheim Colony Vision, Principles and Design Guidelines, and the Zoning Code.

### **Objective: Implement the Anaheim Vision through the Land Use Plan**

In preparing this General Plan, the City, through extensive community input, developed the “Anaheim Vision” which provides the framework for the General Plan. Its introductory statement describes the City’s vision as “... a mosaic of diverse people and thriving unified neighborhoods joined together by beautiful, accessible open spaces and well-landscaped roadways offering enhanced mobility for people and goods; safe place to live, work and play; quality educational opportunities; engaging gathering places; world class entertainment; recreational, spiritual, and cultural amenities available for all; and a variety of economic opportunities for its workforce.”

The Land Use Element, together with the other General Plan Elements, strives to implement this vision by:

- Providing and enhancing the City’s image by encouraging new residential development along underutilized commercial corridors, concentrating and enhancing commercial uses at strategic intersections; creating new recognizable mixed-use areas, including the Downtown and The Platinum Triangle areas; protecting historic areas and residential neighborhoods from incompatible land uses; and protecting natural and open space resources;
- Providing a variety of residential land uses that offer diverse housing opportunities for Anaheim’s equally diverse population;
- Providing open space and recreational opportunities in close proximity to neighborhoods;
- Reducing traffic impacts and encouraging alternative means of transportation by identifying land uses that are conducive to transit use or that minimize distances

between residential, shopping and employment centers thereby encouraging pedestrian or bicycle travel;

- Promoting economic development by intensifying development potential in economic centers, identifying new residential development in proximity to these centers, and by ensuring a well-balanced mix of employment related land uses; and
- Preserving the historic character of the Anaheim Colony by limiting higher density land uses in historical, single-family residential neighborhoods.

### **Objective: Preserve the integrity of existing single-family neighborhoods**

As housing demand and land values continue to rise in Orange County, it is anticipated there will be increasing trends toward higher density residential development. Planning for these trends can be seen as challenging given the objective of preserving the integrity of single-family neighborhoods, the staple of Anaheim's character.

To address these potentially competing objectives, however, the Land Use Plan identifies new areas for infill residential development that can be developed without compromising the integrity of Anaheim's established single-family neighborhoods. By strategically locating future multiple-family development in appropriate areas coupled with additional guidance provided by the Community Design Element aimed at enhancing the character of single-family neighborhoods and ensuring quality multiple-family development, the Land Use Plan addresses this objective.

### **Objective: Revitalize neighborhood edges**

Strip malls and stand-alone retail uses line many of the City's arterial corridors and form the edges of many neighborhoods, particularly in the western half of the City. A number of these neighborhood edges, however, are adjacent to underutilized commercial developments that detract from the image and character of surrounding neighborhoods. The Land Use Element strives to revitalize neighborhood edges by introducing a residential designation, Corridor Residential, to facilitate the conversion of the City's underutilized commercial areas into housing opportunity sites. Concurrently, specific goals and policies focus commercial uses at key intersections to take advantage of the exposure and accessibility offered by such locations.

### **Objective: Plan land uses that preserve and enhance Anaheim's economic assets**

Anaheim enjoys a diversified economic base offering economic opportunities through tourism, entertainment, retail, office and industrial activity. The City is also home to a number of major economic centers, including The Anaheim Resort, The Platinum Triangle, and Anaheim Canyon. These areas represent key economic assets that must be



preserved and enhanced for the long-term economic health of the City. The Land Use Element offers a variety of employment generating land uses in these areas to ensure their vitality.

In The Anaheim Resort, the Commercial Recreation land use designation reflects the visitor-oriented nature of the area. The plan also extends this designation along Harbor Boulevard, south of Orangewood Avenue, to create a visible, unified entry from the City's southern border.

In The Platinum Triangle, a vibrant mix of higher intensity office, retail and residential land use designations is intended to create an extremely dynamic urban place with well-integrated opportunities for housing, employment, shopping, entertainment and social interaction. The Platinum Triangle is envisioned to become the economic center of the region with a unique urban appeal and identity.

The Land Use Plan enhances Anaheim Canyon's industrial base with limited, strategically located office and mixed uses that take advantage of the area's location, visibility and access.

### **Objective: Ensure compatibility between adjacent land uses**

One of the primary purposes of land use planning is to ensure compatibility between adjacent land uses. A number of uses, including industrial and commercial, are strategically located in order to reduce the potential for conflict between these uses and residential neighborhoods. Also, as infill development intensifies and the potential for land use conflict arise, the need for strategic land use planning and impact mitigation increases in importance. The Land Use Element distributes land uses to minimize these impacts and, combined with the other General Plan elements and the Zoning Code, the potential for conflict is minimized.

### **Objective: Create dynamic, identifiable places**

Residents and visitors enjoy communities they consider special, communities that provide a unique identity, create a "sense of place," enhance social interaction, and foster civic pride. The growing popularity of revitalized downtowns, new mixed-use urban villages and walkable neighborhoods provide ample testimony to this growing desire to create and define special places.

The Land Use Plan provides for the creation or enhancement of many such special places. It lays the land use foundation for making Downtown the cultural, historic and civic center of Anaheim and creating an extremely dynamic urban place in The Platinum Triangle, with well-integrated opportunities for housing, employment, shopping, entertainment and social interaction on a scale never before seen in Anaheim.

The Land Use Plan alone, however, will not create these dynamic, identifiable places. Special policies related to land use and design are essential to ensuring a high level of quality as these places develop. The Community Policy Areas section of the Element focuses on individual areas of Anaheim, identifies the unique places within each area, and provides policies that foster their development. Furthermore, the Community Design Element provides more detailed goals, policies and guidelines that will help create and enhance the special character of these places.

### **Objective: Take advantage of existing and proposed transit corridors while minimizing traffic impacts**

Anaheim's freeway and transportation corridors move thousands of residents, employees and visitors past homes and businesses every day. Accordingly, lands adjacent to these corridors offer improved commercial and employment opportunities due to their visibility and accessibility. The City has recognized these opportunities in the past as evidenced by Anaheim's established land use pattern. The Land Use Plan continues this trend and seeks to maximize opportunities along these corridors.

The Platinum Triangle is a prime example of an area that takes advantage of its multiple transportation opportunities. With excellent freeway access provided by the Santa Ana (I-5) and Orange (SR-57) Freeways and the nearby Garden Grove (SR-22) Freeway, a well-developed circulation network of arterial highways and Metrolink access adjacent to the Angel Stadium of Anaheim, the area is well-served by various modes of transportation. Taking advantage of these transportation opportunities, as well as the area's proximity to The Anaheim Resort, the Land Use Plan identifies the area as a major economic center that brings people together in an integrated mix of office, retail, entertainment and residential opportunities.

Another example of an area that capitalizes on its transportation opportunities is Anaheim Canyon. The Anaheim Canyon Specific Plan recognizes the area's history as an important industrial corridor, but it also provides for additional uses that take advantage of its current transportation options. The Plan provides for mixed-use development adjacent to Anaheim Canyon Metrolink Station and identifies office uses in strategic locations along La Palma Avenue. These locations also take advantage of the visibility and access to the Riverside (SR-91) Freeway.

