



DRAFT

**THE PLAZA
SPECIFIC PLAN
PHASES 1 AND 2**

**AMENDMENT #1 TO
MEDICAL OFFICE BUILDING
SPECIFIC PLAN**

Lead Agency:



**City of Fullerton
Development Services Department
Planning Division
303 West Commonwealth
Fullerton, CA 92832**

Applicant:



St. Jude Medical Center

Consultant:

EDAW | AECOM

October 2007

ST. JOSEPH HEALTH SYSTEM

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ST. JUDE HOSPITAL, A CALIFORNIA NONPROFIT PUBLIC
BENEFIT CORPORATION DBA ST. JUDE MEDICAL CENTER

Prepared by:

EDAW | AECOM

October 16, 2007

TABLE OF CONTENTS

| | |
|---|------|
| 1.0 Introduction..... | 1-1 |
| 1.1 Background..... | 1-1 |
| 1.2 Purpose and Authority for the Specific Plan | 1-3 |
| 1.2.1 Purpose | 1-4 |
| 1.2.2 Authority..... | 1-4 |
| 1.3 Relevant Planning Programs..... | 1-5 |
| 1.3.1 Fullerton General Plan | 1-5 |
| 1.4 The Plaza Specific Plan Phase 1 and 2 Objectives | 1-6 |
| 2.0 Project Setting and Location..... | 2-1 |
| 2.1 Project Location and Setting..... | 2-1 |
| 2.1.1 Location..... | 2-1 |
| 2.1.2 Setting..... | 2-4 |
| 2.2 California Environmental Quality Act..... | 2-4 |
| 2.3 Planning Actions | 2-5 |
| 2.3.1 Specific Plan / Specific Plan Amendment Adoption Process..... | 2-5 |
| Zoning Amendment | 2-5 |
| 2.3.2 Project Discretionary Approvals..... | 2-6 |
| 2.4 Project Characteristics | 2-7 |
| 2.4.1 Phase 1 Project Description..... | 2-9 |
| 2.4.2 Phase 2 Project Description | 2-21 |
| 2.5 Project Construction Schedule..... | 2-49 |
| 2.5.1 Site Preparation and Grading..... | 2-49 |
| The Plaza Specific Plan Phase 1 (Subtask Completed) | 2-49 |
| The Plaza Specific Plan Phase 2 | 2-50 |
| 2.5.2 Construction of Improvements | 2-50 |
| 3.0 Plans, Programs, and Guidelines | 3-1 |
| 3.1 Introduction..... | 3-1 |
| 3.2 Land Use Plan..... | 3-1 |
| 3.3 Medical Office Land Use | 3-2 |

| | |
|--|-----|
| 3.4 Parking Structure | 3-2 |
| 3.5 Ingress/Egress Areas | 3-2 |
| 3.6 Landscape Concept Plan..... | 3-2 |
| 4.0 Development Standards and Regulations | 4-1 |
| 4.1 Purpose and Intent | 4-1 |
| 4.2 Relationship to City of Fullerton Municipal Code | 4-1 |
| 4.3 Building Height | 4-1 |
| 4.4 Front Yard - N. Harbor Boulevard | 4-1 |
| 4.5 Side Yard | 4-2 |
| 4.6 Rear Yard – Laguna Road..... | 4-2 |
| 4.7 Floor Area Ratio..... | 4-2 |
| 4.8 Parking Spaces | 4-2 |
| 4.9 Exterior Lighting..... | 4-3 |
| 4.10 Definitions | 4-3 |
| 5.0 Utilities and Services | 5-1 |
| 5.1 Introduction..... | 5-1 |
| 5.2 Circulation | 5-1 |
| 5.3 Public and Private Transportation | 5-1 |
| 5.4 Sewage | 5-1 |
| 5.5 Water..... | 5-2 |
| 5.6 Drainage | 5-2 |
| 5.7 Solid Waste Disposal | 5-2 |
| 5.8 Energy..... | 5-3 |
| 5.9 Other Facilities and Services | 5-3 |
| 6.0 Implementation Measures | 6-1 |
| 6.1 Introduction..... | 6-1 |
| 6.2 Regulations | 6-1 |
| 6.3 Programs | 6-1 |
| 6.4 Public Works Projects..... | 6-1 |
| 6.5 Specific Plan Conformance | 6-2 |

6.6 Financing Measures 6-2
6.7 Specific Plan Amendment 6-2
7.0 Preparation Resources 7-1

FIGURES

- 1 Project Boundary 1-2
- 1A Regional Location..... 2-2
- 2 Local Vicinity..... 2-3
- 3 Phase 1 Site Plan 2-11
- 4 Phase 1 First Floor Plan 2-12
- 5 Phase 1 Second Floor Plan..... 2-13
- 6 Phase 1 Third Floor Plan..... 2-14
- 7 Phase 1 Exterior Building Elevations (South & East) 2-15
- 8 Phase 1 Exterior Building Elevations (West & North)..... 2-16
- 9 Phase 1 Bridge Sections & Elevations (North & South) 2-17
- 10 Phase 1 Parking Structure Ground Level Plan 2-18
- 11 Phase 1 Parking Structure Building Elevations..... 2-19
- 12 Phase 1 Conceptual Landscape Plan 2-20
- 13 Phase 2 Site Plan 2-23
- 14 Phase 2 First Floor Plan 2-24
- 15 Phase 2 Second Floor Plan..... 2-25
- 16 Phase 2 Third Floor Plan..... 2-26
- 17 Phase 2 Fourth Floor Plan 2-27
- 18 Phase 2 Roof Plan..... 2-28
- 19A Phase 2 Exterior Building Elevations (West & North)..... 2-29
- 19B Phase 2 Exterior Building Elevations (South & East) 2-30
- 20 Phase 2 Exterior Building Elevation Renderings (South & East) 2-31
- 21 Phase 2 Parking Structure Level B2 (Partial Level) 2-32
- 22 Phase 2 Parking Structure Level B1 2-33
- 23 Phase 2 Parking Structure Ground Level..... 2-34
- 24 Phase 2 Parking Structure Second Level..... 2-35
- 25 Phase 2 Parking Structure Third Level..... 2-36

| | | |
|-----------|--|-------------|
| 26 | Phase 2 Parking Structure Fourth Level | 2-37 |
| 27 | Phase 2 Parking Structure Fifth Level | 2-38 |
| 28 | Phase 2 Parking Structure Sixth Level | 2-39 |
| 29 | Phase 2 Parking Structure Seventh Level..... | 2-40 |
| 30 | Phase 2 Parking Structure Eighth Level (Partial Level)..... | 2-41 |
| 31 | Phase 2 Parking Structure Building Elevation (West & South)..... | 2-42 |
| 32 | Phase 2 Parking Structure East Elevation | 2-43 |
| 33 | Phase 2 Parking Structure Building Elevation..... | 2-44 |
| 34 | Phase 2 Parking Structure Schematic Building Section - Lateral Section .. | 2-45 |
| 35 | Phase 2 Parking Structure Schematic Building Section - Longitudinal Section | 2-46 |
| 36 | Phase 2 Conceptual Landscape Plan | 2-47 |
| 37 | Phase 2 Precise Grading and Drainage Plan | 2-48 |
| 38 | Phase 2 Composite Utility Plan | 5-4 |
| 39 | General Plan Circulation Plan | 5-5 |

TABLES

| | | |
|----------|---|-------------|
| A | Project Objectives..... | 1-6 |
| B | Project Statistics..... | 2-8 |
| C | Phase 2 Parking Structure Parking Space Count..... | 2-21 |

ST. JOSEPH HEALTH SYSTEM

**THE PLAZA SPECIFIC PLAN
PHASES 1 AND 2
AMENDMENT #1 TO MEDICAL OFFICE
BUILDING SPECIFIC PLAN**

CITY OF FULLERTON

ADOPTED BY THE CITY OF FULLERTON CITY COUNCIL

DATE: _____

BY RESOLUTION NUMBER: _____

AND BY ORDINANCE NUMBER: _____

RECOMMENDED FOR APPROVAL BY THE CITY OF FULLERTON

PLANNING COMMISSION

DATE: _____

BY RESOLUTION NUMBER: _____

Lead Agency:

CITY OF FULLERTON

Applicant:

ST. JUDE HOSPITAL, A CALIFORNIA NONPROFIT PUBLIC
BENEFIT CORPORATION DBA ST. JUDE MEDICAL CENTER

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1.0 INTRODUCTION

1.1 Background

The Plaza Specific Plan, hereafter referred to as either “The Plaza Specific Plan” or “Specific Plan,” amends the *Medical Office Building Specific Plan*, which was adopted by the City of Fullerton on September 3, 2002. The original *Medical Office Building Specific Plan* provided for the development of Phase 1 of the Plaza Specific Plan, an existing 71,589-square-foot medical office building and a multi-level parking structure with 389 spaces. This document is Amendment No. 1 to the *Medical Office Building Specific Plan*, which has been renamed as The Plaza Specific Plan.

This Specific Plan Amendment provides for development of Phase 2 of the Plaza building and a new parking structure. The Plaza Specific Plan establishes the planning concept, design framework, development regulations, and administrative procedures for both Phase 1 and Phase 2 development. The Plaza Specific Plan addresses issues of land use, design, and regulatory requirements in accordance with the City of Fullerton General Plan.

The Phase 2 addition requires expansion of the Specific Plan area site from 1.99 acres to include 1.12 acres of additional area for a new total site acreage of 3.11 acres. The site is located in the City of Fullerton, generally bounded by: Bastanchury Road to the north, N. Harbor Boulevard and the St. Jude Medical Center complex to the east, Valencia Mesa Drive to the south, and Laguna Road to the west (see Figure 1, Project Boundary). Phase 2 of the Specific Plan proposes constructing a new addition to the existing medical office building (Phase 1) and an additional parking structure that will be connected directly to the west wall of Phase 2 medical office building. At the time this Specific Plan Amendment was prepared in early 2007, the Phase 2 site was currently occupied by a former bank building and associated surface parking. The Phase 2 medical office building expansion will add 97,895 square feet of medical and administrative office space to the existing 71,589 square foot medical office building, and also create 481 additional parking spaces in a freestanding parking structure.



Proposed Plaza Specific Plan Area



Sunnycrest Center Focus Area



Figure 1
Project Boundary

1.2 Purpose and Authority for the Specific Plan

Responsible development of The Plaza Specific Plan property in the City of Fullerton will be ensured through the adoption of a planning mechanism that reflects thorough and comprehensive land use planning. The planning mechanism most suited to this objective is the Specific Plan, which is authorized by California Planning, Zoning, and Development Laws, Section 65450 et. seq. The Specific Plan Amendment, when adopted by City legislative action, serves as a planning and regulatory document.

A description of what a Specific Plan is and how it functions is best described by a comparison to the General Plan. The purpose of a General Plan is to express, in general terms, the City's thoughtful long range planning of its future environment. However, the General Plan does not address specific parcels of land in a detailed manner, but rather functions as a general blueprint for future development within the City. The General Plan is adopted by the City as a legislative act and may thereafter be amended by the City Council as required by changing trends.

A Specific Plan differs from the General Plan in that it is a device used to refine and implement the goals and objectives outlined in the General Plan by focusing on a particular parcel or parcels of land. Detailed analyses of planning considerations for each parcel are then made with regulations and controls being adopted for future development of these parcels. The Specific Plan is similar to the General Plans as it is adopted and amended by City legislative actions and, when so adopted, controls all development as it pertains to the affected area.

If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable by a court of law, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

This Specific Plan Amendment is proposed to strengthen and enhance St. Jude Medical Center's existing programs and services and to provide growth for new technologies and services to benefit the communities served. This project is also proposed to ensure that the local community has access to the best medical services and facilities by responding to ongoing trends in the healthcare industry encouraging transition from hospital-based provider focus to more outpatient provider focus. Lastly, this project is proposed to ensure that St. Jude Medical Center continues to provide employment opportunities in the City of Fullerton.

1.2.1 Purpose

The purpose of this Specific Plan Amendment is two-fold as noted below:

1. To require a City of Fullerton General Plan Revision because certain provisions in the Specific Plan are not currently in conformance with the General Plan and do not actually implement current General Plan policies. The Revision will include an amendment to Table LU-5 in the General Plan Land Use Element to allow for an F.A.R. up to 1.35 in the SP District for The Plaza Specific Plan.
2. To establish zoning standards and regulations for the development of the Plaza Medical Office Building Specific Plan property, and modify the existing Specific Plan height requirement to allow for a maximum height for the Phase 2 parking structure of 80 feet; provided 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. The maximum height for the main building for Phase 2 development shall remain unchanged at 75 feet.

1.2.2 Authority

As specified by the Government Code, a City may prepare Specific Plans based on the General Plan and its programs. These plans may be required for the systematic execution of the General Plan. The Government Code further states that a Specific Plan can address an array of various concerns with respect to an affected area. These include:

- The implementation of the applicable provisions of each element of the General Plan; the location of housing, business, open space, agriculture, recreation facilities, education facilities, public buildings and ground, solid and liquid waste disposal facilities; the location of areas, such as flood plains, or excessively steep or unstable terrain, wherein no buildings will be permitted in the absence of adequate measures to reduce the level of risks to that area comparable with adjoining and surrounding areas; the location and extent of existing and proposed streets, water, sewer, and drainage; consideration of energy resources; standards for population density and building density including lot size and permissible types of construction; provisions for disposal of solid waste and standards of the conservation,

development and utilization of natural resources, including underground and surface waters, vegetation, soils, water courses, and wildlife resources.

