

5. Environmental Analysis

5.10 LAND USE AND PLANNING

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential impacts to land use in the City of Anaheim from implementation of the Proposed Project.

Land use impacts can be either direct or indirect. Direct impacts are those that result in land use incompatibilities, division of neighborhoods or communities, or interference with other land use plans, including habitat or wildlife conservation plans. This section focuses on direct land use impacts. Indirect impacts are secondary effects resulting from land use policy implementation, such as an increase in demand for public utilities or services, or increased traffic on roadways. Indirect impacts are addressed in other sections of this DEIR.

5.10.1 Environmental Setting

5.10.1.1 REGULATORY BACKGROUND

Regional

Southern California Association of Governments

Orange County and Anaheim are at the southwestern corner of a six-county metropolitan region composed of Orange, Los Angeles, Ventura, Riverside, San Bernardino, and Imperial counties. SCAG serves as the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the regional MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. Orange County and its jurisdictions constitute the Orange County Subregion, which is governed by the Orange County Council of Governments. SCAG has developed plans to achieve specific regional objectives, including the Regional Transportation Plan/Sustainable Communities Strategy, which is applicable to the Proposed Project.

Regional Transportation Plan/Sustainable Communities Strategy

On April 7, 2016, SCAG adopted the 2016–2040 RTP/SCS to help coordinate development of the region's transportation improvements. The RTP/SCS is a long-range transportation plan that is developed and updated by SCAG every four years. The RTP provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP/SCS considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address regional mobility needs.

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In 2008, California State Senate Bill 375 (SB 375) was enacted to reduce greenhouse gas (GHG) emissions from automobiles and light trucks through integrated transportation, land use, housing, and environmental planning. To achieve the goal of reduced GHG emissions, the legislation requires MPOs throughout the state to include a new element in their RTPs called a Sustainable Communities Strategy. Consistent with SB 375, SCAG has included an SCS in the 2016–2040 RTP. The SCS integrates transportation, land use, housing, and environmental planning strategies with the goal of reducing regional GHG emissions.

An analysis of the Proposed Project's consistency with applicable 2016–2040 RTP/SCS goals appears later in this section in Table 5.8-1.

Local

Anaheim General Plan

The City's General Plan is divided into various topical sections, or elements, that address a wide range of subjects and provide goals and policies to guide future development in the City.

- **Land Use Element.** 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.
- **Circulation Element.** Identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, passenger and freight rail, transit systems, and bikeways. The element also identifies and provides policy direction for scenic highways, pedestrians, and parking.
- **Green Element.** Comprehensively addresses topics concerning conservation, open space, parks and recreation, trails, and public landscaping.
- **Public Services and Facilities Element.** Identifies the City's goals, policies, and programs concerning the provision of public facilities and services, including: fire protection and emergency services, police services, utilities, sanitary sewer and storm drain systems, and solid waste disposal. Also, includes private utilities, infrastructure, overhead powerlines and Facilities Siting. Schools, Libraries, Community Centers and Cultural Facilities, and Neighborhood Improvement Services, are part of the elements concerns.
- **Growth Management Element.** Ensures that Anaheim's growth is based on the City's ability to provide adequate levels of traffic management and other public facilities and services pursuant to the Countywide Traffic Improvement and Growth Management Component of Measure M.
- **Safety Element.** Establishes policies and programs to protect the community from risks associated with potential seismic, geologic, flood, and wildfire hazards.
- **Noise Element.** Identifies and appraises noise problems and includes policies to protect the City from excessive noise.

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- **Economic Development.** Guides the City in expanding the local economy, which provides jobs, attracts and retains businesses, supports diverse and vibrant commercial areas, and brings in sufficient revenue to support various local programs and services.
- **Housing Element.** Assesses current and projected housing needs and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the City.
- **Community Design Element.** Provides a practical framework for specific design guidelines to ensure that design decisions in various parts of the City implement the City's vision.

Zoning Code

Included as Title 18 of the Anaheim Municipal Code, the purpose of the Zoning Code is to promote the growth of Anaheim in an orderly manner and to promote and protect the public health, safety, peace, comfort, and general welfare in conformance with the General Plan. The code establishes zoning designations and development standards that serve to guide development in the City.

5.10.1.2 EXISTING CONDITIONS

Existing Land Uses

The Project Site is currently developed and operating as the Serrano Center, a small neighborhood commercial center with seven 1-story buildings that the property owner has leased out for various commercial and neighborhood businesses. Some of the commercial land uses include a performing arts academy, Kumon, a dentist office, several insurance offices, Bodies by Us (gym), two salons, a martial arts studio, Aqua Duks (swim school), Green Earth Cleaners, and Serrano Heights Academy.

Surrounding Land Uses

The Project Site is surrounded by single-family residential to the north, south, and east; Anaheim Hills Elementary School to the southwestern corner; and vacant property with steep slopes leading to Anaheim Hills residences to the west.

The Santa Ana Mountains trailhead's link to the Santiago Oaks Regional Park trail system is adjacent to the Anaheim Hills Elementary School. Beyond residential uses to the south are the Peralta Hills, low-lying hills that extend from the Santa Ana Mountains. Other major land uses near the Project Site, other than residential neighborhoods, are the Walnut Canyon Reservoir and Lenain Water Treatment Plant, 0.6 mile to the northeast, and the Anaheim Hills Golf Course, also about 0.6 mile to the north.