## **LAND USE BUILDOUT ANALYSIS**

Providing a blueprint for the future development of Anaheim is one of the primary purposes of the General Plan. The Land Use Plan, which includes areas within Anaheim's sphere-of-influence, identifies 16,519 acres of residential land uses, 659 acres of residential mixed-use land uses, and 5,619 acres of other employment-generating land uses. Assuming a probable intensity for each of the land use designations, the land use plan provides for 137,954 dwelling units (see Table LU-5).



Based on a factor of 3.3 persons per household (1.5 per household in mixed-use areas), the estimated build-out population of the Land Use Plan would be 407,463 persons.

Of the employment-generating land uses, the land use plan provides for a total of 1,121 acres of Neighborhood, Regional and General Commercial uses, 532 acres of office uses, and 2,684 acres of industrial uses and 707 acres of residential and non-residential mixed mixed-use. Combined these land use designations would generate approximately 228,470 jobs using the probable intensity factors (FARs) for each non-residential land use designation (see Table LU-6). Additional employment opportunities will also be provided by the implementation of the Commercial Recreation land use designation through the Anaheim Resort, Disneyland Resort and Hotel Circle Plans.



Table LU-5: RESIDENTIAL BUILDOUT ESTIMATES

Land Use Designation	Probable Density	Acres	Dwelling Units	Persons per Household	Population
<b>RESIDENTIAL</b>					
Estate (0-1.5 du/ac)	1.0	1,246	1,548	3.3	5,108
Low Density (0-6.5 du/ac)	4.0	9,905	38,909	3.3	128,400
Hillside Low-Medium Density (0-6.0 du/ac)	5.0	456	1,589	3.3	5,244
Low-Medium Density (0-18.0 du/ac)	13.0	1,530	17,266	3.3	56,978
Medium Density (0-36.0 du/ac)	24.0	1,960	47,040	3.3	155,232
Corridor Residential (0-13.0 du/ac)	13.0	183	2,379	3.3	7,851
Areas of the City with Special Density Limitations	N/a	3,050	2,675	3.3	8,828
<i>Subtotal</i>		<b>18,330</b>	<b>111,406</b>		<b>367,641</b>
<b>MIXED USE</b>					
Mixed Use (0-100)	40.0	189	7,560	1.5	11,340
Mixed Use – Platinum Triangle	N/a	470	18,988	1.5	28,482
<i>Subtotal</i>		<b>659</b>	<b>26,548</b>		<b>39,822</b>
<b>TOTALS</b>		<b>18,989</b>	<b>137,954</b>		<b>407,463</b>

Notes:

The number of dwelling units for each designation is calculated by adding the number of existing dwelling units in areas of the City that are not anticipated to change to the number of units that are calculated by multiplying the gross acres of areas that are most likely to change by the probable residential densities.

Dwelling units in areas not anticipated to change are the number of dwelling units in areas that are not likely to be further subdivided or areas that have a fixed buildout capacity through a specific plan. These are determined by: 1) adding the number of parcels in areas that are not likely to further subdivide; or 2) by referencing the number of units expected at buildout for areas addressed through specific plans (see Table LU-1 for a list of the City’s specific plans).

The Areas of the City with Special Density Limitations, as shown on Figure LU-5 and described in Table LU-4, that are planned for residential development are shown as a separate category on the table and include the following:

Area	Acres	Dwelling Units		
		Low Density	Hillside Low-Medium Density	Low-Medium Density
Mountain Park	3,001		485	2,015
Area A	16			140
Stonegate	33	35		
Total	3,050	35	485	2,155

Residential units in the Platinum Triangle, a mixed use area of the City which is also included in the “Areas of the City with Special Density Limitations,” are shown separately in the Mixed Use calculations.



**TABLE LU-6: NON-RESIDENTIAL BUILDOUT ESTIMATES**

Land Use Designation	Probable FAR	Acres	Square Footage	Square Feet per Employee	Estimated Employees
<b>COMMERCIAL</b>					
Neighborhood Center (0.35-0.45 FAR)	0.35	229	2,610,878	400	6,527
Regional Commercial (0.30-0.50 FAR)	0.40	231	3,023,064	400	7,558
General Commercial (0.25-0.50 FAR)	0.30	661	6,396,786	400	15,992
Office-Low (0.40-0.50 FAR)	0.40	402	5,366,539	285	18,830
Office-High (0.50-2.00 FAR)	1.00	9	392,040	285	1,376
<i>Subtotal</i>		<b>1,532</b>	<b>17,789,307</b>		<b>50,283</b>
<b>INDUSTRIAL</b>					
Industrial (0.35-0.50 FAR)	0.35	2,550	28,654,857	364-700	53,863
<i>Subtotal</i>		<b>2,550</b>	<b>28,654,857</b>		<b>53,863</b>
<b>MIXED USE</b>					
Mixed Use (1.5-3.0 FAR)	1.50	237	15,485,580	285-400	45,279
<i>Subtotal</i>		<b>237</b>	<b>15,485,580</b>		<b>45,279</b>
<b>PLATINUM TRIANGLE</b>					
Mixed Use – Commercial	N/a	470	4,795,111	400	11,988
Mixed Use – Office	N/a		9,652,747	285	33,869
Mixed Use - Institutional	N/a		1,500,000	Varies	--
Office High	2.0	50	4,478,356	285	15,714
Office Low	0.5	71			5,486
Industrial	0.5	134	2,918,520	364-700	11,988
<i>Subtotal</i>		<b>812</b>	<b>23,344,734</b>		<b>79,045</b>
<b>THE ANAHEIM RESORT</b>					
Commercial Recreation		1,078			
<i>Subtotal</i>		<b>1,078</b>			
<b>OPEN SPACE/RECREATION</b>					
Parks (golf courses)	--	293	--	--	--
Parks	--	1,133	--	--	--
Open Space	--	1,836	--	--	--
Platinum Triangle Open Space		84	--	--	--
Water Uses	--	1,208	--	--	--
<i>Subtotal</i>		<b>7,617</b>	--	--	--
<b>INSTITUTIONAL</b>					
Institutional (0-3.00)	--	211	--	Varies	--
Platinum Triangle Institutional (0-3.00)	--	3	--	Varies	--
<i>Subtotal</i>		<b>211</b>	--	--	--
<b>SCHOOLS</b>					
Schools	--	1,010	--	--	--
<i>Subtotal</i>		<b>1,010</b>	--	--	--

Notes:

The estimated square feet for each designation is calculated by adding the existing building square feet in areas of the City that are not anticipated to change to the gross acres of areas that are most likely to change multiplied by the probable Floor Area Ratios (FAR).

For The Anaheim Resort/Commercial Recreation land use designation, please refer to the Disneyland Resort, Anaheim Resort and Hotel Circle Specific Plans.

Build-out intensities for the Platinum Triangle are based on the maximum intensities described in Table LU-4.

## Goals & Policies

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The following section describes land use goals and policies that, in conjunction with the Land Use Plan and accompanying density and intensity standards, guide future land development of the City. Goals and policies are divided into two subsections: those that apply Citywide and those that apply to specific Community Policy Areas.