This Specific Plan, as adopted, establishes the type, location, intensity, and character of development, while allowing for creative and imaginative design concepts for the community. The Specific Plan provides for the development of the community as a coordinated project. The Specific Plan also establishes the development controls to provide the City with the assurance that the completed project will be as envisioned at the time of approval.

1.3 Relevant Planning Programs

1.3.1 Fullerton General Plan

The General Plan designates the Specific Plan site as Commercial and the Zoning Code designates the Phase 1 site as SPD 01-01 and the Phase 2 site as General Commercial (C-2). The allowable building intensity (floor area ratio or FAR) for the Commercial land use designation ranges from .25 to .35 square feet of building area per square foot of land. The C-2 zoning designation provides for a base FAR of .35 with a "cap" FAR of .70 with the approval of a Conditional Use Permit. Phase 1 of the project allowed for an FAR of 1.0. This amended Specific Plan would permit an FAR of up to 1.35.

Phase 2 of the project, which includes the request for the approval of this Specific Plan, will provide for the development of a new wing to the existing medical office building at an FAR of approximately 1.35, along with a new parking structure on-site. No Conditional Use Permit (CUP) shall be required for the project to achieve an FAR of up to 1.35. A General Plan Revision was approved concurrently with this Specific Plan to increase the allowed maximum FAR to 1.35 based on the allowed operational needs of the Plaza medical building.

As indicated in the General Plan, the Specific Plan site is located within the Sunnycrest Center Focus Area. Focus areas are selected areas in and adjacent to the City, which have been the focuses of special attention, and for which General Plan policies have been adopted. The specific Focus Area policies for the Sunnycrest Center Focus Area are:

- Develop a plan with property owners and adjacent neighborhoods for better revitalization of this commercial center.
- Potential development opportunities include: increased commercial intensity; a medical office complex and uses complementary with the surrounding medical facilities.

The implementation of the proposed project provides for the development of the Specific Plan site with a new extension of the existing medical office building and a new parking structure that will result in uses that are consistent with the Phase 1 development and compatible with existing surrounding office, commercial, and medical facilities.

1.4 The Plaza Specific Plan Phase 1 and 2 Objectives

The objectives for Phase 1 and 2 of the Plaza Specific Plan are noted in Table A, Project Objectives.

TABLE A: PROJECT OBJECTIVES

| | The Plaza Phase 1 and Parking Structure | The Plaza Phase 2 and Parking Structure |
|---------------------------|---|--|
| Project Objectives | <p>To design and develop a medical office building.</p> <p>To occupy the facility by 2003.</p> <p>To meet the City of Fullerton guidelines for the development of the project site as described in the City's General Plan and Zoning Code.</p> | <p>To achieve a comprehensive Outpatient Center with the expansion of the original medical office building. The new expansion will integrate seamlessly with the existing outpatient facility.</p> <p>To occupy the facility by 2008.</p> <p>To fulfill the guidelines for the development of the project site as described in the City of Fullerton General Plan and Zoning Code.</p> |

**The Plaza Phase 1
and Parking Structure**

**The Plaza Phase 2
and Parking Structure**

**Site Design
Objectives**

- To design the project in a manner that provides for adequate public safety with regard to access, traffic and circulation, and parking.
- To provide separation of vehicular and pedestrian activities.
- To landscape the overall area in a manner compatible and supportive of the adjacent community.

To ensure consistency between the General Plan and this Specific Plan by revising the General Plan Land Use Designations and Floor Area Ratio for the project site.

- To design the proposed project in a manner that provides for adequate public safety with regard to access, traffic, and circulation, and parking.
- To provide separation of vehicular and pedestrian activities.
- To provide a smooth and seamless transitional interface between the original medical office building and the new wing using materials and colors that unify building and site elements.

2.0 PROJECT SETTING AND LOCATION

2.1 Project Location and Setting

2.1.1 Location

The Plaza Specific Plan project site is located in the City of Fullerton (City) in the northwestern portion of Orange County (County). The Specific Plan site is shown in its regional setting in Figure 1A, Regional Location. Regional access to the project vicinity is provided via the Orange Freeway (SR-57), the Santa Ana Freeway (I-5), and the Riverside Freeway (SR-91). Local access to the site is available from N. Harbor Boulevard, Valencia Mesa Drive, and Laguna Road. The location of the Specific Plan site in its local setting is depicted in Figure 2, Local Vicinity Map.

The Specific Plan site is located within a fully urbanized area that has existing regional and local vehicular access, pedestrian access, storm drainage facilities, public services, and utilities. The Specific Plan site is generally bounded by land uses that include: a commercial office building and associated surface parking, a gas station and car wash, and Bastanchury Road to the north; N. Harbor Boulevard, and St. Jude Medical Center and associated surface parking to the east; a medical office building, a Bank of America building, and associated surface parking and access ways, and Valencia Mesa Drive to the south; and Laguna Road, retail commercial, and medical office buildings and support facilities to the west. Access to the Specific Plan site will be provided by an existing driveway off of Valencia Mesa Drive (which crosses an adjacent parcel 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.

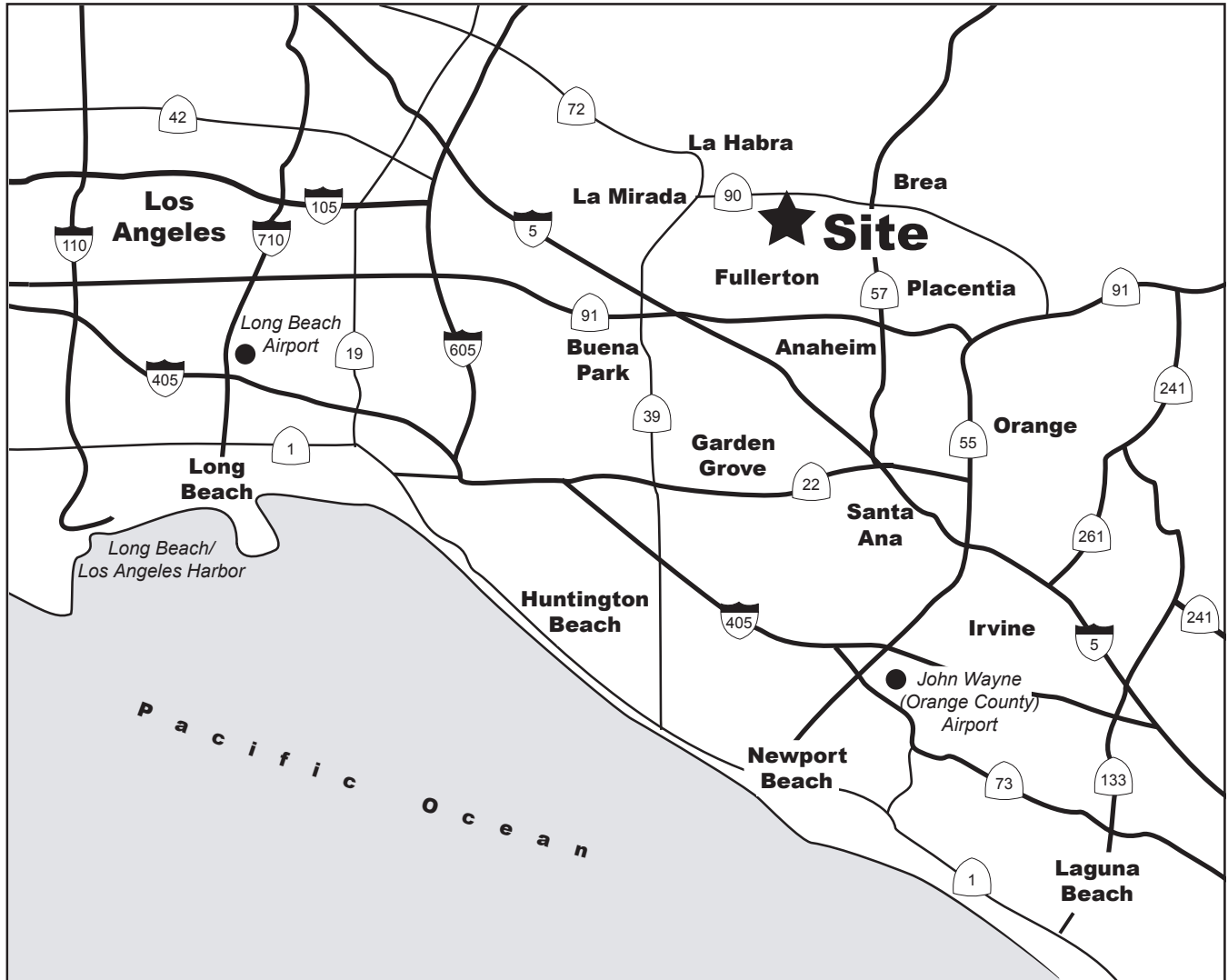


Figure 1A
Regional Location

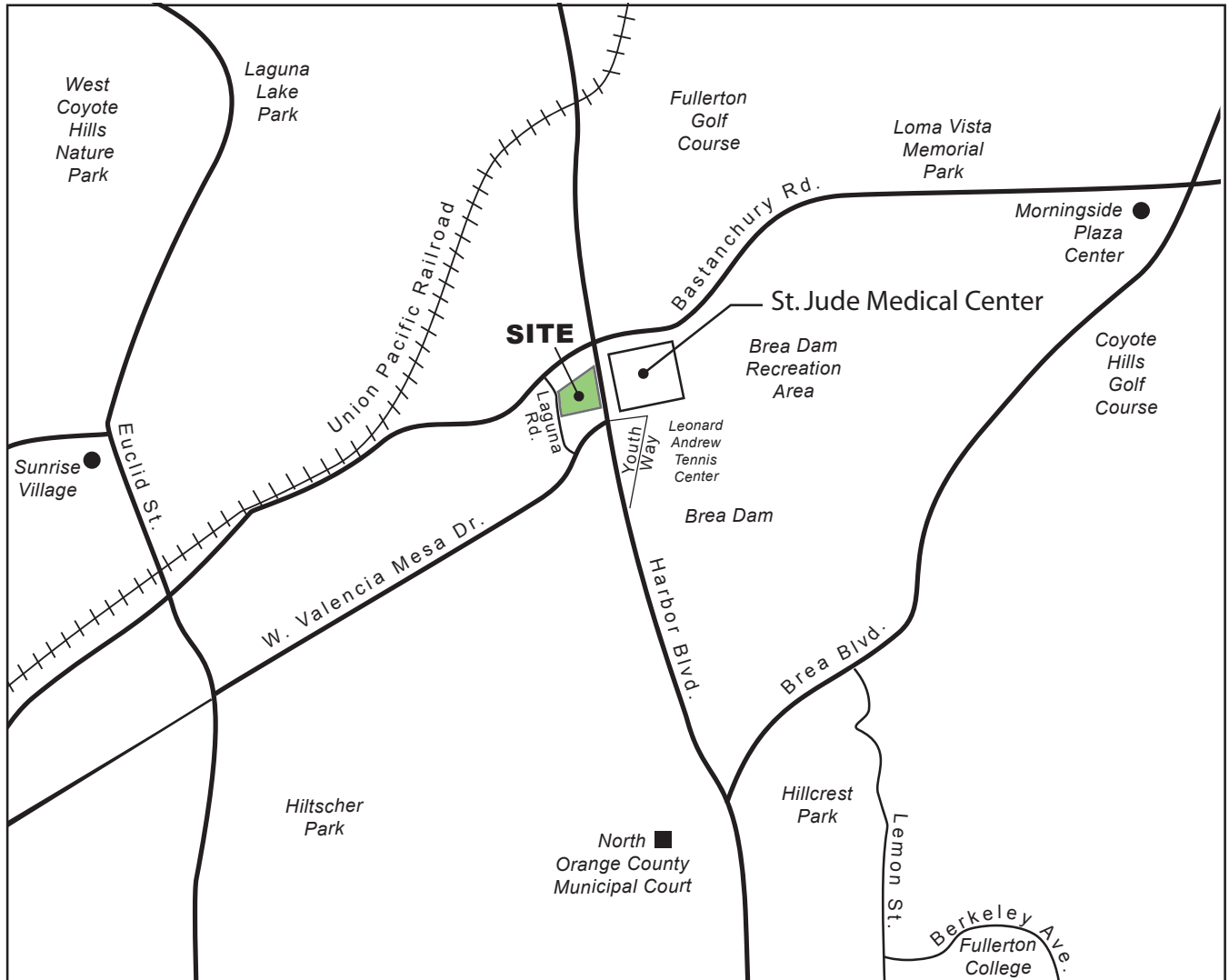


Figure 2
Local Vicinity

2.1.2 Setting

The Specific Plan site was originally 1.99 acres as indicated in the Medical Office Building Specific Plan. With the proposed Phase 2 development, the Specific Plan site has been expanded to now include an additional 1.12 acres for a total site area of 3.11 acres.

