3.0 PLANS, PROGRAMS, AND GUIDELINES

3.1 Introduction

To be consistent with the goals, policies, and land use designations of the City's General Plan, through General Plan Revision and Zoning Amendment, the Plaza Specific Plan establishes plans, programs, and guidelines for the construction of Phase 1 and 2 medical office buildings, and associated land uses. The Specific Plan provides for a land use plan, circulation plan, and landscape concept plan. Additionally, the Specific Plan provides details related to project construction, grading, and service and utility systems.

3.2 Land Use Plan²

The Land Use Plan of The Plaza Specific Plan provides for development of up to 174,627 square feet of medical office building and associated uses (includes both Phases 1 and 2). The Plaza Specific Plan Land Use Plan establishes a pattern of land use, which responds to the goals of the General Plan, environmental considerations and compatibility with surrounding land use, and the developer's objectives to provide quality medical office complexes. The Plaza Specific Plan Land Use Plan provides approximately 3.2 acres of development consisting of two phases. Phase 1 of the development is complete and consists of 71,589 gross square feet of medical office building and associated uses. Phase 2 is provided with 97,895 square feet of medical and administrative office space, and an outpatient health-care center for ambulatory patients.

The location of the Phase 1 medical office building, ingress and egress, building drop-off, and parking areas are depicted on the Land Use Plan provided as Figure 3. Land use statistics are provided on Table B, Project Statistics.

The Plaza Specific Plan–Phases 1 & 2

² The details identified in this section are for illustrative purposes. Adjustments will likely occur as the plans are finalized, however, the adjustments will be considered consistent provided project complies with Chapters 4, 5, and 6 of this Specific Plan.

3.3 Medical Office Land Use

The primary land use within The Plaza Specific Plan is medical related office uses. The Specific Plan provides for related service and related retail uses on the ground floor of the medical office building. This would include, but not be limited to a gift shop, pharmacy, and other uses that are ancillary to the primary use.

3.4 Parking Structure

The Land Use Plan (Figure 4) designates the location of the parking structure for Phase 1. The parking structure consists of 389 off-street parking spaces. The Phase 2 parking structure will consist of 9 levels — 2 levels below ground and seven levels above (see Figures 21 through 30). The parking structure will create an additional 481 off-street parking spaces.

The number of Phase 1 parking space will decrease from 389 to 367 due to the reconfiguration and reconstruction necessary to tie Phase 2 parking structure into Phase 1 parking structure. Therefore, after construction is complete, the total number of parking spaces for the project (both parking structures) will be 848.

3.5 Ingress/Egress Areas

The Plaza Land Use Plan (Figure 4) designates ingress/egress. Access to The Plaza Specific Plan will occur from an existing driveway off Valencia Mesa Drive, which crosses an adjacent property via an easement, a new driveway off of N. Harbor Boulevard (right turn-in project traffic only), and a redesigned driveway off of Laguna Road. To accommodate the right turn-in project traffic on N. Harbor Boulevard, the driveway is designed to facilitate gradual and wider turning movements. During construction, the Laguna Drive access will only carry patients, family, and visitors' traffic associated with the existing Plaza Phase 1. However, construction-related traffic would be able to use Laguna Road access, the easement access, and the existing Harbor Boulevard access.

3.6 Landscape Concept Plan

The conceptual landscape plan for the Phase 1 medical office building is provided in Figure 12, Landscape Plan. Figure 36 shows a conceptual landscape plan for Phase 2.

The Plaza Specific Plan–Phases 1 & 2

4.0 DEVELOPMENT STANDARDS AND REGULATIONS

4.1 Purpose and Intent

The purpose and intent of the Plaza Specific Plan is to develop the criteria for developing quality medical office buildings as it pertains to the physical and urban design concepts of the overall community and this Plaza Specific Plan Site.

4.2 Relationship to City of Fullerton Municipal Code

The standards set forth in this Chapter of the Specific Plan shall supersede those of the Fullerton Municipal Code. Where this Specific Plan is silent, the Specific Plan standards and regulations contained in the Fullerton Municipal Code or other applicable city, state or federal code shall apply. Where the language in this Specific Plan is unclear or vague, then the final interpretation and determination shall be made by the Director of Development Services. In such instances, the standards contained in this Specific Plan shall take precedence over that of the Municipal Code. The provisions in this Chapter are not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement between parties.

4.3 Building Height

The maximum structure heights for the main building and the Phase 1 parking structure shall be 75 feet. For the Phase 2 parking structure, the maximum structure height shall be 80 feet; provided, however, that up to 360 square feet of the Phase 2 parking structure may extend up to 90 feet in height to accommodate mechanical equipment, elevator penthouses, antennas, and satellite dishes. Building height shall mean the vertical distance from the average natural grade as measured around the perimeter of the structure to the highest point of the building or structure.

4.4 Front Yard-N. Harbor Boulevard

The front yard setback from N. Harbor Boulevard shall average 10 feet, measured from the property line. This area shall be heavily landscaped with mature trees and vegetation. The landscape concept

plan for the N. Harbor Boulevard frontage shall be subject to review and approval by the Redevelopment Design Review Committee.

4.5 Side Yard

No side yard setback shall be required.

4.6 Rear Yard – Laguna Road

The rear yard setback shall be no less than 12 feet, as measured from the property line adjacent to Laguna Road; provided, however, that the average setback shall be 15 feet.

4.7 Floor Area Ratio

The maximum floor area ratio for medical office building uses shall be 1.35 times the Specific Plan site area not to exceed 178,730 gross floor area for both Phases 1 and 2. "Floor Area Ratio (FAR)" shall mean the ratio of all enclosed and usable floor area of the building(s) (including the space therein devoted to stairwells, elevator shafts, light courts, hallways, restrooms, storage areas, etc.) to the total area of the parcel or parcels upon which the building(s) is/are located (Municipal Code 15.04). The parking structures shall not be counted in the floor area ratio calculations.

4.8 Parking Spaces

A total of five off-street parking spaces shall be provided for each 1,000 square feet of gross floor area. This shall include 450 typical spaces (9'x17.5') and 31 handicapped/accessible spaces (9'x18'). No compact parking spaces (16'x8') are proposed. The depth of the parking stalls, both typical and handicapped/accessible size is slightly reduced from the City Municipal Code, which is 9'x19', but is consistent with recommendations in nationally respected Institute of Transportation Engineers Design Guide for Parking Facilities.

4.9 Exterior Lighting

Exterior lighting shall be hooded and arranged to reflect away from adjoining properties and streets. In addition, all light standards shall comply with the applicable requirements of the City of Fullerton.

4.10 Definitions

Except as defined otherwise in this Specific Plan, all definitions shall be as provided in Chapter 15.04.040 of the City of Fullerton Zoning Code.