In addition to these goals and policies, it is important to note that additional land use direction is provided through other General Plan Elements, the zoning code, and redevelopment plans.

### CITYWIDE GOALS AND POLICIES

#### Neighborhoods

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Neighborhoods in Anaheim are a major source of pride for residents and are defined by the quality of their homes, the diversity of their residents, the beauty of their streetscapes, and the availability of and access to, open space and recreation opportunities.

Most of the City's neighborhoods provide a high quality living environment for their residents. As neighborhoods age, however, it is important for the City to proactively create partnerships with residents, apartment owners and other "neighborhood stakeholders" to implement ongoing efforts in preserving the quality of life within neighborhoods.

As stated in the Anaheim Vision, "Anaheim is a mosaic comprised of a variety of unique neighborhoods with distinguishable character that, when viewed as a whole, create a strong, positive image." It is the intent of the Land Use Element and Land Use Plan to supplement on-going land use-related programs, Zoning Code development standards, and other General Plan policies to ensure that existing and future neighborhoods are consistent with the Vision.



**GOAL 1.1:**

.....  
**Preserve and enhance the quality and character of Anaheim's mosaic of unique neighborhoods.**  
.....

**Policies:**

- 1) Actively pursue development standards and design policies to preserve and enhance the quality and character of Anaheim's many neighborhoods.
- 2) Ensure that new development is designed in a manner that preserves the quality of life in existing neighborhoods.
- 3) Encourage future development to provide functional public spaces that foster social interaction.
- 4) Continue to implement the City's interdepartmental neighborhood improvement efforts in working with neighborhood stakeholders to create and implement long term plans for the most physically and socio-economically "challenged" neighborhoods.

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## **Housing Opportunities**

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Growth projections indicate that Anaheim will grow from a population of over 330,000 in 2004 to a population of nearly 400,000 by the year 2030. As the City continues to mature, there will be a need to continue to offer a wide variety of housing opportunities for Anaheim's increasingly diverse community. Through the General Plan, Anaheim offers a wide variety of housing, including estate homes in the Hill and Canyon Area, suburban single-family neighborhoods throughout the City, as well as a diversity of multiple-family housing neighborhoods.

Most of the General Plan policies regarding housing are addressed in the Housing Element. The purpose of the Housing Element is to maintain, preserve, improve and develop a proper balance of housing. The following Land Use Element policies identified in Goal 2.1 are intended to support the goals and policies of the Housing Element and are reflected in the Land Use Plan.

**GOAL 2.1:**

.....  
**Continue to provide a variety of quality housing opportunities to address the City's diverse housing needs.**  
.....

**Policies:**

- 1) Facilitate new residential development on vacant or underutilized infill parcels.

- 2) Facilitate new residential development in The Platinum Triangle and Downtown.
- 3) Facilitate the conversion of the City's underutilized strip commercial areas into new housing opportunity sites.
- 4) Encourage the development and integration of residential land uses into mixed-use development where appropriate.
- 5) Encourage a mix of quality housing opportunities in employment-rich and transit accessible locations.
- 6) Ensure quality development through appropriate development standards and by adherence to related Community Design Element policies and guidelines.

### Corridors

Public perception of a community is often times influenced by the quality and character of a City's streetscape. While the City continues to pursue a variety of programs aimed at enhancing the appearance of its corridors (e.g. utility undergrounding, landscape improvements, entry monumentation, etc.), additional policies can serve to supplement these efforts.

The following goals and policies are not an exhaustive guide to shaping the future of Anaheim's corridors. Rather, they focus on land use strategies only. Strategies to improve their appearance are found in the Community Design Element; strategies to improve their economic performance are discussed in the Economic Development Element, and policies related to the landscaping of corridors are found in the Green Element.

#### **GOAL 3.1:**

**Pursue land uses along major corridors that enhance the City's image and stimulate appropriate development at strategic locations.**

#### **Policies:**

- 1) Designate existing underutilized mid-block commercial uses for residential development or other alternate land uses, where appropriate.
- 2) Concentrate commercial uses at key intersections.
- 3) Ensure quality development along corridors through adherence to established development standards and Community Design Element goals, policies and guidelines.



- 4) Continue to pursue additional open space, recreation, and landscaping amenities along major transportation routes.

**GOAL 3.2:**

**Maximize development opportunities along transportation routes.**

**Policies:**

- 1) Where appropriate, designate land adjacent to freeways, proposed Bus Rapid Transit stops and Metrolink stations for employment intensive land uses.
- 2) Support the development of a Bus Rapid Transit System in the City that provides transit access to commercial and office development opportunities.
- 3) Encourage and provide incentives for the consolidation of parcels to create development sites that are large enough to support quality development.

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**Compatibility**

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In a diverse City such as Anaheim, with its mix of residential, industrial, office and commercial land uses, achieving land use compatibility can be a delicate process. For instance, unless properly designed and mitigated, a number of uses, including industrial, commercial, and transportation facilities, can have potentially adverse effects upon adjacent residential neighborhoods or sensitive habitat areas. Potential impacts of commercial and industrial development, so important to Anaheim's economy, must be balanced with the needs of residential neighborhoods. Site planning, orientation of uses on site and buffering between adjacent properties will all be necessary to continue to achieve land use compatibility in Anaheim.

Furthermore, the utility easements and roadways that traverse the City can serve as a buffer between otherwise conflicting land uses, and can be used to link areas of the community together. In addition, Anaheim's multi-modal transportation system, with its obvious benefit of moving people and goods, will need to be carefully managed in order to minimize impacts upon adjacent development.

It should be noted that policies related to the integration and buffering of land uses are also incorporated into the Community Design Element.

**GOAL 4.1:**

**Promote development that integrates with and minimizes impacts to surrounding land uses.**

**Policies:**

- 1) Ensure that land uses develop in accordance with the Land Use Plan and Zoning Code in an effort to attain land use compatibility.

- 2) Promote compatible development through adherence to Community Design Element policies and guidelines.
- 3) Ensure that developers consider and address project impacts upon surrounding neighborhoods during the design and development process.
- 4) Require new or expanded uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.
- 5) Discourage additional multiple-family development in existing single-family neighborhoods.
- 6) Require landscape and/or open space buffers to maintain a natural edge for proposed private development directly adjacent to natural, public open space areas.

### Creating Identifiable Places

---

Creating identifiable places where people can gather, shop, socialize and “people watch” is an important ingredient in achieving the Anaheim Vision. Fortunately, identifiable places are emerging throughout the City and will continue into the future. Downtown has witnessed revitalization as the historic, artistic, cultural and civic center of Anaheim; The Anaheim Resort is known throughout the United States and the world for its tourist-related development and convention center; and it is envisioned that The Platinum Triangle will become a thriving live, work and play destination.

Land use policies for specific places are addressed in the Community Policy Areas section of this Element. In addition to the Land Use Element policies, the Community Design Element and the Vision, Principles and Guidelines for The Platinum Triangle and the Colony provide extensive policies and guidelines for creating special places.