The approximately 1.99 acres Phase 1 Specific Plan site was previously developed with a medical office building (referred to as the Plaza, Phase 1) and an associated parking structure. The remainder of the Specific Plan site is developed with a visitor drop-off area for the medical building, access ways, and surface parking areas.

Site preparation for Phase 2 will include relocation of existing wet and dry utilities. Demolition will include pavement removal to sub-grade, as well as the removal of all trees and landscaping features, light poles, signs, pavements, and concrete walks, and a trash enclosure. An approved bank building has been erected to the south of the existing building at the corner of Valencia Mesa Drive and N. Harbor Boulevard.

There is a concentration of medical uses in the proposed project area that provide residents and patrons with diverse range of services to meet health care needs. The proposed project is consistent with and compatible with the uses adjacent to and surrounding the site. The proposed medical offices would support other similar uses in the immediate area, such as St. Jude Hospital, St. Jude Breast Center, St. Jude Medical Plaza, and Virginia K. Crosson Cancer Center. The proposed project will be integrated with the existing outpatient facility and will provide continued employment opportunities in the City.

2.2 California Environmental Quality Act

For Phase 1 of the Specific Plan, an expanded Initial Study and Mitigated Negative Declaration (IS/MND) was prepared and processed concurrently with the Specific Plan. It satisfied the requirements of the California Environmental Quality Act (CEQA). The purpose of the IS/MND was to determine whether or not the proposed project would have significant effects on the environment, either on an individual basis or cumulatively, and to identify feasible mitigation measures. Based on the information presented in the IS/MND, it was determined that the project would have significant impacts on the environment; however, potential impacts could be mitigated to less than significant levels.

Phase 2 of the Specific Plan will require a General Plan Revision, Zoning Amendment, a Specific Plan Amendment, Tentative Parcel Map, Site Plan Review, and an Environmental Impact Report (EIR).

2.3 Planning Actions

The following describe the application and documentation process for Phase 1 and 2 of the Specific Plan.

2.3.1 Specific Plan/ Specific Plan Amendment Adoption Process

The Medical Office Building Specific Plan included the process of adoption for Phase 1, which occurred as follows:

1. The adoption of the Medical Office Building Specific Plan Chapters 1.0, 2.0, 3.0, and 5.0, and Appendices by resolution of the City of Fullerton; and
2. The adoption of the Medical Office Building Specific Plan Chapter 4.0 Development Standards and Regulations by resolution.

Procedures for the adoption of Specific Plans are as outlined in the California Government Codes and City of Fullerton Municipal Codes sections adopted to implement the Government Codes. The City of Fullerton will determine the best method(s) for adoption of The Plaza Specific Plan.

Zoning Amendment

A Zoning Amendment for the project is proposed as part of this Specific Plan Amendment to change the property from C-2 to SPD zoning. As previously mentioned, the Zoning Amendment will adopt Section 4.0 of the Specific Plan either by resolution or ordinance (as determined by the City) as the Development Standards and Regulations for the property. Zoning Amendments are accomplished as prescribed under the California Government Codes and City of Fullerton Municipal Codes sections adopted to implement the Government Codes.

2.3.2 Project Discretionary Approvals

A discretionary approval is an action taken by a lead agency that calls for the exercise of judgment in deciding whether to approve or how to carry out a project. Discretionary actions include recommendation by Planning Commission (PC) and final determination by City Council (CC). For this project, the lead agency is the City of Fullerton. To approve and implement the proposed project, the following specific discretionary actions are needed:

- **Certification of the Environmental Impact Report (EIR):** The City of Fullerton has determined that an EIR is required to analyze the potential environmental impacts of the project and will include mitigation measures, as appropriate, to reduce potential environmental impacts. The EIR will be prepared in accordance with CEQA and the CEQA Guidelines. The City of Fullerton will consider certification of the EIR prior to taking action on the requested approvals.
- **Adoption of Mitigation Monitoring Program:** The City will evaluate and adopt a Mitigation Monitoring Program (MMP), which will be considered by the City related to the changes made to the project or conditions of project approval that were adopted in order to mitigate or avoid significant effects on the environment.
- **Approval of the Specific Plan Amendment:** The Plaza Specific Plan is being prepared as an amendment to the original Medical Office Building Specific Plan. The Specific Plan Amendment will realize the objectives of the Proposed Project as defined in the Specific Plan document and contained in this section of the Initial Study. The Specific Plan will be adopted by ordinance by the City of Fullerton City Council. In addition, the City will conduct Site Plan Review in approving the project. The City of Fullerton Municipal Code contains the process for the approval of the Site Plan Review, as established in Chapter 15.47 of the said document.
- **Approval of the General Plan Revision:** (Figure 2-9). A General Plan revision will be necessary to allow the building Floor area Ratio (FAR) to increase from 1.0 to 1.35.
- **Approval of the Zoning Amendment:** (Figure 2-10). A Zoning Amendment will be required to change the zoning from C2 General Commercial to Specific Plan District (SPD).
- **Approval of a Tentative Parcel Map:** Approval of a Tentative Parcel Map is necessary to consolidate the number of parcels.

- **Approval of Grading:** Subsequent to approvals by PC and CC, the City will evaluate and approve the grading plan based on the grading permit process established by the City’s Building Codes and will issue a grading permit.
- **Approval of a National Pollutant Discharge Elimination System Permit:** Subsequent to approvals by PC and CC, the Applicant will process a request for National Pollutant Discharge Elimination System Permit (NPDES) permit issued by the California (Santa Ana) RWQCB under the construction storm water program.
- **Approval of Office of Statewide Health Planning and Development:** The Facilities Development Division (FDD) of OSHPD standards, implemented by the City of Fullerton. Compliance with OSHPD III standards for applicable building facilities, which may include the surgery center, laboratory, and the imaging center (only if it becomes a hospital department).

2.4 Project Characteristics¹

The Plaza Specific Plan establishes plans, programs, and guidelines for the development of the Specific Plan site. Phase 1 of the Specific Plan provided a total 71,589 square feet of medical and administrative office space, a parking structure with 389 off-street parking spaces, access ways and a visitor drop-off area, service areas, and landscape areas. Phase 2 proposes an additional 97,985 square-feet of medical and administrative office space and a parking structure with 481 off-street parking spaces. Access to the Specific Plan site will be provided via an existing driveway off of Valencia Mesa Drive (which then crosses an adjacent parcel 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. Table C, Project Statistics, provides a statistical summary of the square footage, parking, and landscape areas for Phases 1 and 2 of the Specific Plan.

¹ 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.

TABLE B: PROJECT STATISTICS

| | Phase 1 (existing) | Phase 2 (proposed) | Total (build-out) |
|--|---|--|------------------------------|
| Site Acreage | 1.99 | 1.12 | 3.11 |
| Gross Building Size (sq. ft.)* | 71,589 sf | 97,895 sf | 169,484 sf |
| Number of Floors | 3 | 4 | -- |
| Square Footage (by floor) | | | |
| Floor 1 | 24,881 sf | 21,100 sf | 45,981 sf |
| Floor 2 | 23,280 sf | 25,660 sf | 48,940 sf |
| Floor 3 | 23,428 sf | 25,615 sf | 49,043 sf |
| Floor 4 | N/A | 25,520 sf | 25,520 sf |
| Usage (by floor) | | | |
| Floor 1 | Expressions Appearance Center, Diagnostic Imaging Center, X-Ray, CT, MRI, Pet/CT, Ultrasound, Radiation Oncology | X-Rays Radio / Fluoroscopy, Nuclear Medicine, Dexa (Bone Scan), Laboratory, Medical Records, Building Support | -- |
| Floor 2 | Cancer Resource Library, Breast Center, Cancer Center | Internal Medicine Pulmonary Endocrinology Clinical Trials | -- |
| Floor 3 | Val Mesa Med. Gr., Outpatient Testing Center | Orthopedics Rheumatology / Physiatry | -- |
| Floor 4 | -- | Operating Rooms Patient Preparation / Recovery | -- |
| Building Height at Highest Point (feet) | 59.5' | 75' (max. height) | -- |
| Parking Structure - # of Spaces | 389 current (367 after reconfiguration with new parking structure**) | 481 | 848 |
| Parking Structure - # of Stories | 5.5 | 9.0*** | -- |
| Parking Structure –Max. Height (feet) | 45' 9" | 80**** | -- |

| | Phase 1 (existing) | Phase 2 (proposed) | Total (build-out) |
|-----------------|-------------------------------|-------------------------------|------------------------------|
| Landscape Areas | 0.346 acre | 0.222 acre | 0.568 acre |

Table B Notes:

*“Floor Area” shall be defined as the gross floor area minus the thickness of the exterior walls, utility shafts and elevator shafts.

**Phase 1 parking structure will lose 22 parking spaces as a result of the reconfiguration and reconstruction necessary to tie Phase 2 parking structure into Phase 1 parking structure. Therefore, the number of Phase 1 parking spaces will decrease from 389 to 367.

***Includes 2 levels of underground parking and 7 levels above ground.

****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.

2.4.1 Phase 1 Project Description

The development program for Phase 1 of the project is shown in Figure 3, Site Plan. The medical office building, which has been in operation since 2003, consists of a first floor with 24,881 square feet and two additional floors with 23,280 square feet and 23,428 square feet, respectively. The building is approximately 59.5 feet in height and constructed of exterior materials consisting of concrete or plaster spandrel with low-reflective glass. The building has a main entrance off of an entry courtyard along the western side of the building. There is a visitor drop-off area along the access way from N. Harbor Boulevard. Figures 4, 5, and 6 provide floor plans for the medical office building. Figures 7, 8, and 9, Elevation Medical Office Building, provide the exterior elevations of the medical office building and connecting bridge

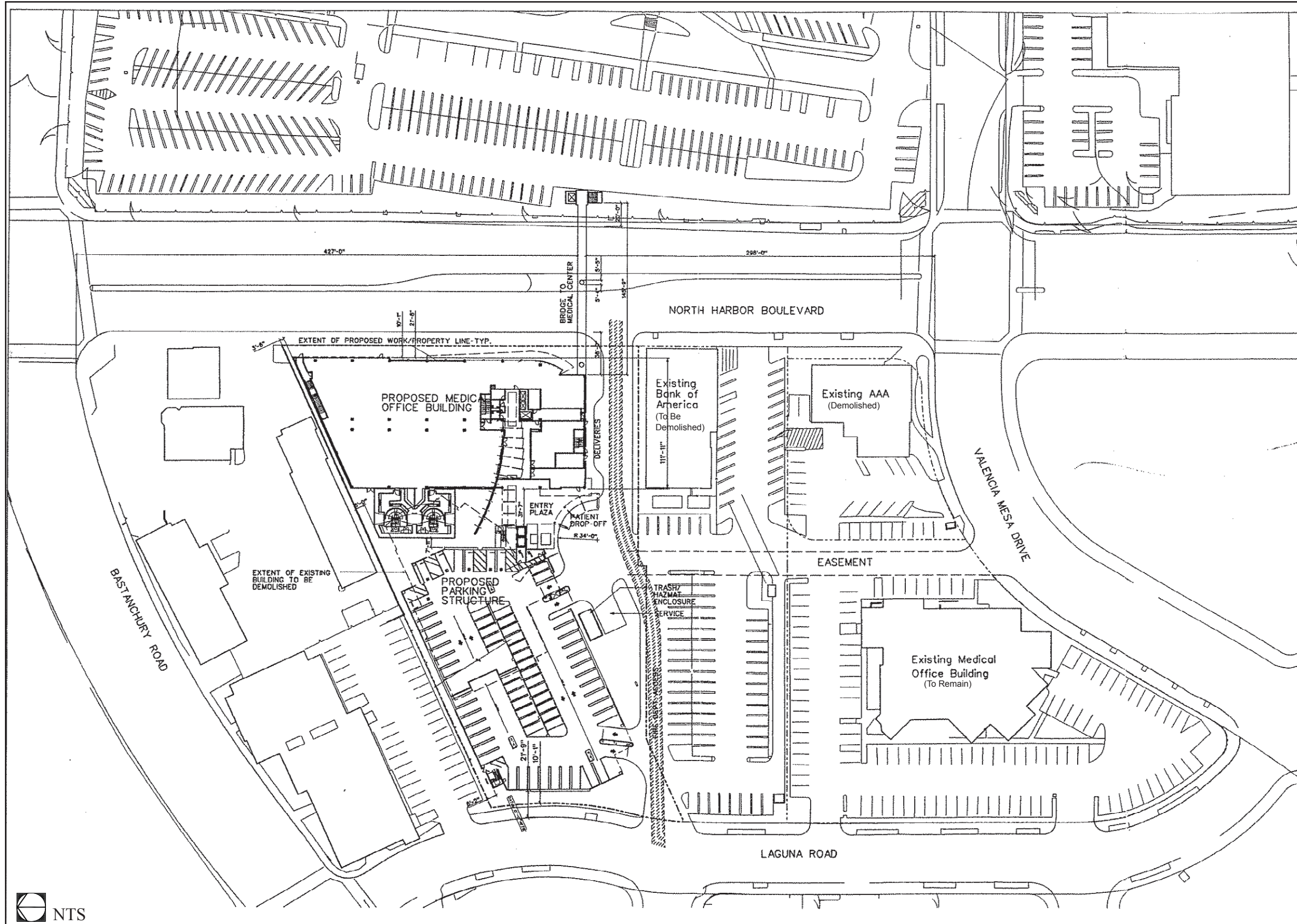
The parking structure is 5.5 levels with approximately 26,671 square feet per level. The parking structure has exterior materials that consist of concrete with areas that provide planting grids for landscape materials. Figure 11, Elevation Parking Structure, provides the exterior elevations of the parking structure.