Existing General Plan and Zoning Designations

The Project Site is currently designated for Neighborhood Center (Commercial) by the General Plan and within the "C-G" General Commercial Zone. The Project Site is also in the Scenic Corridor (SC) Overlay Zone.

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5.10.2 Thresholds of Significance

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

- LU-1 Physically divide an established community.
- LU-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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

- Threshold LU-1

This impact will not be addressed in the following analysis.

5.10.3 Plans, Programs, and Policies

- **City of Anaheim Municipal Code:** The Proposed Project will be designed and constructed in accordance with the applicable provisions of Title 18, Section 18.06 (Multiple-Family Residential Zones) of the City of Anaheim Municipal Code except where deviations are allowed by the City's affordable housing density bonus and conditional use permit provisions.

5.10.4 Environmental Impacts

5.10.4.1 IMPACT ANALYSIS

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

Impact 5.10-1: Implementation of the Proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. [Threshold LU-2]

The Project Site is designated by the General Plan for Neighborhood Center Commercial land use and within the "C-G" General Commercial Zone and the Scenic Corridor (SC) Overlay Zone. Implementation of the Proposed Project would require a change in General Plan land use designation to Low-Medium Density Residential (18 du/ac) and a zoning reclassification from the "C-G" General Commercial Zone to "RM-3" Multiple-Family Residential. CUP approval is also required to allow single-family attached residential use in the RM-3 Zone as part of a Residential Planned Unit Development with modified standards.

The Proposed Project would provide 12 housing units that are affordable to moderate income households, therefore allowing 19.14 du/ac in the RM-3 Zone, which would otherwise permit 18 du/ac. Provision of affordable housing would also grant Tier II Incentives, which waives the 5.0-acre minimum site size for a

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multifamily residential development in the Scenic Corridor Overlay Zone, allowing the Project Site's 3.03 acres; and waives the 50-foot minimum setback from an arterial highway, allowing the Proposed Project's 14-foot setback.

SCAG 2016–2040 RTP/SCS Consistency

The Proposed Project is not considered a project of regional significance pursuant to the criteria outlined in Section 15206 of the CEQA Guidelines:

CEQA Guidelines Section 15206(b)(2). A project has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located. Examples of the effects include generating significant amounts of traffic or interfering with the attainment or maintenance of state or national air quality standards. Projects subject to this subdivision include:

- (A) A proposed residential development of more than 500 dwelling units.
- (B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- (C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- (D) A proposed hotel/motel development of more than 500 rooms.
- (E) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.

The Proposed Project does not meet any of these criteria. Therefore, the Proposed Project is consistent with SCAG's 2016–2040 RTP/SCS, which focuses on transit, transportation, and mobility and protection of the environment and health of residents; additional consistency analysis is not necessary. Additionally, SCAG forecasts are demographic projections based on a time horizon. As discussed in the Section 3.14 of the Initial Study, Population and Housing, the City of Anaheim anticipates a population increase from 336,265 to 369,107 by 2020, creating the need for an additional 5,702 units for the 2014–2021 period. According to the American FactFinder, Anaheim's 2017 population estimate is 352,479, an increase of 16,232 from 2010 to 2017. Therefore, an additional 16,610 people are projected by 2020, and the Proposed Project would represent approximately 1.2 percent of the anticipated population growth by 2020. Therefore, the Proposed Project would not exceed the population and housing projections of the City, and would not conflict with SCAG's population growth projections. No further consistency analysis is necessary.

Consistency with the General Plan

A detailed analysis of the Proposed Project's consistency with the applicable goals and policies of the City's General Plan is provided in Table 5.10-1, *Consistency with General Plan Goals and Policies*. In accordance with the holding in *Sierra Club v. County of Napa*, 121 Cal. App.4th 1490 (2004), "[a] project is consistent with a county's

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general plan (and any specific plan adopted to further the objectives of the general plan)’ ‘if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.’ [Endangered Habitats League, Inc. v. County of Orange (2005) 131 Cal. App.4th 77, 782.] A given project need not be in perfect conformity with each and every general plan policy. To be consistent, a [project] must be ‘compatible with’ the objectives, policies, general land uses and programs specified in the general plan.” Therefore, consistent with the holding in Sierra Club v. County of Napa, Table 5.10-1 provides an analysis as to why the Proposed Project is consistent (i.e., “compatible”) with the City of Anaheim General Plan, and how it would help implement and further various goals and policies of the General Plan.

Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
Land Use Element	
Goal 1.1: Preserve and enhance the quality and character of Anaheim’s mosaic of unique neighborhoods.	
<p>Policy 1: Actively pursue development standards and design policies to preserve and enhance the quality and character of Anaheim’s many neighborhoods.</p> <p>Policy 2: Ensure that new development is designed in a manner that preserves the quality of life in existing neighborhoods.</p> <p>Policy 3: Encourage future development to provide functional public spaces that foster social interaction.</p> <p>Policy 4: Continue to implement the City’s interdepartmental neighborhood improvement efforts in working with neighborhood stakeholder to create and implement long term plans for the most physically and socio-economically “challenged” neighborhoods.</p>	<p>Consistent: The Proposed Project includes detailed development and design standards that implement the Community Design Element, including standards related to lot area, building setbacks, building height, floor area, parking, open space, signage, façade design, and building materials. The Proposed Project promotes development of a high-quality multifamily neighborhood. It will accommodate a range of income levels and respond to local and regional housing needs. One of the Proposed Project’s objectives is to provide a multifamily neighborhood that blends into the existing surrounding, residential neighborhoods. Also see the consistency analysis between the Proposed Project and the Community Design Element in this table, below.</p> <p>While the Proposed Project does not provide additional public spaces, it does provide amenities that encourage social interaction among residents. This includes two outdoor lounges, an outdoor dining room, an outdoor living room, and three artificial turf play areas.</p> <p>Consistent: The Proposed Project discusses development of a high-quality multifamily neighborhood that accommodates a range of income levels and responds to local and regional housing needs.</p>
Goal 2.1: Continue to provide a variety of quality housing opportunities to address the City’s diverse housing needs.	
<p>Policy 1: Facilitate new residential development on vacant or underutilized infill parcels.</p> <p>Policy 3: Facilitate the conversion of the City’s underutilized strip commercial areas into new housing opportunity sites.</p>	<p>Consistent: The Proposed Project introduces 58 multifamily units that would replace the existing Serrano Center—an economically unsustainable and underutilized retail center. The unsustainable economic condition of the existing retail at the Project Site was substantiated by the retail market report (The Concord Group 2019).</p> <p>The Proposed Project includes eight buildings that would reflect the diversity of housing currently in the Project area. This includes three-story townhomes, two-story townhomes, carriage townhomes, and stacked flats. In order to be eligible for an Affordable Housing Density Bonus and associated Tier II Incentives, 12 of the 58 housing units would be designated as affordable housing.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 6: Ensure quality development through appropriate development standards and by adherence to related Community Design Element policies and guidelines.</p>	<p>Consistent: See response to Land Use Element Goal 1.1, Policies 1 through 4.</p>
<p>Goal 3.1: Pursue land uses along major corridors that enhance the City’s image and stimulate appropriate development at strategic locations.</p>	
<p>Policy 1: Designate existing underutilized mid-block commercial uses for residential development or other alternate land uses, where appropriate.</p> <p>Policy 3: Ensure quality development along corridors through adherence to established development standards and Community Design Element policies and guidelines.</p> <p>Policy 4: Continue to pursue additional open space, recreation, and landscaping amenities along major transportation routes.</p>	<p>Consistent: See response to Land Use Element Goal 2.1, above.</p> <p>Consistent: See response to Land Use Element Goal 1.1, Policies 1 through 4.</p> <p>Consistent: The proposed landscape plan for the Residences at Nohl Ranch makes numerous landscape improvements, including accent trees in decorative metal planters, a Pedestrian Entry Experience with a pedestrian crossing and entry point with a low wall and hedge and street trees, and a new sidewalk along Serrano Ave. The Project Site is in the Scenic Corridor (SC) Overlay Zone, and as such has been designated as an area of distinctive natural and rural beauty. It contains specimen trees protected under the Municipal Code Title 18, Section 18.18.040 (Tree Preservation). The Project Applicant is required to plant nine replacement specimen trees (minimum 24-inch box size) for three Brazilian Pepper Trees (<i>Schinus terebinthifolia</i>) to be removed from the Project Site.</p> <p>The Proposed Project is required to dedicate land for parks or pay in-lieu fees that would be used to maintain, expand, or construct citywide recreational facilities.</p>
<p>Goal 4.1: Promote development that integrates with and minimizes the impacts to surrounding land uses.</p>	
<p>Policy 1: Ensure that land uses develop in accordance with the Land Use Plan and Zoning Code in an effort to attain land use compatibility.</p> <p>Policy 2: Promote compatible development through adherence to Community Design Element policies and guidelines.</p>	<p>Inconsistent: The Proposed Project would amend the General Plan Land Use designation from Neighborhood Center (Commercial) to Low-Medium Density Residential and reclassify the Project Site from the existing "C-G" General Commercial Zone to the "RM-3" Multiple-Family Residential Zone. Therefore, the Proposed Project is currently inconsistent with the Land Use Plan and Zoning Map. However, the surrounding uses express compatibility with the Proposed Project as single-family residential exists to the north, south, and east of the Project Site. There is existing RM-3, as shown in Figure 4-2, <i>Existing Zoning Map</i>, adjacent to the RS-1 zone to the north. Therefore, reclassification of the Project Site to RM-3 would be compatible with the existing surrounding land uses and would not be in conflict with the policy of attaining land use compatibility. However, the Proposed Project requires General Plan amendment and zoning reclassification and would not be consistent with the current Land Use Plan.</p> <p>Consistent: The Proposed Project would adhere to Community Design Element policies and guidelines as discussed below under Community Design Element goals 2.1, 3.1, 4.1, 5.1, 11.1, and 21.1.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 3: Ensure that developers consider and address project impacts upon surrounding neighborhoods during the design and development process.</p> <p>Policy 4: Require new or expanded uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.</p>	<p>Consistent: Section 5.1, <i>Aesthetics</i>, of the DEIR analyzed Proposed Project’s impacts on aesthetics of the surrounding area. The Proposed Project would not exceed the 30-foot maximum height standards for RS-2 Zone within 50 feet of the property boundary of RS-2 Zone. Maximum heights on the southern half of the Project Site (i.e., Buildings 1 and 2) are designed not to exceed 40 feet, consistent with the RM-3 standard. The Proposed Project would exceed the 18 du/acre density standards for the RM-3 Zone; this increase is allowed upon provision of affordable housing units. The City’s plan check review process would ensure that the Proposed Project complies with the specific development standards.</p> <p>Consistent: The Proposed Project is consistent with the adjacent residential uses with lower density and would not result in potential adverse impact. Therefore, no mitigation or buffers are required as mitigation.</p>
<p>Policy 5: Discourage additional multiple-family development in existing single-family neighborhoods.</p>	<p>Inconsistent: The Proposed Project would replace a neighborhood commercial center that is not economically sustainable. Although the Proposed Project would not displace any existing single-family neighborhood, the Project Site is surrounded by single-family uses to the north, south, and east; therefore, the proposed multifamily residential uses would not be consistent with the policy of discouraging additional multiple-family development in existing single-family neighborhoods. However, it should be noted that there are multifamily uses in the Project vicinity, such as the Galerie condominium community, approximately 700 feet to the north, and the Tremont condominium community in the City of Orange, approximately 900 feet to the southwest. The Project Site and its vicinity are already developed, and the Proposed Project would not indirectly encourage or facilitate additional multifamily development in the area.</p>