#### **GOAL 5.1:**

**Create and enhance dynamic, identifiable places for the benefit of Anaheim residents, employees and visitors.**

---

#### **Policies:**

- 1) Encourage mixed-use and commercial development that provides:
  - a) Safe, protected places for pedestrians to walk;
  - b) Attractive surroundings;
  - c) Opportunities for social interaction;
  - d) Comfortable places to sit and relax; and



- e) Interplay between the interior uses of buildings and outdoor activities, such as sidewalk cafes or tastefully designed outdoor merchandise displays.
- 2) Facilitate the development of residential land uses into mixed-use areas to provide a consumer and employment base for commercial and office uses.
- 3) Mixed-use and commercial centers should be physically linked with adjacent residential neighborhoods.
- 4) Promote development that is efficient, pedestrian-friendly, and served by a variety of transportation options.

### Redevelopment and Revitalization

---

As the City continues to mature and approach build-out, vacant land for new development will be limited and developed areas will continue to mature. Protecting and building upon Anaheim's assets to capitalize on current and future growth dynamics will require redevelopment and revitalization strategies to enhance existing uses and bring new development to Anaheim. A more thorough discussion of redevelopment as an economic development strategy is addressed in the Economic Development Element. The following goal and policies are focused on land use.

#### GOAL 6.1:

.....  
**Enhance the quality of life and economic vitality in Anaheim through strategic infill development and revitalization of existing development.**  
.....

#### Policies:

- 1) Continue to provide special incentives and improvement programs (e.g., density bonuses, parking requirement reductions, low interest home improvements loans, Neighborhood Improvement Program, etc.) to revitalize residential neighborhoods, major business corridors and employment centers.
- 2) Promote the assembly of parcels to allow for more efficient development patterns wherever adjacent neighborhoods are not adversely impacted.
- 3) Continue on-going code enforcement efforts to ensure acceptable property maintenance standards.
- 4) Continue collaboration with the County of Orange to achieve acceptable development quality within unincorporated land located in Anaheim's sphere-of-influence.



- 5) Maintain on-going relationships with businesses, property owners and residents to facilitate quality infill development.

**Jobs-Housing Relationship**

Due to the strength of the City’s economic activity centers, Anaheim has become an increasingly “job rich” city. According to the Southern California Association of Governments (SCAG), a jurisdiction that will achieve a jobs-housing ratio of over 1.35 by the year 2025 will generally be considered “job-rich.”

Orange County is projected to have a jobs-to-housing ratio of 1.90 in 2025, becoming the greatest job rich subregion. Consistent with that ratio, Anaheim will achieve a projected jobs-to-housing ratio of 1.94 based on the Land Use Plan. The estimated ratio is generally consistent with *Orange County Projections-2000* (Center for Demographic Research at California State University at Fullerton), which projects a jobs-to-housing ratio of 2.18 for Anaheim in the year 2030.

To address the balance between jobs and housing, the Land Use Plan identifies several strategies, many of which are discussed previously in the Housing Opportunities section and others that are addressed in the Housing Element, to provide more housing opportunities.

It is important to note that, given the “built-out” nature of the City, opportunities to address jobs-housing balance are somewhat limited. The Land Use Plan identifies the following areas where opportunities for increased residential development do exist:

- **The Platinum Triangle.** This area, as described later in the Community Policy Areas section of the Land Use Element, is intended to become a dynamic, integrated mix of land uses in an urban, pedestrian-friendly environment. Previous plans for the area also called for a mix of uses, but prohibited residential uses. The General Plan Land Use Plan calls for the inclusion of high-quality, high-density residential uses, in a mixed-use setting, to provide housing opportunities for this core employment area.
- **Downtown.** The Land Use Plan introduces residential uses in a mixed-use setting to the Downtown core area. Residential uses will provide new opportunities for people who are looking to live in a new, safe, pedestrian friendly urban environment where they can gather, recreate and socialize.
- **Corridor Residential Uses.** The Land Use Plan designates several mid-block areas along the City’s arterial streets for residential uses. These are intended to provide new residential opportunities to East and West Anaheim in lieu of underutilized mid-block commercial uses. Residential uses will be carefully designed to integrate with surrounding communities and adjacent commercial areas.

☞ For a comprehensive discussion of design policies and guidelines relating to The Platinum Triangle, Downtown, Corridor Residential Uses and other mixed-use areas, please refer to the Community Design Element.



- **Other Mixed-Use Areas.** In addition to the Downtown and Platinum Triangle, the Land Use Plan identifies a handful of other mixed-use areas (e.g., North Euclid Street adjacent to the North Orange County Community College, adjacent to the Anaheim Canyon Metrolink Station, and at the intersection of State College Boulevard and Lincoln Avenue) located along some of the City's major transportation corridors. These areas will provide for new residential uses in close proximity to employment, retail and/or entertainment opportunities.

**GOAL 7.1:**

.....  
**Address the jobs-housing relationship by developing housing near job centers and transportation facilities.**  
.....

**Policies:**

- 1) Address the jobs-housing balance through the development of housing in proximity to local job centers.
- 2) Develop housing that addresses the need of the City's diverse employment base.
- 3) Promote new residential development within Downtown, The Platinum Triangle, and other mixed-use districts, in accordance with the Land Use Plan.
- 4) Continue to pursue infill residential development opportunities at mid-block locations along the City's arterial streets as an alternative to underutilized commercial land uses.

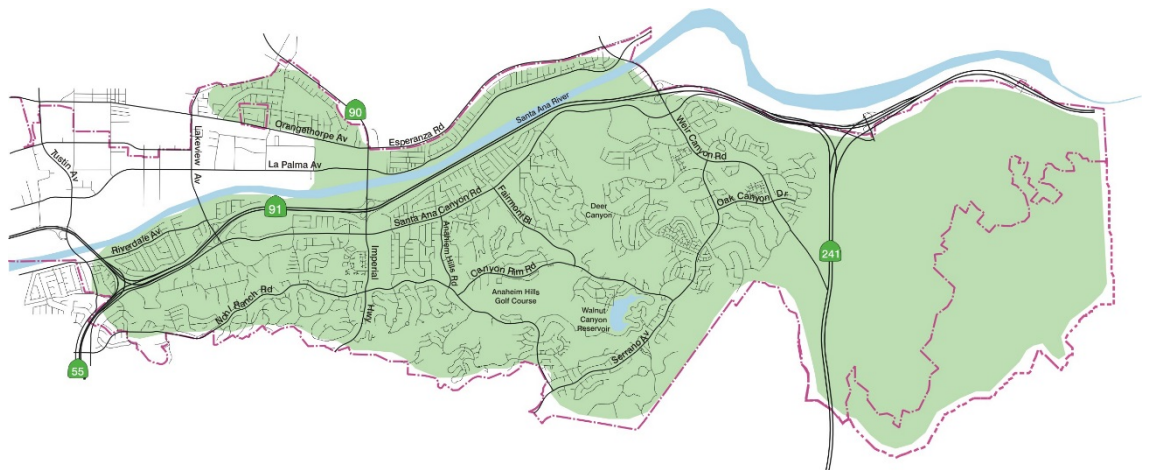
## COMMUNITY POLICY AREAS

As stated in the Anaheim Vision, Anaheim is “a mosaic of diverse people and thriving unified neighborhoods.” This section of the Land Use Element provides goals and policies focused towards individual neighborhoods or areas of the City. As part of the Land Use Element, these policies focus on land use issues. Together with the other Elements of the General Plan and the Zoning Code, and ongoing neighborhood and capital improvement programs, these goals and policies will help create, preserve and enhance these community policy areas.