The Phase 1 Medical Office Building site is connected to St. Jude Medical Center via a pedestrian bridge. The bridge crosses N. Harbor Boulevard and provides pedestrian access to and from the site

to the parking lot for the St. Jude Medical Center. The pedestrian bridge provides approximately 28-feet 10-inches of clearance from N. Harbor Boulevard.

The Phase 1 site is landscaped with a hierarchy of plant materials that provide street frontage identification, screening of off-site access ways, and enhancement to provide a human scale within the entry courtyard. The landscaping consists of formal trees and a hedge screen along the access ways for the two entrances and along Laguna Road, a hedge screen along the northern property boundary, and street trees and landscaping along N. Harbor Boulevard. The Specific Plan shows that N. Harbor Boulevard be landscaped with mature trees. Figure 12, Landscape Plan, illustrates the landscaping that occurred for Phase 1 of the Specific Plan.

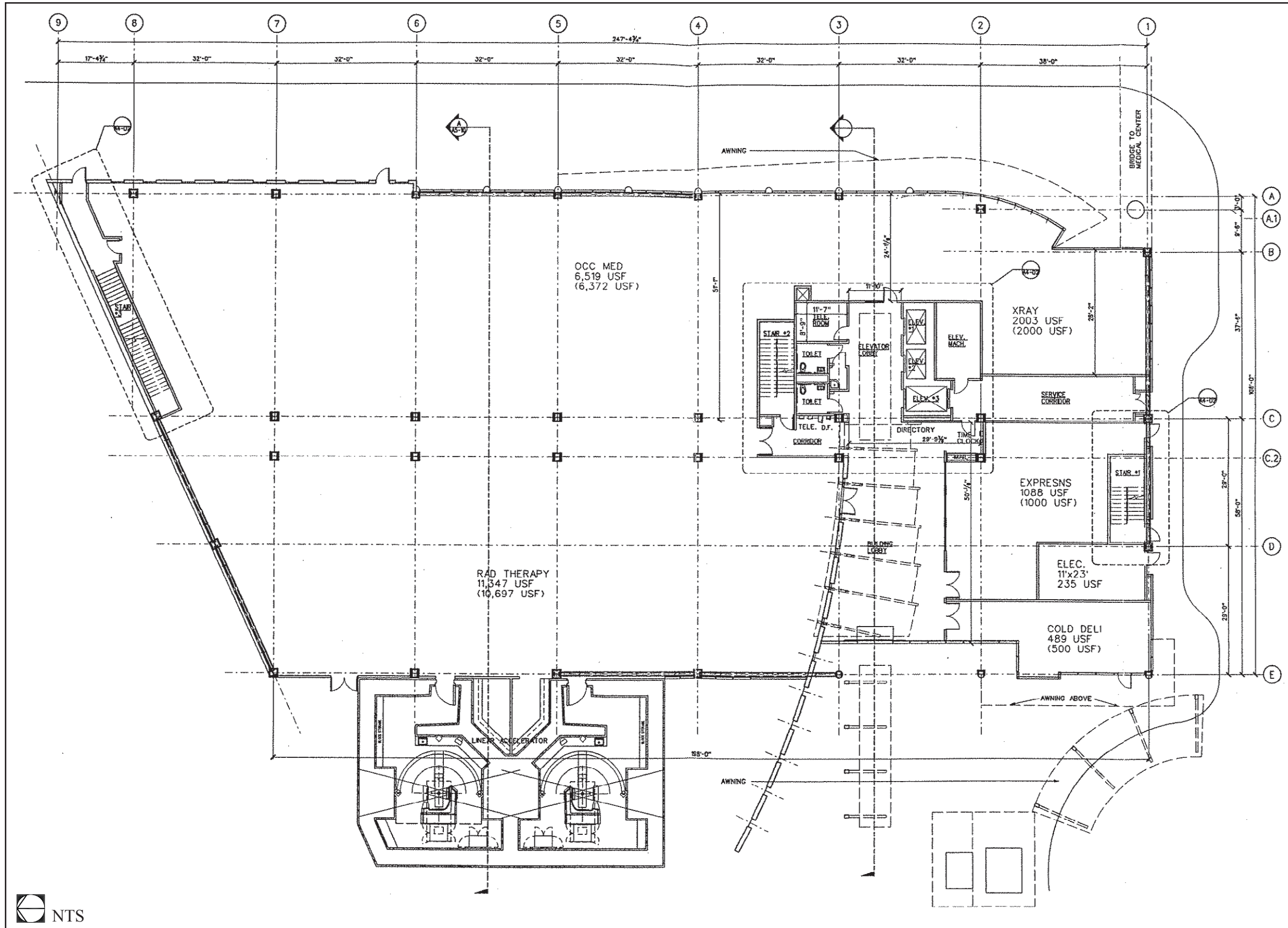
Figure 3
Phase 1 Site Plan



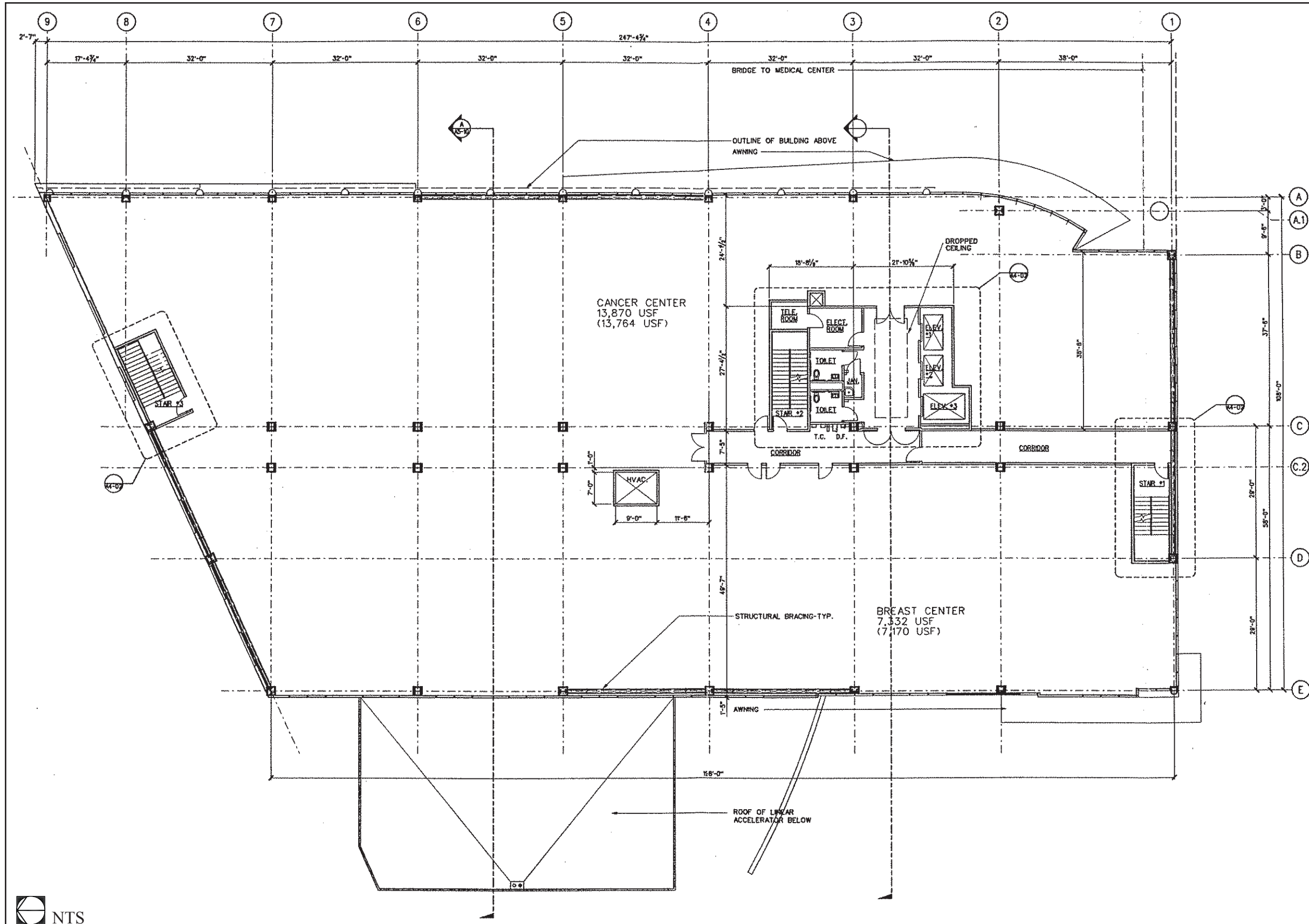
NTS

The Plaza Specific Plan—Phases 1 & 2

Figure 4
Phase 1
First Floor Plan

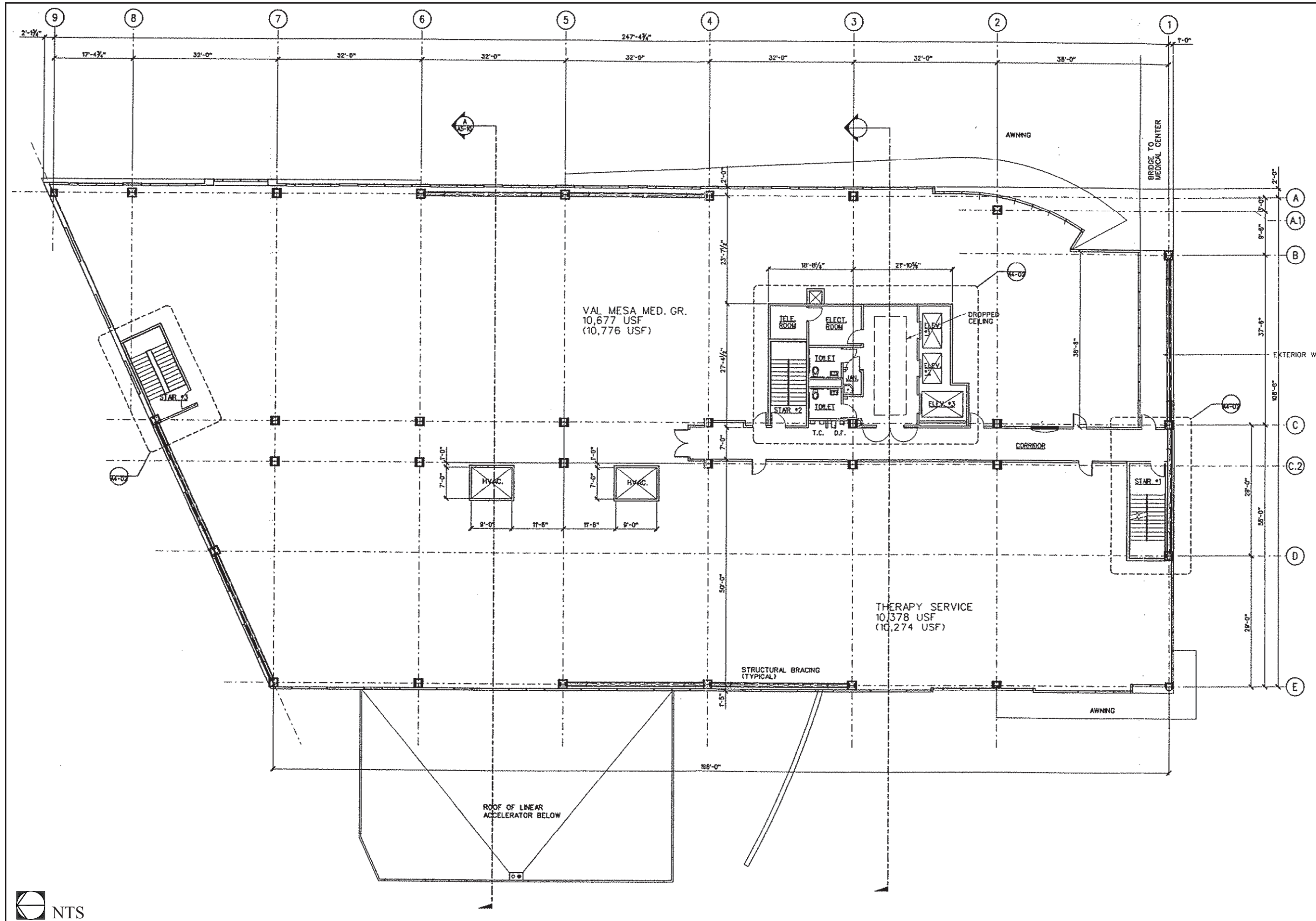


**Figure 5
Phase 1
Second Floor Plan**



The Plaza Specific Plan—Phases 1 & 2

**Figure 6
Phase 1
Third Floor Plan**



The Plaza Specific Plan—Phases 1 & 2

Figure 7
Phase 1 Exterior
Building Elevations
(East & South)