<p>Goal 6.1: Enhance the quality of life and economic vitality in Anaheim through strategic infill development and revitalization of existing development.</p>	
<p>Policy 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.</p> <p>Policy 5: Maintain on-going relationships with businesses, property owners and residents to facilitate quality infill development.</p>	<p>Consistent: The Project Site is developed with a neighborhood retail center that is currently economically unsustainable and underutilized (The Concord Group 2019). The Proposed Project would provide residential development that includes 12 units that are affordable to moderate income households. The affordable housing density bonus and Tier II incentives that waive both the minimum site size for a multifamily residential development and the minimum setback from an arterial highway in the Scenic Corridor Overlay Zone would enhance the economic viability of the Proposed Project. .</p> <p>Consistent: The City and the Applicant have participated in community meetings to build relationships with the surrounding property owners and residents to facilitate quality infill development. The City also conducted a scoping meeting to request input regarding the scope and content of the environmental information that should be analyzed as part of the DEIR so that quality development occurs. All property owners and residents within a 1,000-foot radius of the Project Site and other interested parties were informed of the Proposed Project and given opportunity to comment to facilitate quality infill development.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
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.	
<p>Policy 1) Encourage the preservation of scenic vistas and views through Green Element Policies and Zoning Code development standards.</p> <p>Policy 3) Provide adequate passive and active park and recreational resources through the goals and policies of the Green Element.</p> <p>Policy 4) Ensure quality development through the policies and guidelines of the Community Design Element and Zoning Code development standards.</p>	<p>Consistent: The Proposed Project involves redevelopment of a retail center, and no natural or scenic resources would be disturbed as a result of project implementation.</p> <p>As discussed in the consistency analysis under the Green Element, The Proposed Project would be consistent with Green Element policies. The Proposed Project is also consistent with development standards for RM-3 Zone.</p> <p>The Proposed Project has the following community design features pursuant to the Community Design Element of the General Plan: reinforcement of the natural environment of the area through appropriate landscaping and the preservation of open space; preservation of views and ridge lines; incorporation of natural aesthetics into design; reinforcement of quality development standards; and guidelines compatible with the hillside area. Additional recreational facilities will be provided on the Project Site, and any additional usage of existing parks and recreational facilities would be offset by the required payment of parkland in-lieu fees.</p>
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.	
<p>Policy 2: Consolidate retail development into premium locations and replace declining mid-block commercial areas with residential and community-serving civic uses.</p> <p>Policy 5: Maintain and enforce development standards and Community Design Element policies and guidelines that promote high quality development.</p> <p>Policy 7: Preserve single-family neighborhoods and encourage residential development that promotes home ownership.</p>	<p>Consistent: The existing neighborhood commercial retail center is not economically viable. A market analysis report prepared for the Project Site concluded that commercial retail at the Project Site would be financially impacted and would not be sustainable over the long-term (The Concord Group 2019). There are other commercial centers within a two-mile radius of the Project Site. The Proposed Project would provide 58 mid-density housing types, of which 20 percent (12 units) would be affordable housing for moderate income households, thereby assisting the City to meet the Regional Housing Needs Assessment (RHNA) allocation goal of providing 993 units for moderate income families. Providing necessary housing would contribute to a well-balanced community.</p> <p>Consistent: See response to Community Design Element, Goal 2.1 and Goal 4.1</p> <p>Consistent: The Proposed Project would develop new multifamily community adjacent to single-family units. The Proposed Project would not replace or require relocation of existing single-family neighborhoods. The Proposed Project would promote home ownership by offering housing option for first time home buyers, young families, and moderate income families looking to live in the Anaheim Hills area. The Proposed Project would blend into the existing fabric of the surrounding community of single-family and multifamily homes.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
Circulation Element	
Goal 2.2: Provide a safe circulation system.	
<p>Policy 1: Promote the principle that streets have multiple uses and users, and protect the safety of all users.</p> <p>Policy 2: Discourage high speed, through traffic on local streets with appropriate traffic calming measures (e.g., traffic enforcement, bulb-outs, lane striping, chokers, etc.).</p> <p>Policy 3: Design access onto major arterial streets in an orderly and controlled manner.</p> <p>Policy 4: Promote common driveways and reduce curb cuts along arterial highways to minimize impacts to traffic flows.</p> <p>Policy 5: Minimize disruptions to traffic and pedestrian/bicycle flow.</p> <p>Policy 6: Implement street design features on arterial highways such as the use of medians, bus turnouts, consolidated driveways and on-street parking prohibitions to minimize midblock traffic congestion.</p> <p>Policy 7: Implement street design features that discourage through traffic intrusion on residential streets.</p> <p>Policy 10: Provide adequate sight distances for safe vehicular movement on roadways, at intersections and at driveways.</p>	<p>Consistent: As discussed in Section 5.13. <i>Transportation and Traffic</i>, the Proposed Project would not result in unsafe and dangerous circulation system. Safe ingress and egress from the Project Site was evaluated under Impact 5.13-3 of the Section 5.13, which determined that the proposed modification to the existing access onto and from the Project Site would not result in a significant design and safety hazards. There are also existing sidewalks along Nohl Ranch Road and Serrano Avenue, and signalized crosswalks at the north and west sides of the Nohl Ranch Road and Serrano Avenue intersection, to protect the safety of pedestrians. Under Impact 5.13-1 of Section 5.13, it was also determined that the loss of the existing Serrano Center as additional parking and loading area for the Anaheim Hills Elementary School would not result in a significant traffic impact to the area circulation system. The Project Site fronts Hillside Secondary Arterial roadways (Nohl Ranch Road and Serrano Avenue) in the Scenic Corridor (SC) Overlay Zone. The Proposed Project would comply with the SC Overlay Zone and provide replacement specimen trees to enhance visual quality. On-street parking would continue to be prohibited to minimize midblock traffic congestion. The Proposed Project would also reduce the number of trips generated from the Project Site. The Proposed Project would be consistent with the goal of providing a safe circulation system.</p> <p>Consistent: As discussed under Impact 5.13-3, the Proposed Project could result in traffic intrusion to Carnegie Avenue and Calle Venado, if outbound trips from the Nohl Ranch driveway travelling east on Serrano Avenue use Carnegie Avenue and Calle Venado, since left-turn egress would not be allowed. However, even if all outbound traffic were to take this route, the trips would represent less than 0.5 percent of the capacity of the roadway; therefore, impacts would not be significant.</p> <p>Consistent: The City's plan check review process would ensure that adequate design features for safe vehicular movement on roadways, intersections, and driveways are provided prior to the approval of individual projects.</p>
Goal 7.1: Protect and encourage bicycle travel.	