### The Hill and Canyon Area

Since the 1960s, the Hill and Canyon Area has become home to thousands of hillside residents and one of Orange County’s most desired communities. Scenic views, well-planned residential development, access to a variety of natural, scenic and recreational resources like the Santa Ana River, Deer Canyon Park Preserve and the Anaheim Hills Golf Course, all contribute to the sense of pride felt by area residents. The General Plan seeks to preserve those characteristics that make the Hill and Canyon Area a special place and to provide current and future residents with adequate community services and facilities. It is further intended to encourage and maintain living areas which preserve the amenities of hillside living and retain the overall lower density, semi-rural, uncongested character of the Santa Ana Canyon Area.

The area is also home to the Mountain Park Specific Plan area, located in Gypsum Canyon south of the Riverside (SR-91) Freeway. This development will provide a mix of residential uses; one school site; one neighborhood park site; and approximately 2,100 acres of open space.





**GOAL 8.1:**

**Preserve natural, scenic and recreational resources; continue to ensure residential neighborhoods are safe, well-maintained, places to live; and continue to provide necessary community services and facilities.**

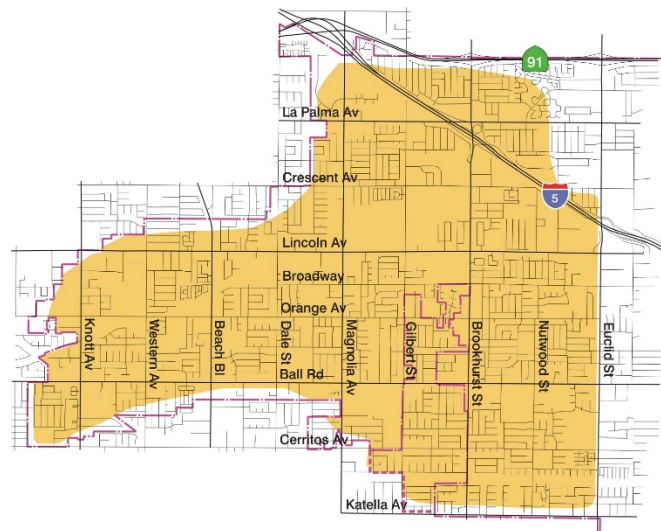
**Policies:**

- 1) Encourage the preservation of scenic vistas and views through Green Element Policies and Zoning Code development standards.
- 2) Use existing utility line easements for open space and/or trail connections (enhance with landscaping where feasible).
- 3) Provide adequate passive and active park and recreational resources through the goals and policies of the Green Element.
- 4) Ensure quality development through the policies and guidelines of the Community Design Element and Zoning Code development standards.
- 5) Maintain and upgrade conditions of existing commercial areas to ensure that they remain competitive with commercial facilities located outside the City.
- 6) Continue to work with Caltrans and OCTA to protect residential neighborhoods from bypass traffic impacts associated with congested conditions on the Riverside (SR-91) Freeway.

**West Anaheim**

Generally encompassing all of the areas located west of Euclid Street, West Anaheim is home to a variety of residential neighborhoods and commercial areas. Many of the residential neighborhoods continue to thrive as evidenced by their upkeep and strong resident pride.

As the area's housing stock and commercial areas continue to age, the need to revitalize portions of West Anaheim has grown. In response, the City has designated much of West Anaheim, particularly along its commercial corridors, as a redevelopment project area. Efforts to improve West



Anaheim have included City-initiated commercial and residential redevelopment projects, extensive outreach with West Anaheim stakeholders, detailed market studies, corridor landscape programs, and neighborhood improvement programs, among others. The General Plan and Land Use Plan recognize these efforts and provide comprehensive policies to strengthen the character and image of West Anaheim.

### **GOAL 9.1:**

**Establish and maintain a uniquely identifiable well-balanced community that is an attractive and safe place to live, work, visit, learn and retire, supported by quality, family-oriented neighborhoods and businesses.**

#### **Policies:**

- 1) Revitalize neighborhoods targeted through the City's Neighborhood Improvement Program consistent with approved improvement plans.
- 2) Consolidate retail development into premium locations and replace declining mid-block commercial areas with residential and community-serving civic uses.
- 3) Develop the former Lincoln Landfill into a vibrant commercial center.
- 4) Provide recreation, bicycle and pedestrian circulation opportunities on powerline easements (e.g., the easement running north-south between Magnolia Avenue and Dale Street).
- 5) Maintain and enforce development standards and Community Design Element policies and guidelines that promote high quality development.
- 6) Continue to improve the local streetscape to enhance economic viability of the area, including the implementation of the Lincoln Avenue Master Landscape Plan.
- 7) Preserve single-family neighborhoods and encourage residential development that promotes home ownership.

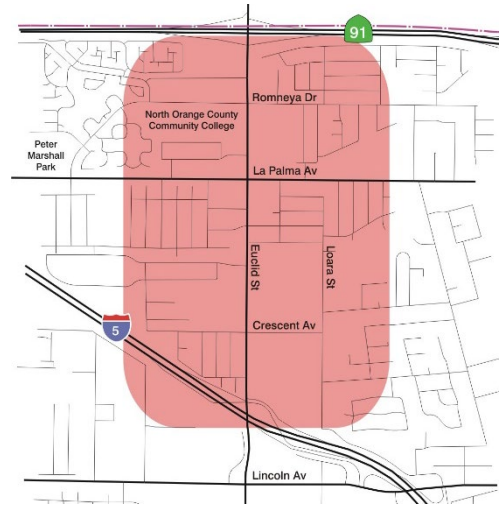
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### **North Euclid Street**

Generally located on both sides of Euclid Street between the Riverside (SR-91) Freeway to the north and the Santa Ana (I-5) Freeway to the south, the north Euclid Street area serves as a major gateway into the City. Euclid Street and La Palma Avenue serve as the primary transportation spine and frame several multiple-family and single-family neighborhoods.



Established in 2002, the North Orange County Community College District's Anaheim Campus is located here, just north of La Palma Avenue and west of Euclid Street. The College provides a variety of educational opportunities for Anaheim's residents and workforce. As Anaheim's only public college, the campus draws a variety of the City's residents and employees, as well as those from surrounding communities, and serves as a potential catalyst for future development.