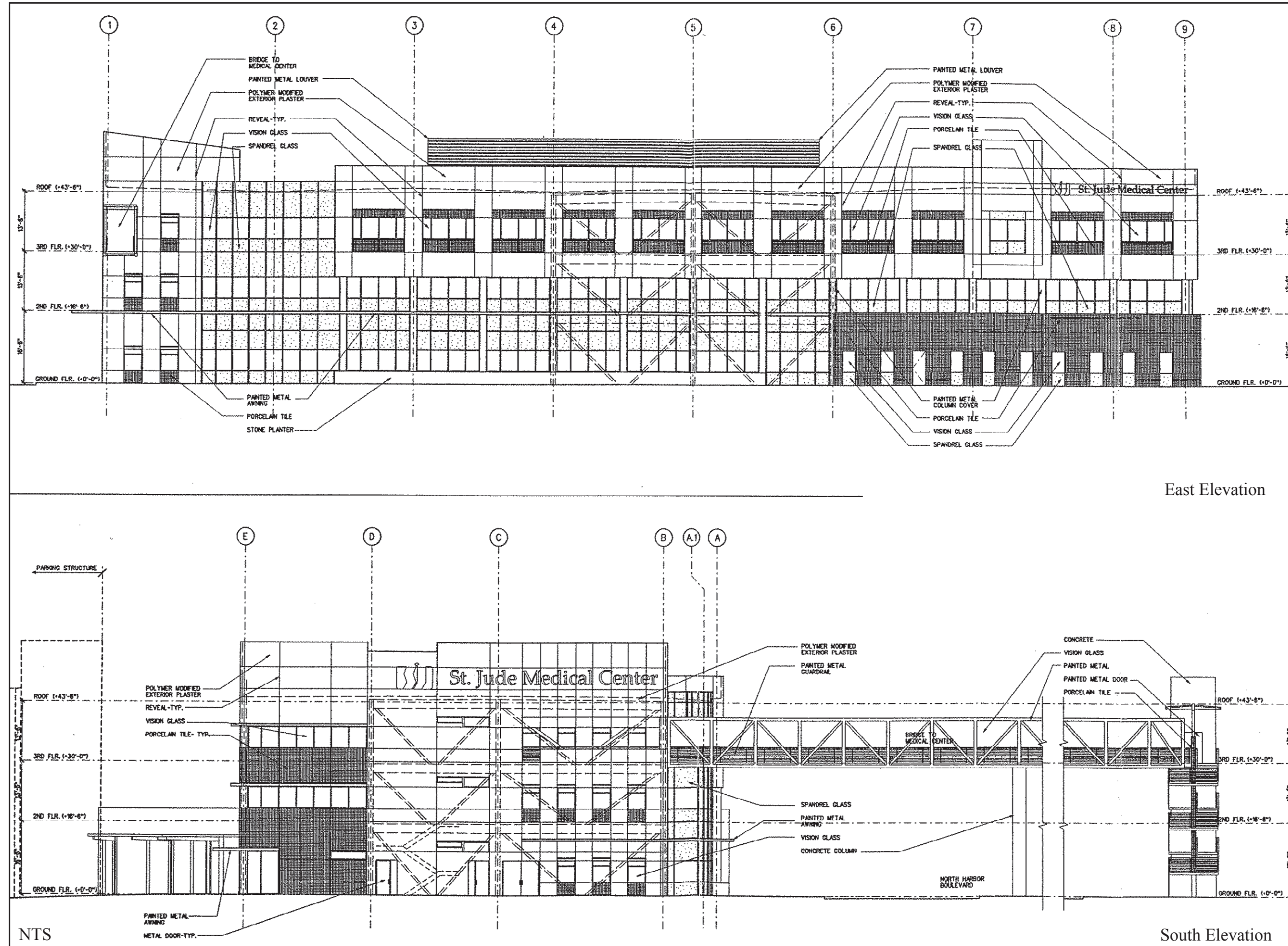
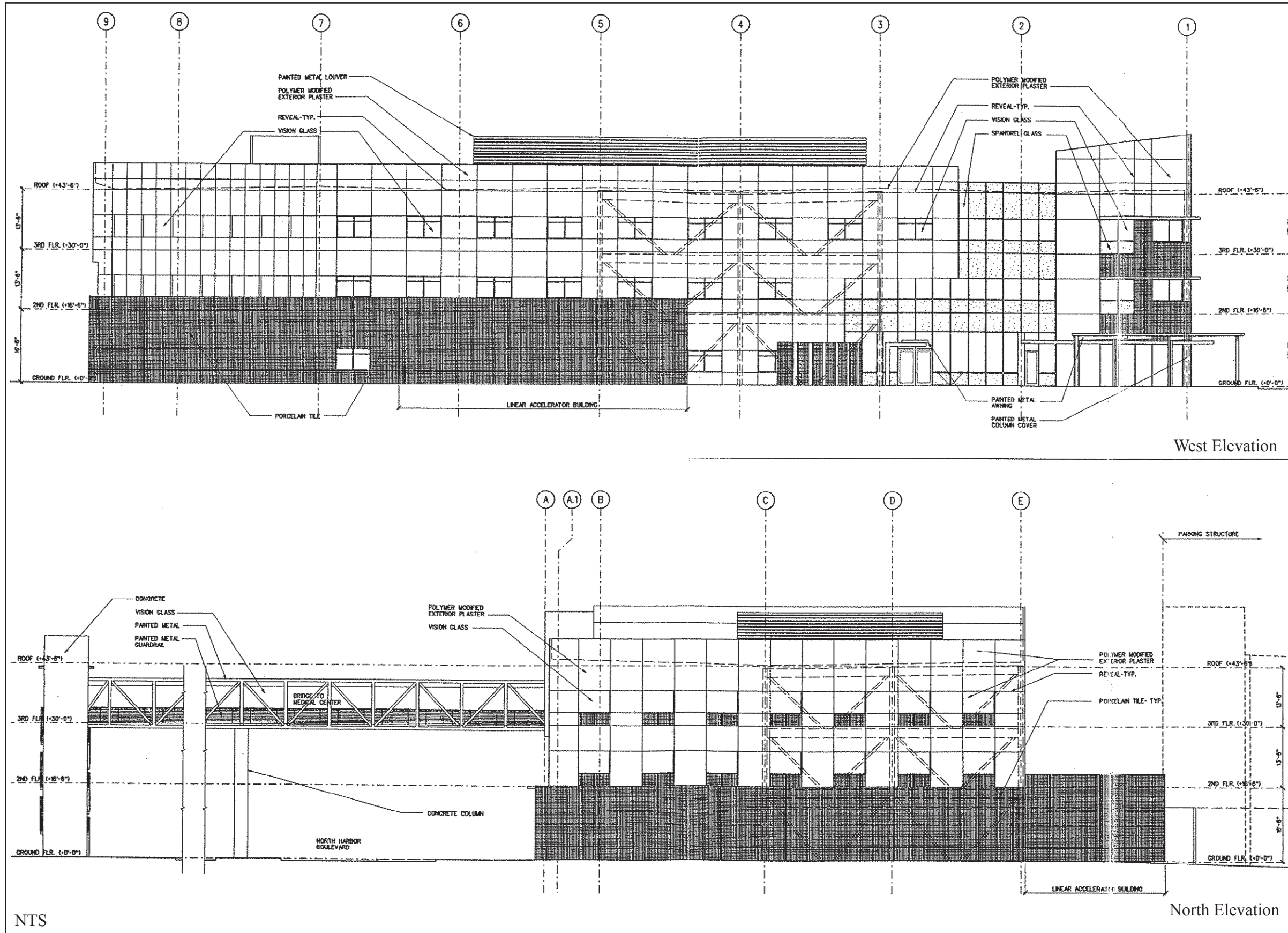


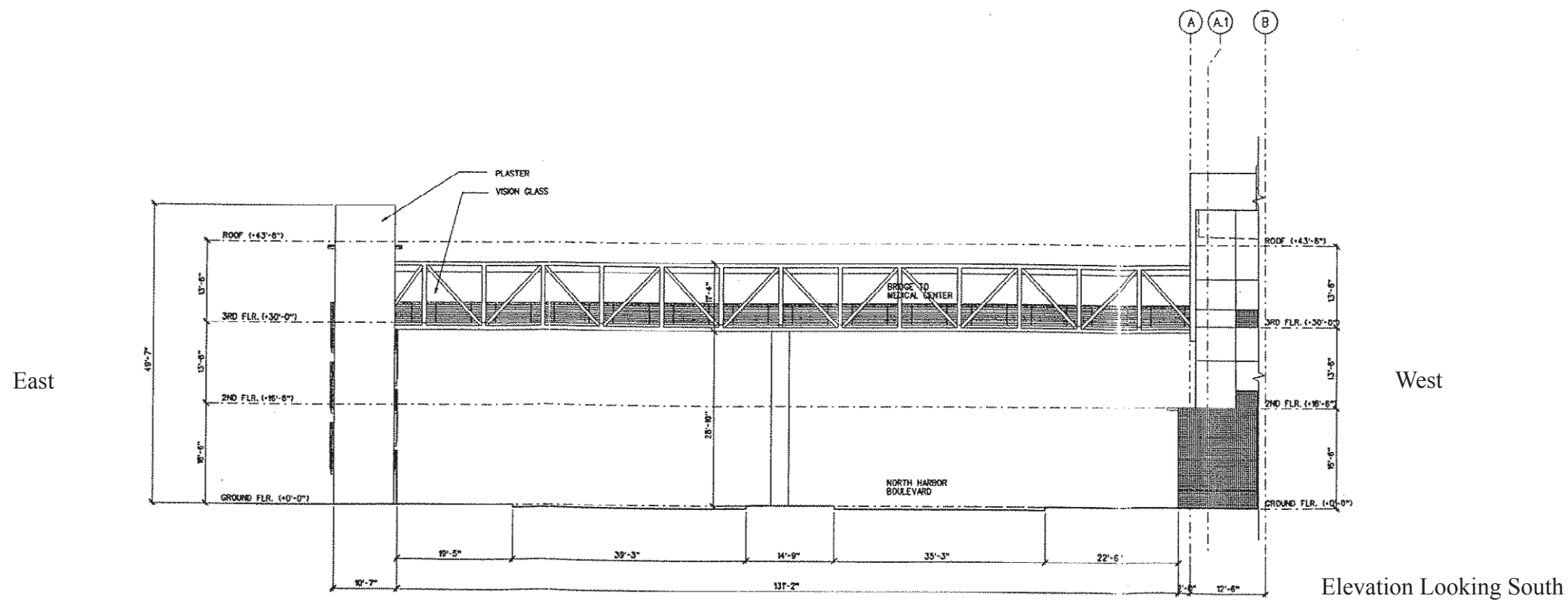
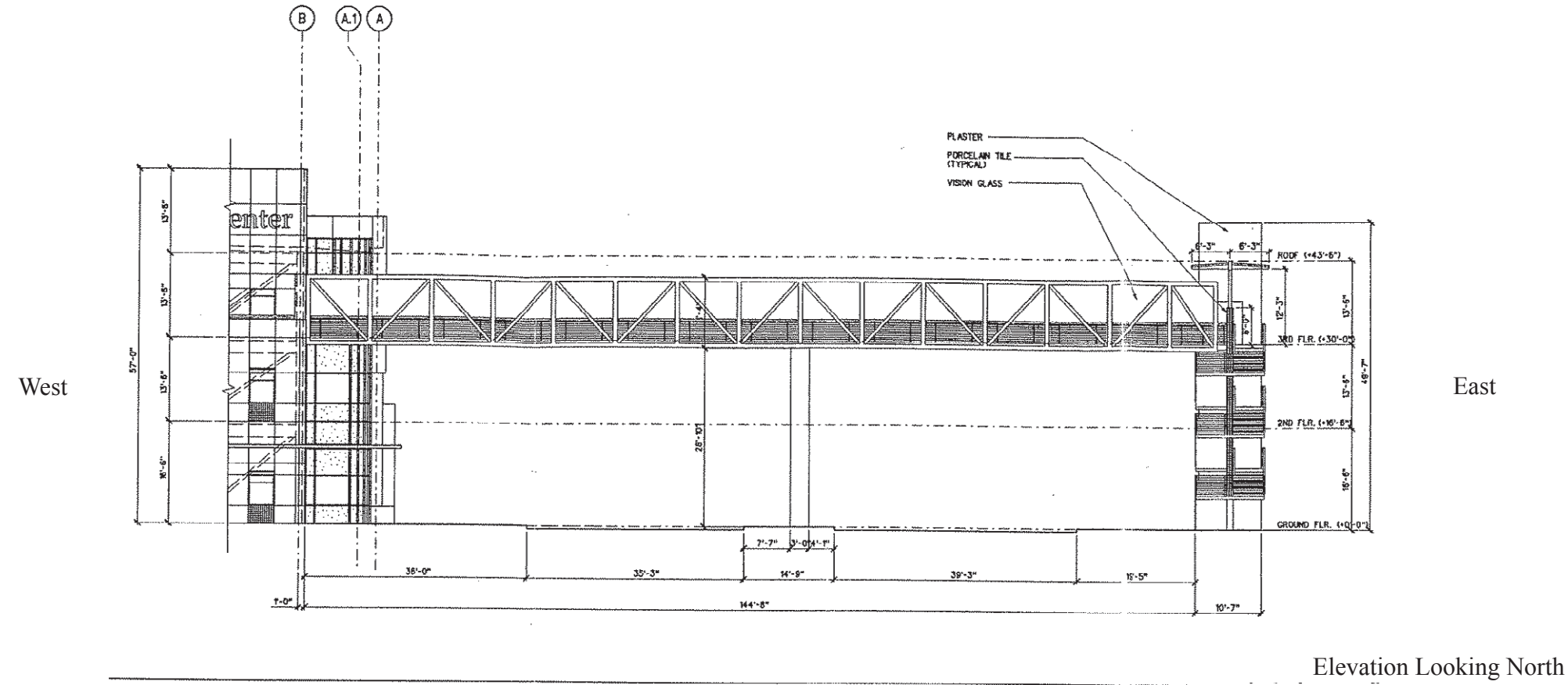
Figure 8
Phase 1 Exterior
Building Elevations
(West & North)