<p>Policy 1: Provide safe, direct, and continuous bicycle routes for commuter and recreational cyclists.</p> <p>Policy 2: Incorporate bicycle planning into the traditional transportation planning process.</p> <p>Policy 3: Support bicycle routes that minimize cyclist/motorist conflicts.</p> <p>Policy 4: Support roadway design policies that promote attractive circulation corridors and pleasant traveling experiences for bicyclists.</p>	<p>Consistent: There are currently Class II bike lanes on Cannon Street, Santiago Canyon Road, and Serrano Avenue. Nohl Ranch Road is designated as planned Class II bike lane. The Proposed Project would not conflict with the existing or planned bike lane operations. The quality design of the Proposed Project would support roadway design policies that promote attractive circulation corridors and pleasant traveling experiences for bicyclists. The Proposed Project would decrease traffic generated from the Project Site, but may increase bicycle traffic in the area as the new residents from the Proposed Project take advantage of the available nearby bike system. The Proposed Project would not encroach onto the existing public right-of-way to adversely affect the existing or planned bike lanes.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 6: Implement a bikeway system with linkages to routes in neighboring jurisdictions and regional bicycle routes.</p> <p>Policy 7: Maximize the use of easements and public rights-of-way along Policy flood channels, utility corridors, rail lines and streets for bicycle and pedestrian paths.</p> <p>Policy 9: Require that new streets or developments contain adequate right of way for bicycle lanes, where appropriate.</p> <p>Policy 10: Where space and appropriate roadway conditions currently exist, continue to install bike routes.</p>	
<p>Goal 8.1: Protect and encourage pedestrian travel.</p>	
<p>Policy 1: Encourage and improve pedestrian facilities that link development to the circulation network and that serve as a transition between other modes of travel.</p> <p>Policy 2: Improve pedestrian and bicycle connections from residential neighborhoods to retail activity centers, employment centers, schools, parks, open space areas and community centers.</p> <p>Policy 3: Encourage barrier free accessibility for all handicapped residents, employees and visitors throughout the City's circulation system.</p> <p>Policy 4: Support the planning of sidewalks of appropriate width to allow the provision of buffers to shield non-motorized traffic from vehicles.</p> <p>Policy 5: Add raised, landscaped medians and bulbouts, where appropriate, to reduce exposure to cross traffic at street crossings.</p> <p>Policy 6: When appropriate, walkways should include pedestrian amenities such as shade trees and/or plantings, trash bins, benches, shelters, and directional kiosks.</p> <p>Policy 7: Ensure that streets and intersections are designed to provide visibility and safety for pedestrians.</p>	<p>Consistent: The Proposed Project includes a proposed landscape plan that provides a more pedestrian-friendly experience that incorporates entry statements and experiences, landscaping techniques and buffers, communal amenities for residents onsite, and accent and street trees. The sidewalks with appropriate width and landscape are provided on Serrano Avenue and Nohl Ranch Road to continue to allow pedestrian accessibility. The proposed right-turn in and out of the Nohl Ranch driveway would promote traffic flow and reduce dangerous left-turn access from Nohl Ranch Road, therefore providing safety for pedestrians.</p>
<p>Goal 12.1: Ensure adequate parking is made available to City residents, visitors, and businesses.</p>	
<p>Policy 1: Assess the adequacy of existing or proposed on- and off-street parking as needed, especially in urban and commercial areas, to ensure that an adequate supply is provided.</p>	<p>Consistent: The City of Anaheim requires a minimum of 2.25 parking spaces per unit for 2-bedroom units, and a minimum of 3 spaces for 3 or more bedroom units. The Proposed Project would construct 35 two-bedroom units requiring 78.75 spaces, and 23 three-bedroom units requiring 69 spaces. The Proposed Project would provide two garage spaces per dwelling unit, totaling 116 garaged parking spaces, of which 14 would be provided with tandem parking, and an additional 32 uncovered surface parking spaces would be provided, including 2 ADA spaces, for a total of 148 parking spaces. Therefore, the Proposed Project would meet the minimum parking requirements of the City, and adequate parking capacity has been made available.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
Green Element	
Goal 1.1: Maintain strict standards for hillside grading to preserve environmental and aesthetic resources.	
<p>Policy 1) Require that infill hillside development minimize alteration of the natural landforms and natural vegetation.</p> <p>Policy 2) Limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.</p> <p>Policy 3) Minimize import/export associated with grading.</p> <p>Policy 4) Grading for infill projects should be kept to an absolute minimum, with developments following the natural contours of the land, and prohibited in steep slope areas.</p>	<p>Consistent: The Project Site is already developed and relatively flat. No natural landforms and natural vegetation would be altered. Grading would be limited to amount necessary to provide stable areas for structural foundation in compliance with appropriate engineering standards and recommendations pursuant to the Geotechnical Report (included as Appendix G to the DEIR) prepared for the Proposed Project.</p>
Goal 2.1: Preserve views of ridgelines, natural open space and other scenic vistas wherever possible.	
<p>Policy 1) Control infill development on visually significant ridgelines, canyon edges and hilltops through sensitive site planning and appropriate landscaping to ensure development is visually unobtrusive.</p> <p>Policy 2) Encourage development that preserves natural contours and views of existing backdrop ridgelines or prominent views.</p>	<p>Consistent: The Project Site is on the bottom of the hillside, and is not on the visually significant ridgeline, canyon edges, or hilltops to create visually obtrusive visual quality.</p> <p>Consistent: The Project Site is already developed as a neighborhood commercial center and is not part of natural contours, backdrop ridgelines, or prominent views. As discussed in Section 5.1, Impact 5.1-1, although hillside views to the south may be affected for a few of the residences, these were private and limited views, and the Proposed Project would not disturb any natural contours or protected views of scenic vistas.</p>
Goal 7.1: Reduce urban run-off from new and existing development.	
<p>Policy 1: Ensure compliance with the Federal Clean Water Act requirements for National Pollutant Discharge Elimination System (NPDES) permits, including developing and requiring the development of Water Quality Management Plans for all new development and significant redevelopment in the City.</p> <p>Policy 2: Continue to implement an urban runoff reduction program consistent with regional and federal requirements, which includes requiring and encouraging the following:</p> <ul style="list-style-type: none"> • Increase permeable areas and install filtration controls (including grass lined swales and gravel beds) and divert flow to these permeable areas to allow more percolation of runoff into the ground; • Use natural drainage, detention ponds or infiltration pits to collect runoff; and, • Prevent rainfall from entering material and waste storage areas and pollution-laden surfaces. <p>Policy 3: Cooperate with surrounding jurisdictions and the County of Orange to provide adequate storm drainage facilities.</p> <p>Policy 4: Require new development and significant redevelopment to utilize site preparation, grading and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving the site and polluting waterways.</p>	<p>Consistent: The Proposed Project does not involve alteration of a waterway's course, but through compliance with NPDES GCP and through the preparation of a SWPPP, potential runoff impacts would be minimized. The Project Site is currently 92 percent impervious, and the Proposed Project would result in 84 percent impervious surface. This would ensure that runoff water volume does not exceed the existing capacity of the stormwater drainage system. The Proposed Project would also provide various nonstructural and structural source-control BMPs, as described in the Preliminary Water Quality Management Plan (PWQMP) (included as Appendix K to the DEIR). Some of the BMPs include: use of biotreatment system, efficient irrigation systems and landscape design, water conservation, smart controllers, and source control to decrease the stormwater runoff volume.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 5: Coordinate with appropriate Federal, State, and local resource agencies on development projects and construction activities affecting waterways and drainages.</p>	