**GOAL 10.1:**

**Create new development opportunities that work synergistically with the North Orange County Community College and that enhance the area's image as a City gateway.**

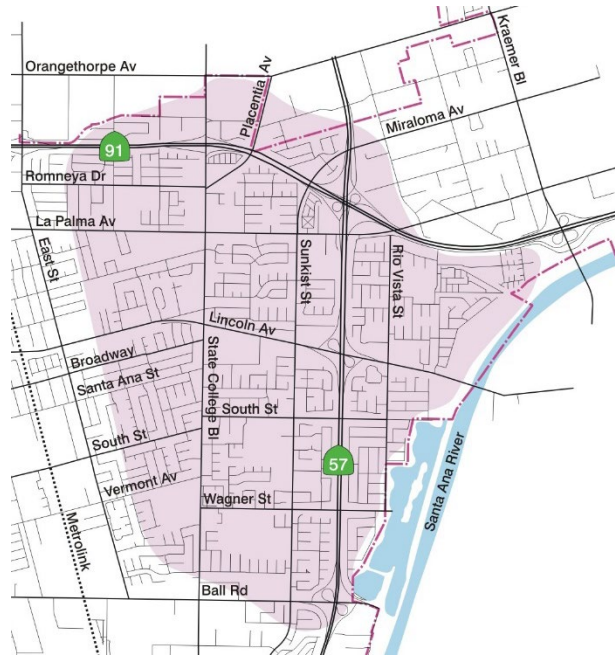
**Policies:**

- 1) Promote uses around the North Orange County Community College site that maximize the school's potential as an activity center that draws students and employees to the area.
- 2) Intensify professional office uses and commercial uses near the intersection of Euclid Street and La Palma Avenue.
- 3) Encourage mid-block residential development along Euclid Street and La Palma Avenue as an alternative to aging strip commercial development.
- 4) Pursue the development of a new park site in the North Euclid Street area near the community college site to provide a recreational amenity for surrounding neighborhood residents, future students and faculty, and the employees generated by the intensification of commercial and office uses at the intersection of La Palma Avenue and Euclid Street.
- 5) Ensure quality development and enhance the image of the North Euclid Street area through Zoning Code development standards and implementation of Community Design Element policies and guidelines.

**East Anaheim**

East Anaheim is home to several single- and multiple-family neighborhoods. Like West Anaheim, many neighborhoods continue to thrive, but some neighborhoods and commercial areas have experienced a decline in vitality and appearance.

The Land Use Plan encourages a mix of residential uses along State College Boulevard and Lincoln Avenue to stimulate quality residential development at mid-block locations and retail opportunities at key intersections. In addition, the Land Use Plan provides for a new, pedestrian-friendly, mixed-use neighborhood at the northwest corner of State College Boulevard and Lincoln Avenue, as an alternative to existing land uses.



**GOAL 11.1:**

**Preserve and enhance the character of East Anaheim neighborhoods and revitalize aging multiple-family residential neighborhoods and commercial areas.**

**Policies:**

- 1) Revitalize multiple-family neighborhoods targeted through the Neighborhood Improvement Program.
- 2) Ensure quality development and enhance the area’s image through Zoning Code standards and Community Design Element policies and guidelines.
- 3) Convert underutilized commercial development along Lincoln Avenue and State College Boulevard to a mix of residential land uses.
- 4) Expand the City park adjacent to Lincoln School to create an enhanced open space amenity along Lincoln Avenue.
- 5) Pursue landscaping and entryway treatments along Lincoln Avenue between East Street and the eastern City limits.
- 6) Convert oil well sites along Jackson Avenue into infill housing sites.



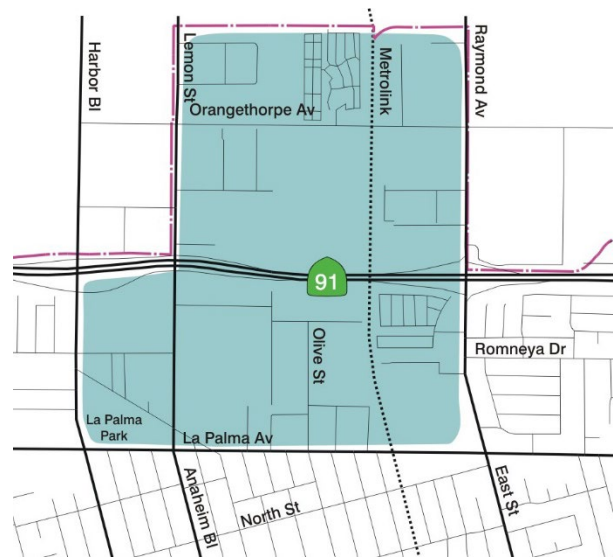
- 7) Develop strategies to improve the commercial center at the northeast corner of Rio Vista Street and Lincoln Avenue.
- 8) Develop land assembly and circulation improvement strategies and incentives to facilitate mixed-use development at the intersection of State College Boulevard and Lincoln Avenue pursuant to the Land Use Plan.

### North Central Industrial Area

Generally located between Harbor Boulevard and Raymond Avenue, straddling the Riverside (SR-91) Freeway, the North Central Industrial Area is an older, established industrial area and is adjacent to a residential neighborhood located north of La Palma Avenue, west of Olive Street. In an effort to improve the area, the City adopted the North Central Industrial Area Redevelopment Plan in.

Older heavy industrial uses in the area have gradually transitioned to lighter, cleaner industrial uses. Addressing compatibility issues between established residential and industrial uses will remain a priority for the area.

The potential for the continued expansion of La Palma Park will provide the City with an opportunity to provide surrounding residential neighborhoods with added park and recreational facilities. The Land Use Plan also identifies a mixed-use area along La Palma Avenue to take advantage of future transit opportunities.



#### GOAL 12.1:

Encourage the on-going transition of the North Central Industrial Area into a high-quality light industrial area that is sensitive to adjacent residential neighborhoods.

#### Policies:

- 1) Pursue various neighborhood improvements (e.g., continued undergrounding of utility lines, continuous sidewalks and links to nearby retail centers and transit stops, additional landscaping along arterial streets, enhanced entryways into neighborhoods, etc.) to improve the livability of existing residential areas.

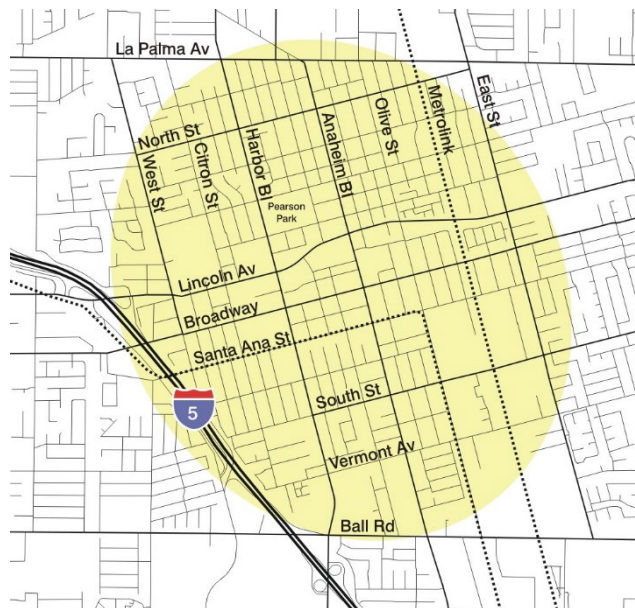


- 2) Encourage the on-going transition of heavy industrial uses to “cleaner” light industrial uses pursuant to the Zoning Code and General Plan land use designations.
- 3) Require development standards that provide adequate physical buffers between existing residential uses and expanded or future industrial uses.
- 4) Support OCTA’s efforts to provide enhanced bus service along La Palma Avenue and intensify land uses in close proximity to Bus Rapid Transit stop(s).
- 5) Preserve the industrial integrity of the area from encroachment of non-industrial uses in areas designated for industrial uses.
- 6) Explore opportunities to improve pedestrian access to La Palma Park from the adjacent residential community to the east.
- 7) Continue on-going City efforts to expand La Palma Park.
- 8) Continue beautification efforts along the Riverside (SR-91) Freeway to reflect the vision for this area as a high-quality light industrial area.