NTS

The Plaza Specific Plan—Phases 1 & 2

Figure 9
Phase 1 Bridge
Sections & Elevations
(North & South)



NTS

**Figure 10
Phase 1
Parking Structure
Ground Level Plan**

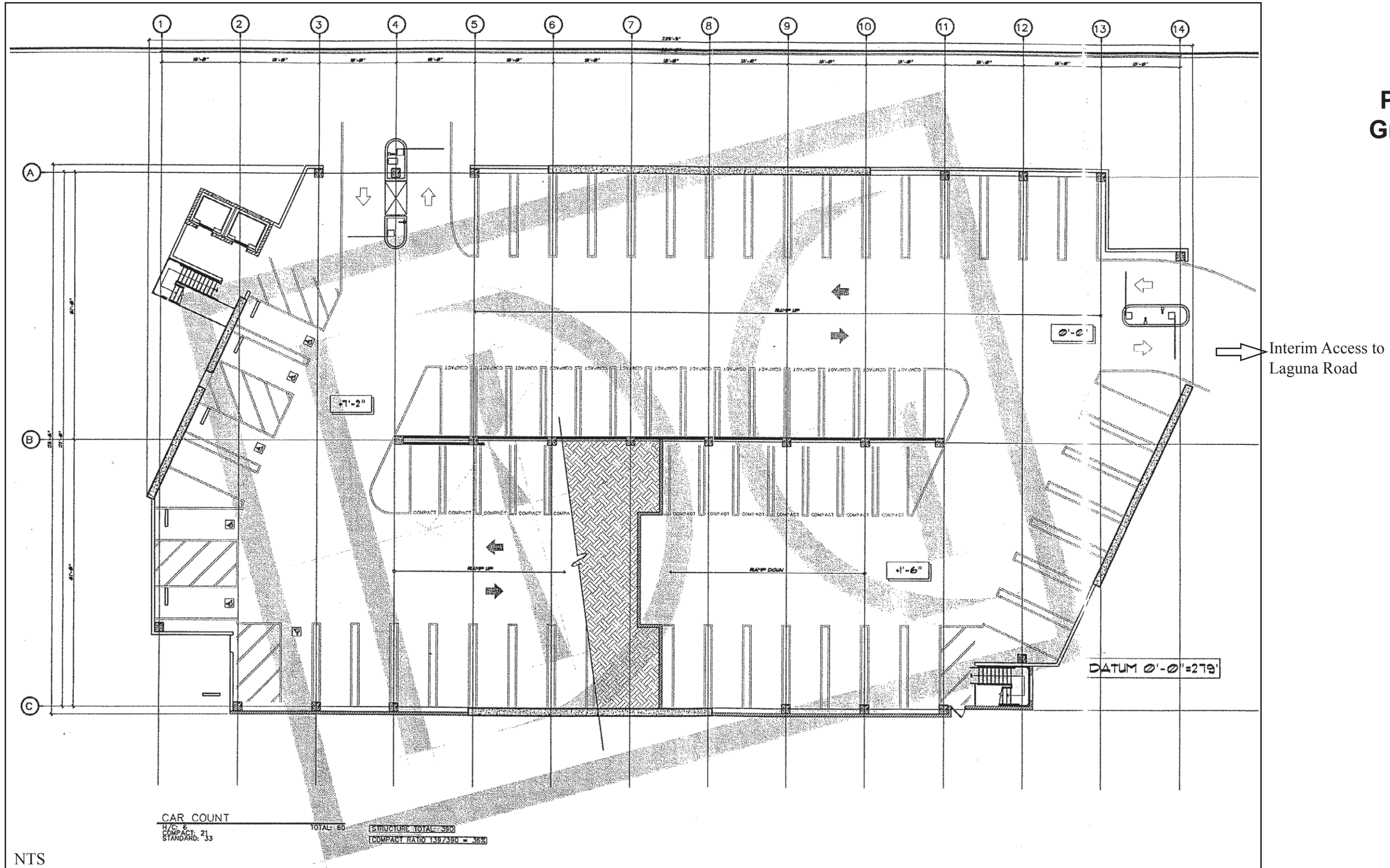
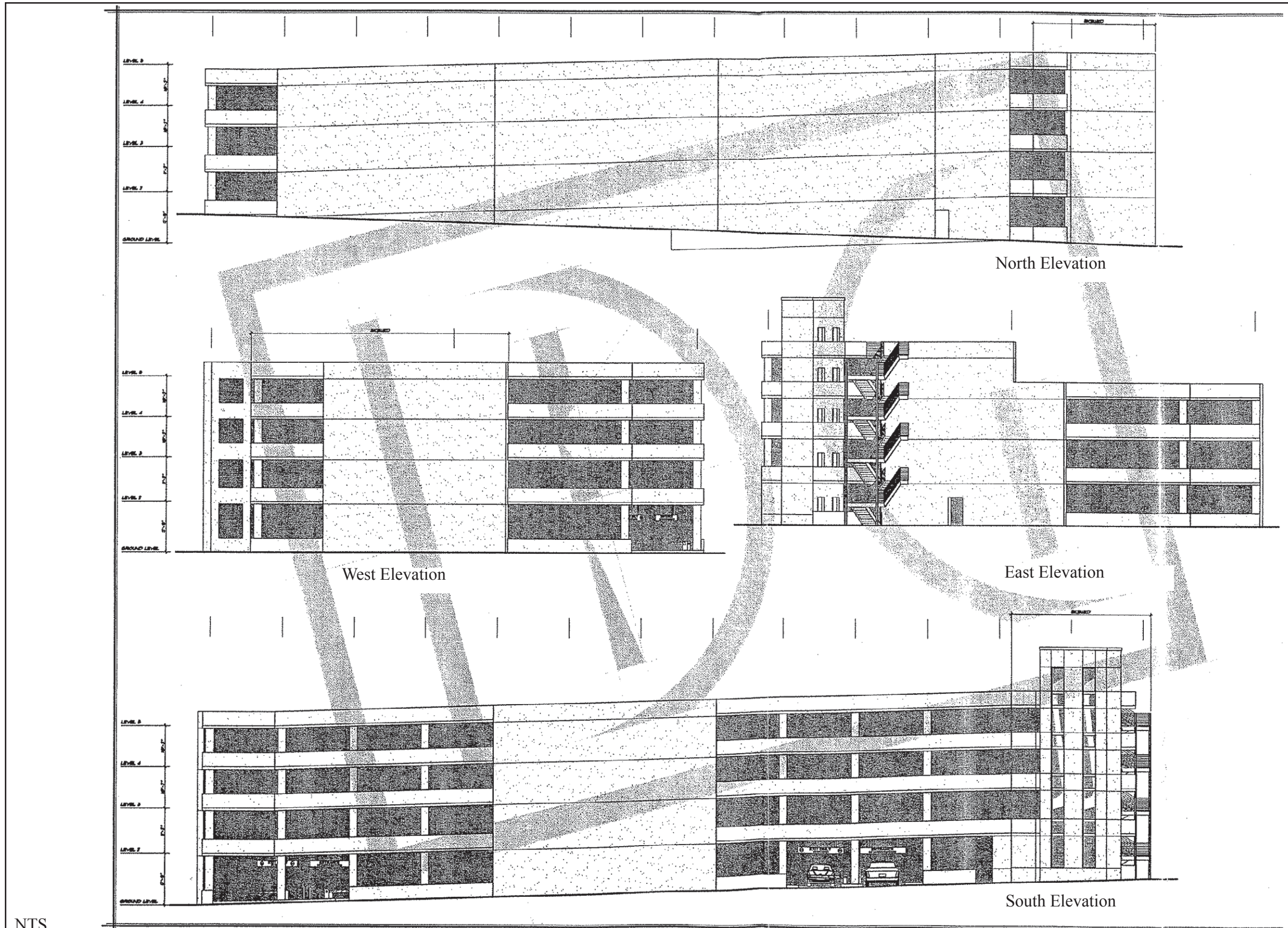


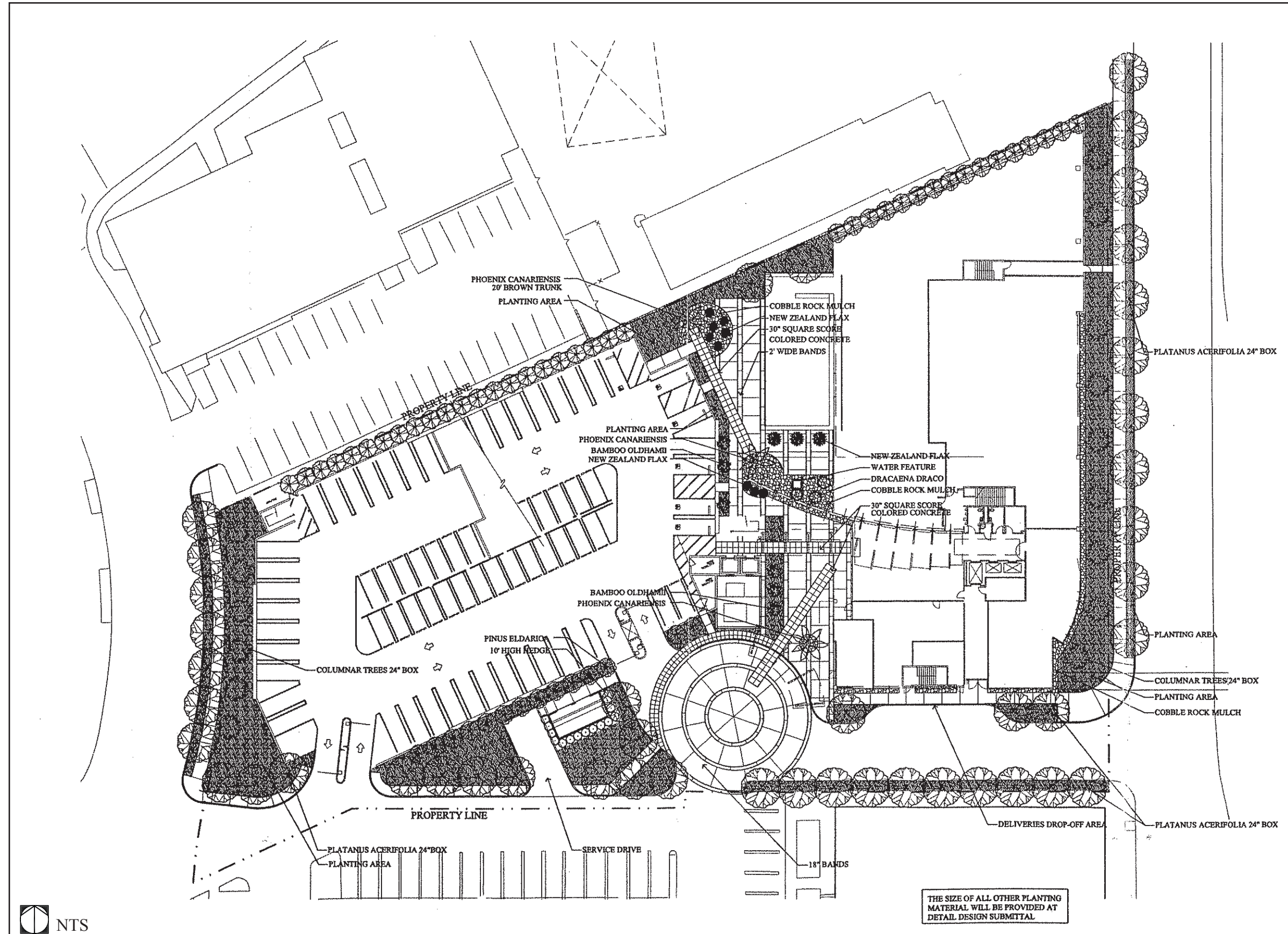
Figure 11
Phase 1
Parking Structure
Building Elevations



NTS

The Plaza Specific Plan—Phases 1 & 2

**Figure 12
Phase 1 Conceptual
Landscape Plan**



2.4.2 Phase 2 Project Description

Phase 2 of the Plaza Specific Plan provides for the construction of a 97,895 square-foot, four-story medical office building that will be used for medical and administrative office space, and as an outpatient health-care center. The medical office building addition will connect directly with the Phase 1 Medical Office Building's south wall and will require a seismic joint between the two buildings to allow for independent movement. The location and development of Phase 2 is shown in Figure 13, Site Plan. As depicted in Figures 14, 15, and 16, the first three floors will be designated as medical and administrative office space and consist of 21,100 square-foot, 25,660 square-foot, and 25,615 square-foot, respectively. The fourth floor will consist of 25,520 square-foot and will house the Outpatient Surgery Center (see Figure 17). Figure 18 provides a visual of the roof plan for the Phase 2 medical office building. The finished floor elevation for the Phase 2 medical office building will be set at 288.0 to allow for access from Phase 1 to Phase 2. Figures 19 and 20 provide the exterior elevation for each side of the medical office building.