<p>Growth Management Element</p>	
<p>Goal 1.1: Provide a balance of housing options and job opportunities throughout the City.</p>	
<p>Policy 1: Monitor population and demographic trends in the City in order to identify specific housing and employment needs and opportunities.</p> <p>Policy 4: Facilitate the transition of underutilized mid-block strip commercial development to residential or other appropriate land uses.</p>	<p>Consistent: The Proposed Project is anticipated to add approximately 202 residents with construction of 58 units. The Proposed Project is within the population and housing growth projections of the City and SCAG. The Proposed Project would represent approximately 1.2 percent of the City's anticipated population growth by 2020 and would provide additional housing options in the City by converting underutilized commercial development to residential uses. The City of Anaheim's jobs-housing ratio is anticipated to be 1.87 by 2020 (207,007 employment:110,639 housing units), and addition of 58 units is within the City's growth projection. The Proposed Project would not conflict with providing a balance of housing options and job opportunities throughout the City.</p>
<p>Community Design Element</p>	
<p>Goal 3.1: Single-family neighborhoods are attractive, safe and comfortable.</p>	
<p>Policy 1: Continue to maintain and improve the visual image and quality of life of single-family neighborhoods.</p> <p>Policy 2) Strengthen the important elements of residential streets that unify and enhance the character of the neighborhood, including parkways, mature street trees, compatible setbacks, and a unified range of architectural detailing.</p> <p>Policy 3) Require new and infill development to be of compatible scale, materials, and massing as existing development.</p> <p>Policy 4) Improve the pedestrian and social atmosphere of the street by orienting new homes towards the street with attractive front porches, highly visible street facades, and compatible setbacks.</p> <p>Policy 5) Enhance and encourage neighborhood or street identity with theme landscaping or trees, entry statements, and enhanced school or community facility identification.</p> <p>Policy 6) Maintain, improve and/or develop parkways with canopy street trees, providing shade, beauty and a unifying identity to residential streets.</p> <p>Policy 9) Site garages back from the street and minimize street frontage devoted to driveways and vehicular access.</p>	<p>Consistent: The Proposed Project is currently surrounded by single-family residential to the north, south, and east. The Proposed Project would be of a quality design and would not degrade the visual quality and character of the adjacent single-family neighborhoods, as discussed in Section 5.1, <i>Aesthetics</i>, Impact 5-1. The Proposed Project would be compatible with the visual image and would not introduce new uses that would conflict with quality of life of single-family neighborhoods.</p> <p>Consistent: The Project is proposing to waive minimum lot size and minimum setback standards under the Tier II Incentives by providing affordable housing units. A Conditional Use Permit is also requested to modify setback standards in an RM-3 Zone. However, the Project Site is currently zoned Neighborhood Commercial and does not provide visually unifying or attractive architectural detailing. The Proposed Project would replace an existing commercial center without much architectural detailing with attractive buildings and landscaping. Figures 3-13 and 3-14 provide visual simulations from Serrano Road and Nohl Ranch Road to show what the Proposed Project would look like. As shown, the Proposed Project provides a variety of architectural style, massing, façade treatment, and elevations to create visual interest. Instead of monotonous walls at the periphery of the Project Site, the Proposed Project provides a separate fencing/wall and landscaping to create attractive screening along the adjacent residential properties.</p> <p>As shown in Figure 3-4 and Figures 3-13 and 3-14, the garages are facing away from the streets, and street frontage devoted to driveways and vehicular access are minimized. The City's plan check review process would ensure that adequate design features for safe bicycle and pedestrian movement on roadways and intersections are provided prior to the approval of individual projects.</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 11) Encourage a variety of architectural styles, massing, floor plans, façade treatment and elevations to create visual interest.</p> <p>Policy 12) Reduce the impact of monotonous walls, located at the periphery of residential neighborhoods along arterial corridors, through landscaping, varied surface treatment, and use of vertical and/or horizontal design elements.</p>	<p>Visual compatibility with the surrounding single-family residential units is analyzed in Section 5.1, <i>Aesthetics</i>, Impact 5-1, and impacts were determined to be less than significant.</p>
<p>Goal 4.1: Multiple-family housing is attractively designed and scaled to complement the neighborhood and provides visual interest through varied architectural detailing.</p>	
<p>Policy 1) Reduce the visual impact of large-scale, multiple-family buildings by requiring articulated entry features, such as attractive porches, and detailed facade treatments, which create visual interest and give each unit more personalized design.</p> <p>Policy 2) Discourage visually monotonous, multiple-family residences by incorporating different architectural styles, a variety of rooflines, wall articulation, balconies, window treatments, and varied colors and building materials on all elevations.</p> <p>Policy 3) Require appropriate setbacks and height limits to provide privacy where multiple-family housing is developed adjacent to single-family housing.</p> <p>Policy 4) Reduce the visual impact of parking areas by utilizing interior courtyard garages, parking structures, subterranean lots, or tuck-under, alley-loaded designs.</p> <p>Policy 5) Require minimum lot size criteria in the Zoning Code to encourage professional, responsible, on-site property management.</p> <p>Policy 6) Provide usable common open space amenities. Common open space should be centrally located and contain amenities such as seating, shade and play equipment. Private open space may include courtyards, balconies, patios, terraces and enclosed play areas.</p> <p>Policy 7) Where a multiple-story apartment building abuts single-story development, provide for a gradual transition in height by reducing the height of the building adjacent to the smaller scale use.</p>	<p>Consistent: See response to Community Design Element Goal 3.1.</p> <p>Consistent: As shown in Figures 3-5 and 3-6 in Chapter 3, <i>Project Description</i>, of the DEIR, the Proposed Project would provide common recreational amenities, including outdoor lounges, deep-seated furniture; an outdoor dining room with a shade canopy, privacy walls/screens, a barbecue and a serving counter; turf areas; private patios; an outdoor living room with built-in banquette seating, a fire table and festoon lighting; and concrete paver courtyards.</p> <p>Consistent: As shown in Figures 3-7 through 3-11, building elevations, the Proposed Project would construct two-story building with a maximum building height of 30 feet, and three-story building with a maximum building height of 40 feet. Two-story buildings would be placed near the adjacent two-story single-family residences, then transition to three-story buildings.</p>
<p>Goal 11.1: Architecture in Anaheim has diversity and creativity of design and is consistent with the immediate surroundings.</p>	
<p>Policy 1) In areas of diverse character, encourage project design that represents architectural elements of the neighborhood or surrounding commercial areas.</p> <p>Policy 2) Encourage architectural designs that are visually stimulating and varied, yet tasteful, containing rich contrasts and distinctive architectural elements.</p>	<p>Consistent: As seen in the building perspectives for the Proposed Project, tasteful architectural elements and styles have been implemented. The Proposed Project would contain a various building elevations from flats to two and three-story units. The Proposed Project is required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). Visual compatibility with the surrounding single-family residential units are</p>