### The Colony and Downtown

Bordered by the original boundaries of the City (North, South, East and West Streets), the Anaheim Colony is home to most of Anaheim’s historic resources, including the original Mother Colony House and a large number of State and nationally designated historic structures. It is also home to the City’s Downtown and Civic Center.

As stated in the *Anaheim Colony Vision, Principles and Design Guidelines*, the Colony and Downtown area serve as the cultural, artistic, historic and civic center of the City.



The Land Use Plan encourages the development of Downtown as a mixed-use core that will become one of the most recognizable downtowns in Orange County. Land use



strategies include the introduction of mixed-use development into the Downtown core and the transition of older industrial areas to residential neighborhoods (e.g., the Santa Ana Street corridor). Downtown will be a place where Anaheim residents can gather, shop, work, socialize and recreate. A comprehensive approach to ensuring quality development in the area is provided in the Community Design Element.

**GOAL 13.1:**

**Continue to enhance Downtown as the cultural, artistic and civic center of Anaheim.**

**Policies:**

- 1) Encourage adherence to the *Anaheim Colony Vision, Principles and Design Guidelines* for new development in the Colony and Downtown areas.
- 2) Ensure that Downtown maintains a mix of uses attractive to broad segments of Anaheim's population and that stimulate activity during day and evening hours, every day of the week.
- 3) Downtown shall be accessible and connected by multiple modes of transportation including pedestrian, bicycle, transit and automobile.
- 4) Encourage the preservation and protection of buildings of historical significance.
- 5) Intensify and revitalize strategically located commercial sites in keeping with the *Anaheim Colony Vision, Principles and Design Guidelines*.
- 6) Protect the integrity of historic single-family neighborhoods from incompatible development.
- 7) Work with homeowners to utilize the *Anaheim Colony Historic District Preservation Plan* to assist with future home improvements.
- 8) Replace declining strip commercial areas with residential uses, per the General Plan and *Anaheim Colony Vision, Principles and Design Guidelines*.
- 9) Convert Santa Ana Street into a pedestrian-friendly residential neighborhood, including the removal of existing railroad tracks (if feasible).
- 10) Connect Downtown with The Platinum Triangle using the Olive Street railroad right-of-way for pedestrian, bicycle, and/or transit use.
- 11) Continue to improve aging multiple-family neighborhoods through the Neighborhood Improvement Program.

☞ **The Anaheim Colony Historic District Preservation Plan**, with basic guidelines, encourages property owners to take special care in preserving, protecting, or enhancing historic buildings. Homeowners are encouraged to undertake any alterations in accordance with these guidelines, and seek financial assistance, incentives, or preservation resources made available by the City, preservations, and neighbors within the District.

- 12) Explore opportunities to preserve the orange grove on Santa Ana Street near Harbor Boulevard as a community amenity.
- 13) Encourage the transition of older industrial areas to residential neighborhoods containing a variety of high quality housing.

## South Anaheim Boulevard

South Anaheim Boulevard serves as the major link between Downtown, The Platinum Triangle and The Anaheim Resort. The City has undertaken a series of beautification efforts to visually enhance the area. Current land uses in the area include a variety of residential, commercial and industrial uses as well as some office uses that complement the adjacent Western Medical Center Hospital.

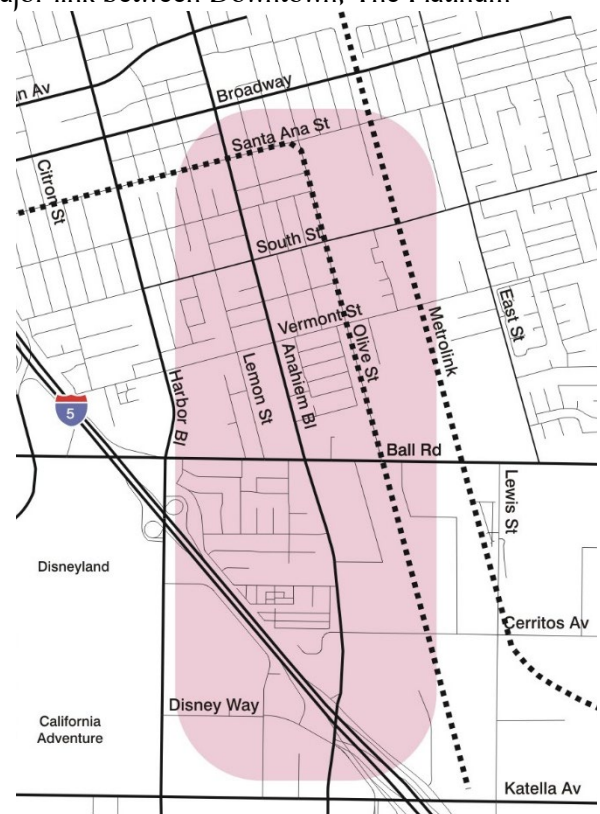
In order to address the area's revitalization needs, the City adopted a redevelopment plan and the South Anaheim Boulevard Corridor Code Overlay Zone. The Land Use Plan for this area is consistent with the goals of these plans.

### GOAL 14.1:

**Establish the South Anaheim Boulevard Corridor as a revitalized commercial and residential area that serves as a link between Downtown, The Platinum Triangle and The Anaheim Resort.**

### Policies:

- 1) Encourage "Boulevard Housing" and neighborhood residential uses north of Ball Road with neighborhood commercial uses at intersections, pursuant to redevelopment plan and South Anaheim Boulevard Corridor Overlay Zone.
- 2) Ensure that new development does not compromise the livability of existing residential neighborhoods.
- 3) Promote land uses that build upon and enhance the nucleus created by Western Medical Center.