An additional parking structure will be constructed as part of Phase 2. The new parking structure will consist of 9 levels — 2 levels below ground and seven levels above ground (see Figures 21 through 30). The parking structure will create an additional 481 off-street parking spaces (see Table C, Phase 2 Parking Structure Parking Space Count). Exterior elevations for the proposed parking structure are shown in Figures 31 to 33. Figures 34 and 35 provide schematics of the lateral and longitudinal building sections.

TABLE C: PHASE 2 PARKING STRUCTURE PARKING SPACE COUNT

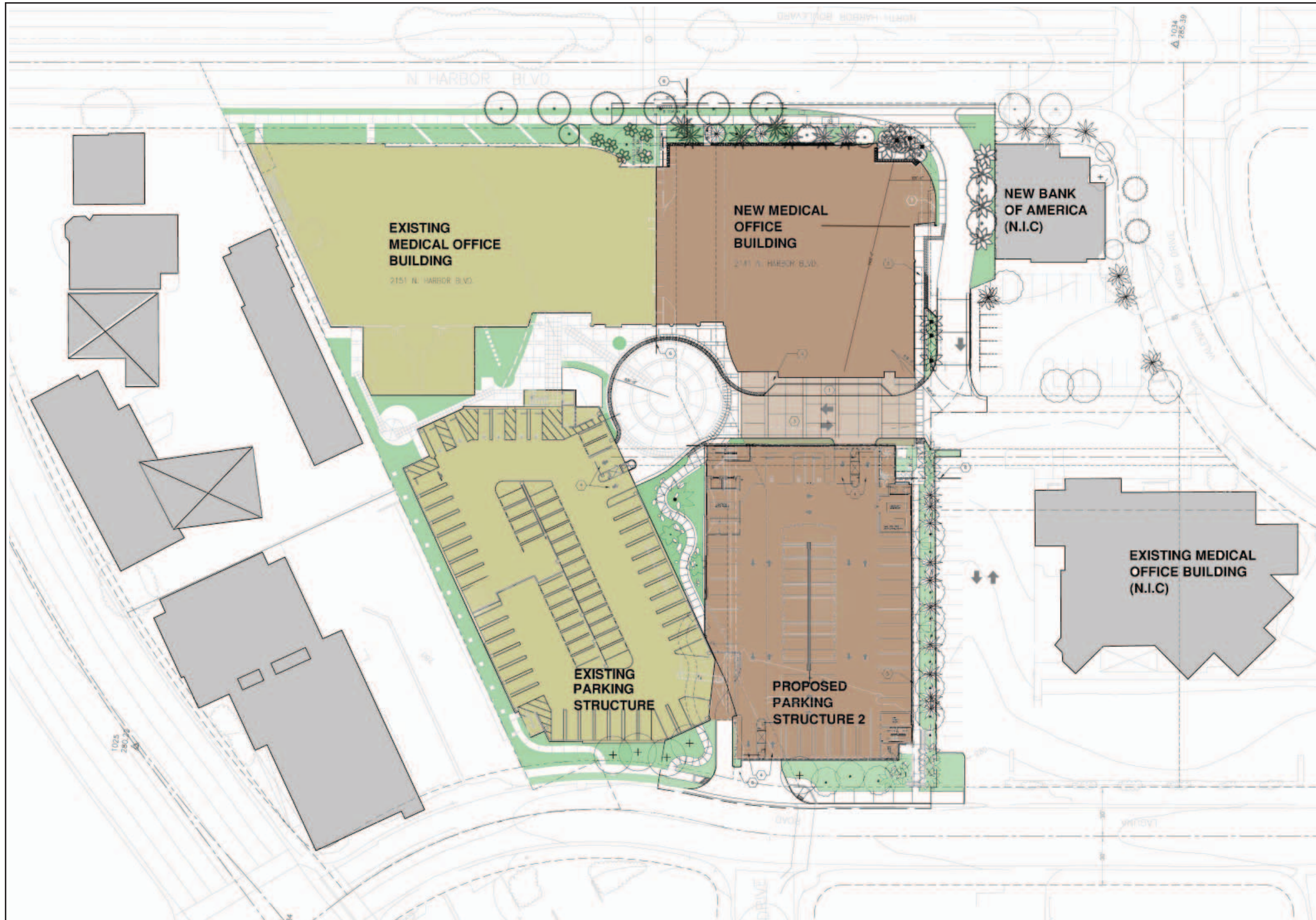
| Parking Level | Typical Spaces (9'x17.5') | Handicapped/Accessible Spaces (9'x18') | Total Spaces |
|----------------------|----------------------------------|---|---------------------|
| B2 (Partial Level) | 12 | 0 | 12 |
| B1 | 50 | 0 | 50 |
| 1 | 46 | 0 | 46 |
| 2 | 50 | 3 | 53 |
| 3 | 56 | 4 | 60 |
| 4 | 53 | 6 | 59 |
| 5 | 53 | 6 | 59 |
| 6 | 53 | 6 | 59 |

| Parking Level | Typical Spaces (9'x17.5') | Handicapped/Accessible Spaces (9'x18') | Total Spaces |
|----------------------|----------------------------------|---|---------------------|
| 7 | 53 | 6 | 59 |
| 8 (Partial Level) | 24 | 0 | 24 |
| Totals | 450 | 31 | 481 |

The lights on the top deck of the proposed parking structure would provide adequate light at the center of the deck. The light level at the edge of the drive aisles is approximately 1 foot candle, as required by the City Code (Municipal Code 14.03.160, Section 1009.15). The light level drops from 1 foot candle to 0.50 – 0.75 foot candle at the edge of the structures. The light spill over, if any, off the edge of the structure would be minimal since the light levels at the edge of the deck are low.

Landscaping for Phase 2 will relate with the landscaping used for the Phase 1 project, providing a continuous and cohesive transitional interface between Phases 1 and 2. Materials and colors will be selected that unify building and site elements and clarify expressions of entry to both the building and parking structure (Source: SJMC Design Narrative 12-16-05). A conceptual landscape plan for Phase 2 is provided in Figure 36.

**Figure 13
Phase 2 Site Plan**



GENERAL NOTES

- 1. LIGHTING DESIGN SPECIFIED FOR BUILDING, PARKING AND LANDSCAPING SHALL COMPLY TO THE FOLLOWING CODES:
TITLE 24, CALIFORNIA CODE OF REGULATIONS;
PART 3-2001 CALIFORNIA ELECTRICAL CODE
(1999 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
- LOCAL CODE: CITY OF FULLERTON MUNICIPAL CODE

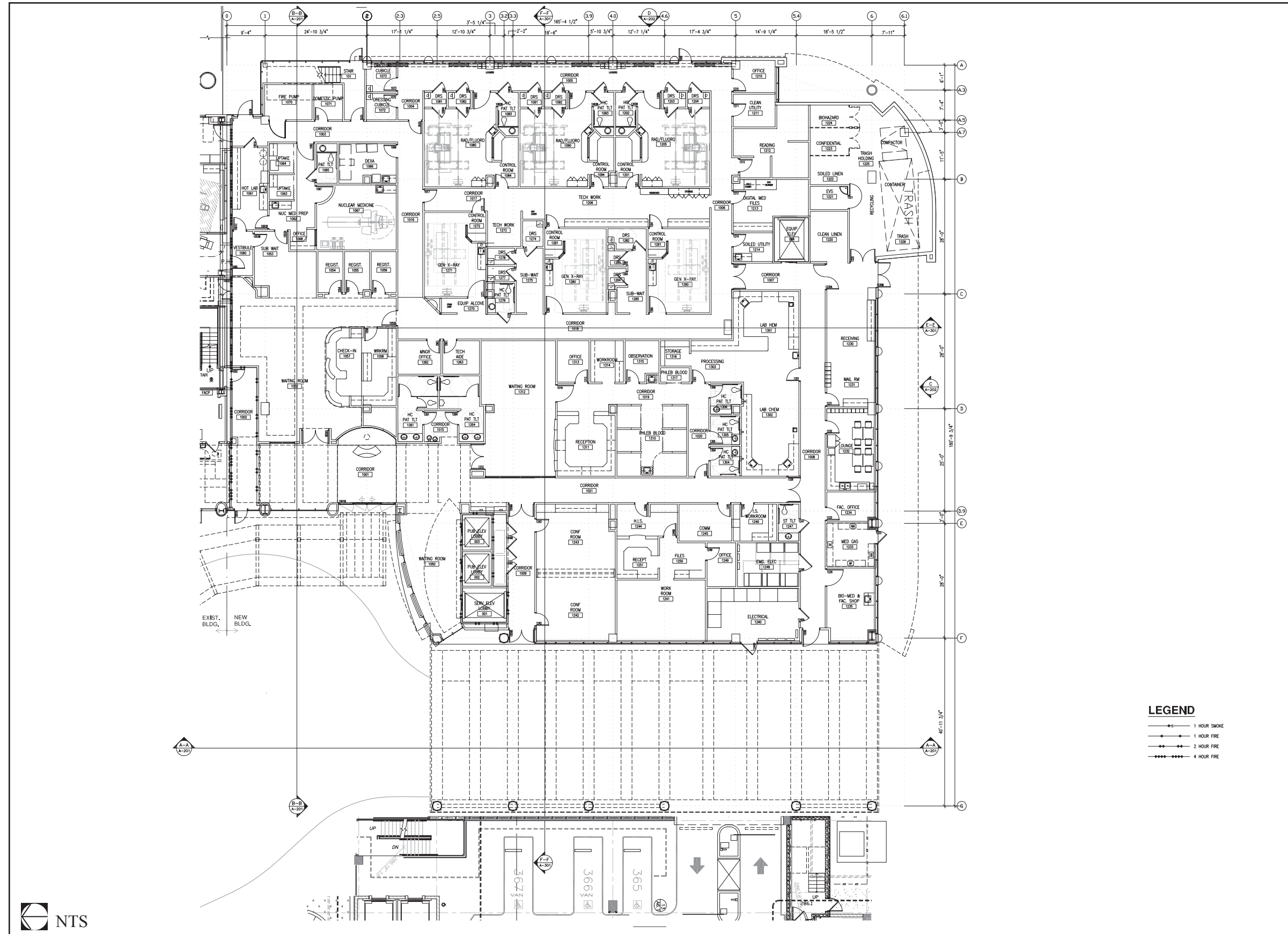
KEY NOTES

- 1 DELIVERY/EMERGENCY PARKING
- 2 LANDSCAPE PLANTERS
- 3 EMERGENCY ACCESS ROAD
- 4 FIRST LEVEL PARKING ENTRY & EXIT (UNDER SEPARATE COVER)
- 5 PEDESTRIAN PATH OF TRAVEL
- 6 ASSUMED PROPERTY LINE
- 7 GUARDRAIL