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Table 5.10-1 Consistency with General Plan Goals and Policies

Relevant Policy	Compliance with Policy
<p>Policy 3) Ensure that the scale, materials, style and massing of new development is consistent with its surroundings and any larger vision for an area.</p> <p>Policy 4) Add visual richness to residential streets by discouraging the same building elevations on adjacent lots and avoiding repetitious elements and colors.</p> <p>Policy 5) Encourage energy and environmental efficiency – such as “Green Development Standards” (see Green Element) – in the design and approval of new projects.</p>	<p>analyzed in Section 5.1, <i>Aesthetics</i>, Impact 5-1, and impacts were determined to be less than significant.</p>
<p>Goal 21.1: Preserve the Hill and Canyon Area’s sensitive hillside environment and the community’s unique identity.</p>	
<p>Policy 1) Reinforce the natural environment of the area through appropriate landscaping and the preservation of open space.</p> <p>Policy 2) Require compliance with the Scenic Corridor Overlay Zone to reinforce quality development standards and guidelines compatible with the hillside area.</p> <p>Policy 4) Encourage the siting of housing development below the existing ridgelines to preserve unimpeded views of existing natural contours.</p> <p>Policy 5) Use grading techniques that incorporate rounded slopes or curved contours to minimize disturbance to the site and to blend with the existing topography.</p> <p>Policy 6) Where grading has occurred, revegetate primarily with drought-tolerant native species to control erosion and create a more environmentally sound condition.</p>	<p>Consistent: The Project Site is in the Hill and Canyon Area of the City, but it is already developed and does not contain any natural open space. The Proposed Project would provide appropriate landscaping, as shown in Figure 3-5, <i>Landscape Plan</i>.</p> <p>Consistent: The Proposed Project would comply with the regulations of the Scenic Corridor Overlay Zone except where allowed to deviate per approval of Tier II Incentives for providing affordable housing units. The Proposed Project would provide an appropriate number of specimen trees as required under the Specimen Tree Removal Permit.</p> <p>Consistent: The Project Site is already developed and is located at the bottom of hillside. The Project Site is not part of existing ridgelines, and Project development would not affect preservation of unimpeded views of existing natural contours.</p> <p>Consistent: The Project Site is already developed and relatively flat. The Proposed Project would not substantially modify the existing topography of the Project Site or surrounding area.</p>