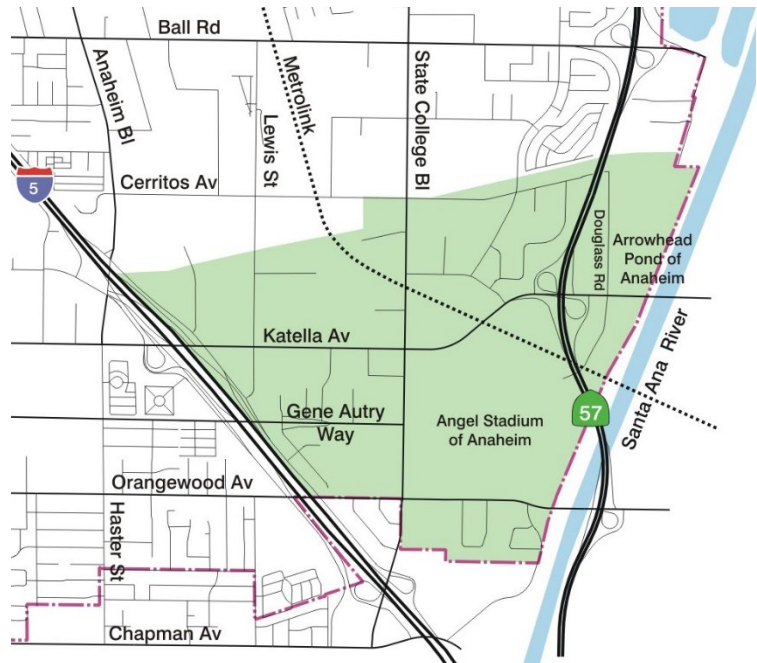




- 4) Promote commercial uses between Ball Road and the Santa Ana (I-5) Freeway that take advantage of freeway accessibility and visibility and proximity to The Anaheim Resort and The Platinum Triangle.
- 5) Ensure quality development through adherence to applicable Zoning Code development standards and the Community Design Element policies and guidelines.

## The Platinum Triangle

The Platinum Triangle represents an opportunity for the City to create a vibrant, mixed-use regional center unique to Orange County. Served by a multitude of transportation options and home to major regional entertainment facilities like Angel Stadium of Anaheim and the Arrowhead Pond of Anaheim, the area has tremendous visibility and development potential.



The vision for The Platinum Triangle includes a dynamic mix of uses and high-density urban housing - integrated by a carefully planned network of pedestrian walkways, streetscape improvements and public spaces - that will create an urban environment of a scale unique to Orange County. The combined attraction of shopping, entertainment, office, residential and recreational uses will provide residents, workers and visitors with one of the most vibrant and exciting urban places in the region.

The land use designations assigned to properties within The Platinum Triangle are intended to afford property owners an additional layer of land use options beyond those provided by a property's underlying zone designation. For example, a property which is zoned and utilized for industrial use but designated "Mixed Use" on the Land Use Plan shall not be restricted from operating, expanding or subdividing in conformance with its underlying industrial zone designation.

## GOAL 15.1:

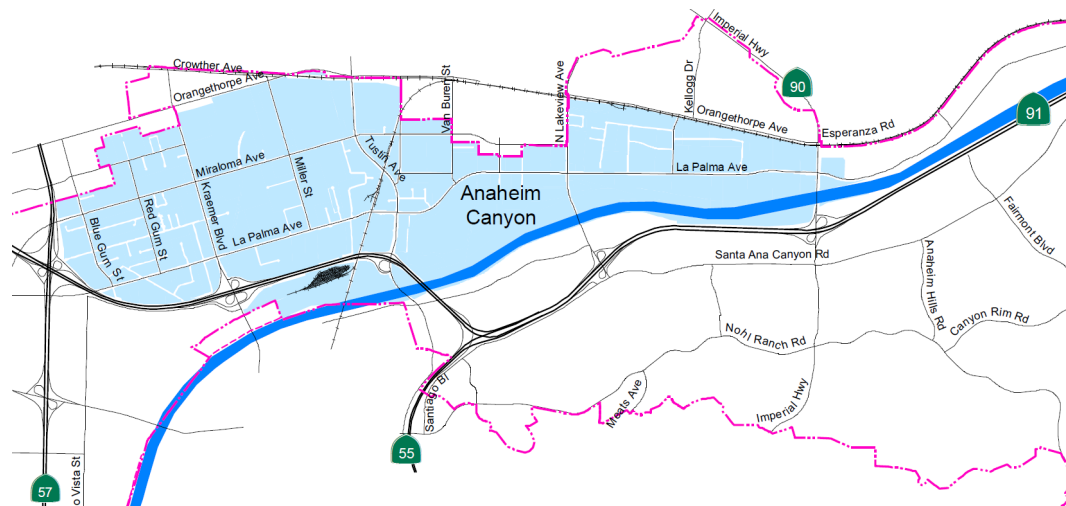
Establish The Platinum Triangle as a thriving economic center that provides residents, visitors and employees with a variety of housing, employment, shopping and entertainment opportunities that are accessed by arterial highways, transit systems and pedestrian promenades.

### Policies:

- 1) Continue more detailed planning efforts to guide the future development of The Platinum Triangle.
- 2) Encourage a regional inter-modal transportation hub in proximity to Angel Stadium of Anaheim.
- 3) Encourage mixed-use projects integrating retail, office and higher density residential land uses.
- 4) Maximize and capitalize upon the view corridor from the Santa Ana (I-5) and Orange (SR-57) Freeways.
- 5) Maximize views and recreational and development opportunities afforded by the area's proximity to the Santa Ana River.

## Anaheim Canyon

This 2,450-acre business center borders the north side of the Riverside (SR-91) Freeway between Imperial Highway to the east and the Orange (57) Freeway to the west, and is considered a major regional employment center. Its highly visible location and accessibility to both the Inland Empire and Los Angeles County give it an added advantage. The Land Use Plan maintains the industrial/office emphasis throughout the area. The Plan enhances these uses by identifying more intense office uses in close proximity to major transportation facilities and to take advantage of views and access to the Riverside (SR-91) Freeway. The Plan also identifies a major transit-oriented mixed-use node adjacent to the Anaheim Canyon Metrolink Station.





As an ongoing effort to improve the image of the area and stimulate economic development, the City will continue to work with the Orange County Water District to explore opportunities to improve the aesthetics of, and consider alternative uses for, areas along the Santa Ana River and settling/percolation basins.

**GOAL 16.1:**

**Preserve and project the image of Anaheim Canyon as one of the most prominent business centers in Orange County.**

**Policies:**

- 1) Intensify land uses in close proximity to the Metrolink Station.
- 2) Facilitate a dynamic mix of uses and create a distinctive employment setting through adherence to policies in the Community Design Element related to Anaheim Canyon.
- 3) Intensify uses in close proximity to bus stops along La Palma Avenue, a future enhanced bus system route.
- 4) Improve pedestrian mobility through the addition of sidewalks (e.g., on La Palma Avenue near the Metrolink Station).
- 5) Take advantage of freeway accessibility and visibility by intensifying office uses along the south side of La Palma Avenue, pursuant to the Land Use Plan.
- 6) Protect and enhance the integrity and desirability of industrial sites from non-industrial uses.
- 7) Improve landscaping along the edge of the Santa Ana River and settling basins in cooperation with the Orange County Water District.
- 8) Work with the Orange County Water District to expand upon the development potential of the water percolation basins located in the area.
- 9) Ensure quality development through Zoning Code development standards and the Community Design Element policies and guidelines.

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