Land use and zoning regulations are derivative of a City’s general police power. As shown in cases such as *DeVita v. County of Napa*, (1995) 9 Cal. 4th 763, 782 and *Big Creek Lumber Co. v. City of Santa Cruz*, (2006) 38 Cal. 4th 1139, 1159, a city’s general police power allows cities to establish land use and zoning laws which govern the development and use of the community. Just as the City adopted the General Plan in 2004, and various amendments since then, the Project Applicant is requesting a general plan amendment for the Project Site to allow development of the Proposed Project. As demonstrated in Table 5.10-1 and for the reasons provided in this section, the Proposed Project is consistent with many of the City of Anaheim’s General Plan goals and policies which could support approval of the requested general plan amendment. Therefore, land use impacts are considered less than significant.

Level of Significance Before Mitigation: Less than significant.

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5.10.5 Cumulative Impacts

The Proposed Project involves amendment to the General Plan Land Use designation of the Project Site and zoning reclassification, but as demonstrated in Impact 5.10-1, the Proposed Project would be consistent with the goals and policies of the City's General Plan and zoning regulations. The exception is Land Use Element Goal 4.1, Policy 1—the policy that ensures land uses develop in accordance with the Land Use Plan and Zoning Code in an effort to attain land use compatibility—because the Proposed Project is requesting a General Plan amendment and zoning reclassification. However, the Proposed Project has shown land use compatibility, and would be consistent with other applicable goals and policies of the City's General Plan, as discussed in Table 5.10-1. Other development projects in the City are also required to demonstrate consistency with the City's General Plan prior to approval. Considering the small scale of the Proposed Project, with 58 units, and the residential nature of the surrounding neighborhood, the Proposed Project is unlikely to directly or indirectly affect land use decisions in other areas of the City to create land use conflicts and result in other General Plan amendments or zoning reclassifications throughout the City. Inconsistency with the existing Land Use Plan and Zoning Map would be site specific, and combined with other projects in the City would not cumulatively result in significant land use impacts.

5.10.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impact would be less than significant: 5.10-1.

5.10.7 Mitigation Measures

No mitigation measures are required.

5.10.8 Level of Significance After Mitigation

No significant impacts relating to land use and planning have been identified. All impacts related to land use would be less than significant without mitigation.

5.10.9 References

Anaheim, City of. 2017. City of Anaheim General Plan. <http://www.anaheim.net/712/General-Plan>.

The Concord Group. 2019, July. Strategic Retail Market Viability and Sustainability Analysis for an Existing Site in Anaheim Hills, CA.