NTS

The Plaza Specific Plan—Phases 1 & 2

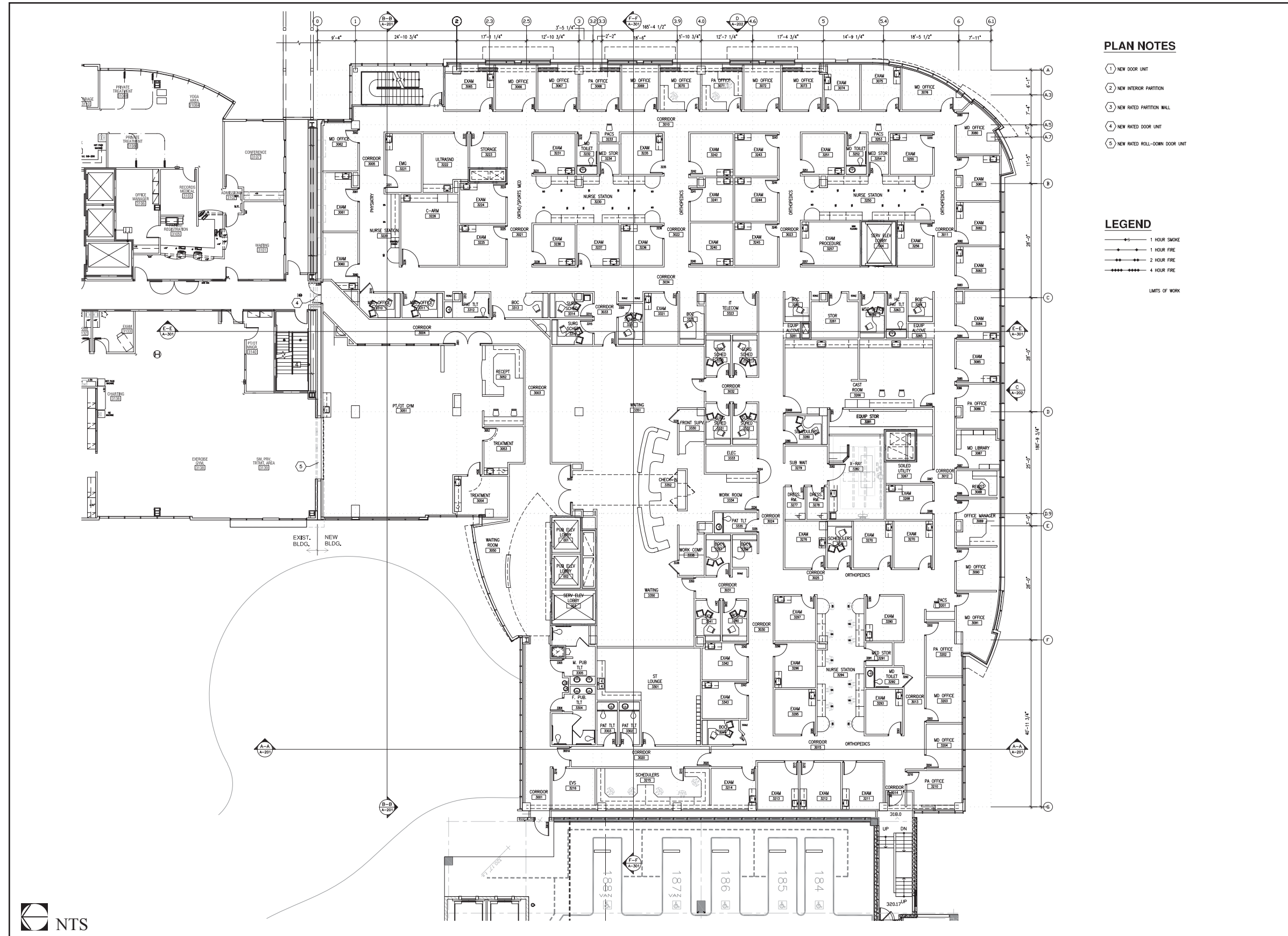
**Figure 14
Phase 2
First Floor Plan**



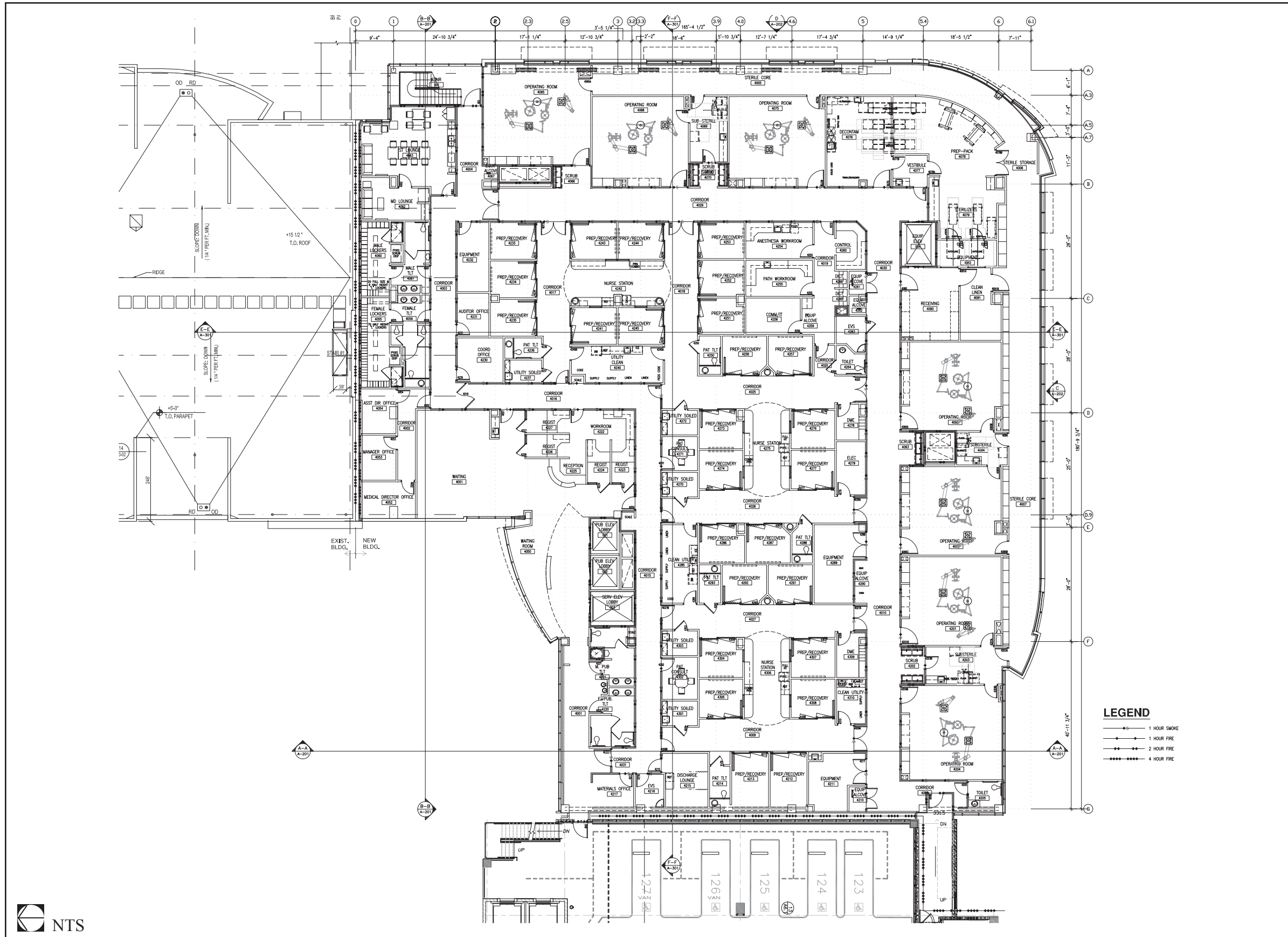
**Figure 15
Phase 2
Second Floor Plan**



**Figure 16
Phase 2
Third Floor Plan**

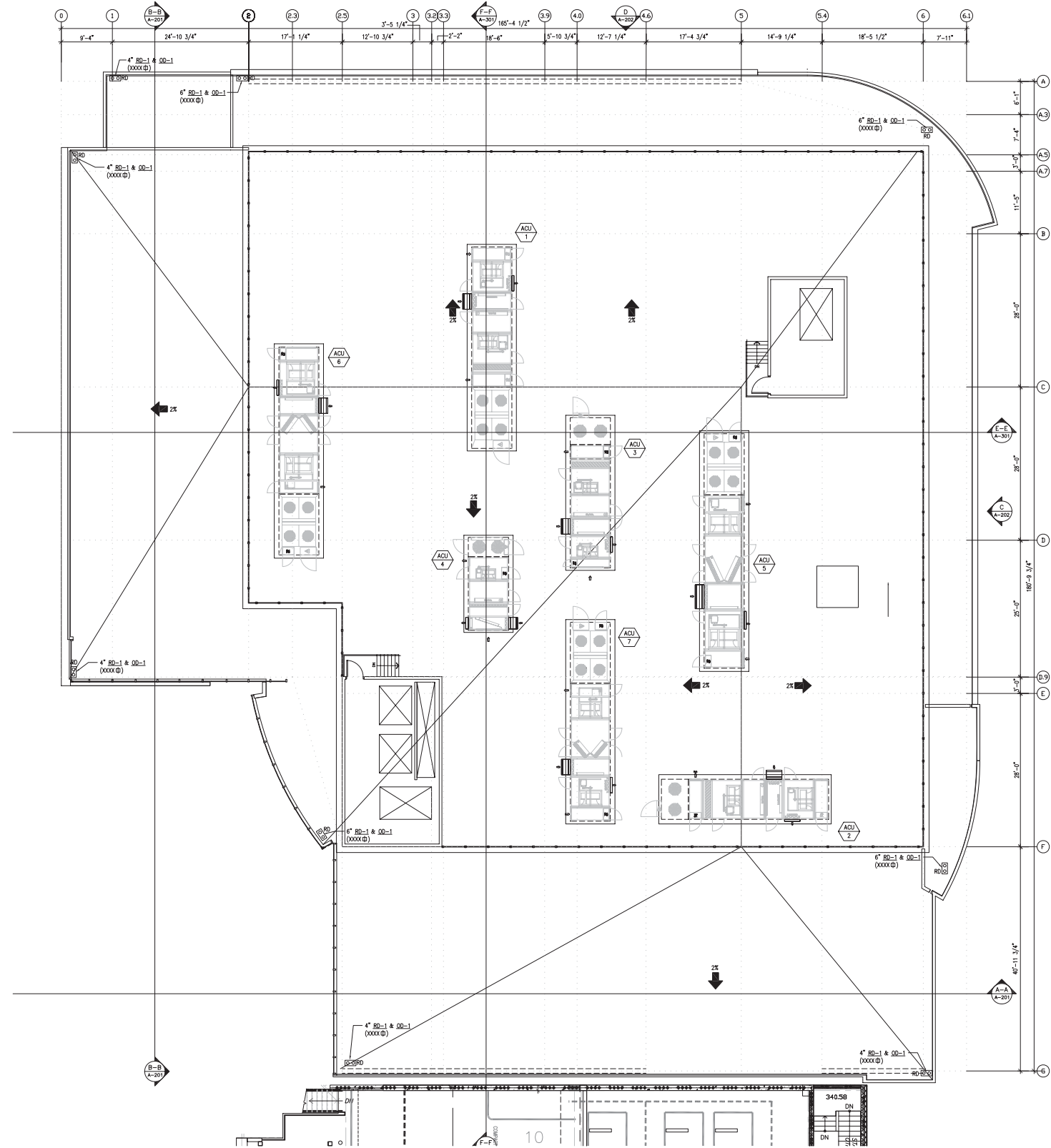


**Figure 17
Phase 2
Fourth Floor Plan**

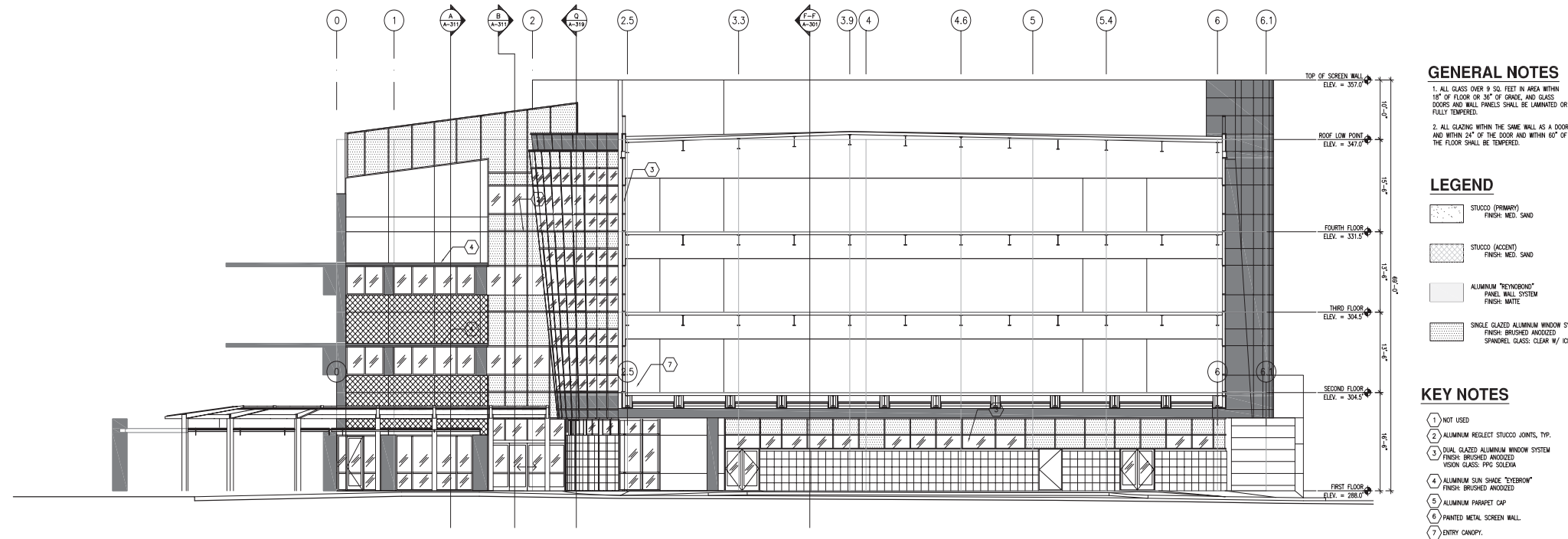


The Plaza Specific Plan—Phases 1 & 2

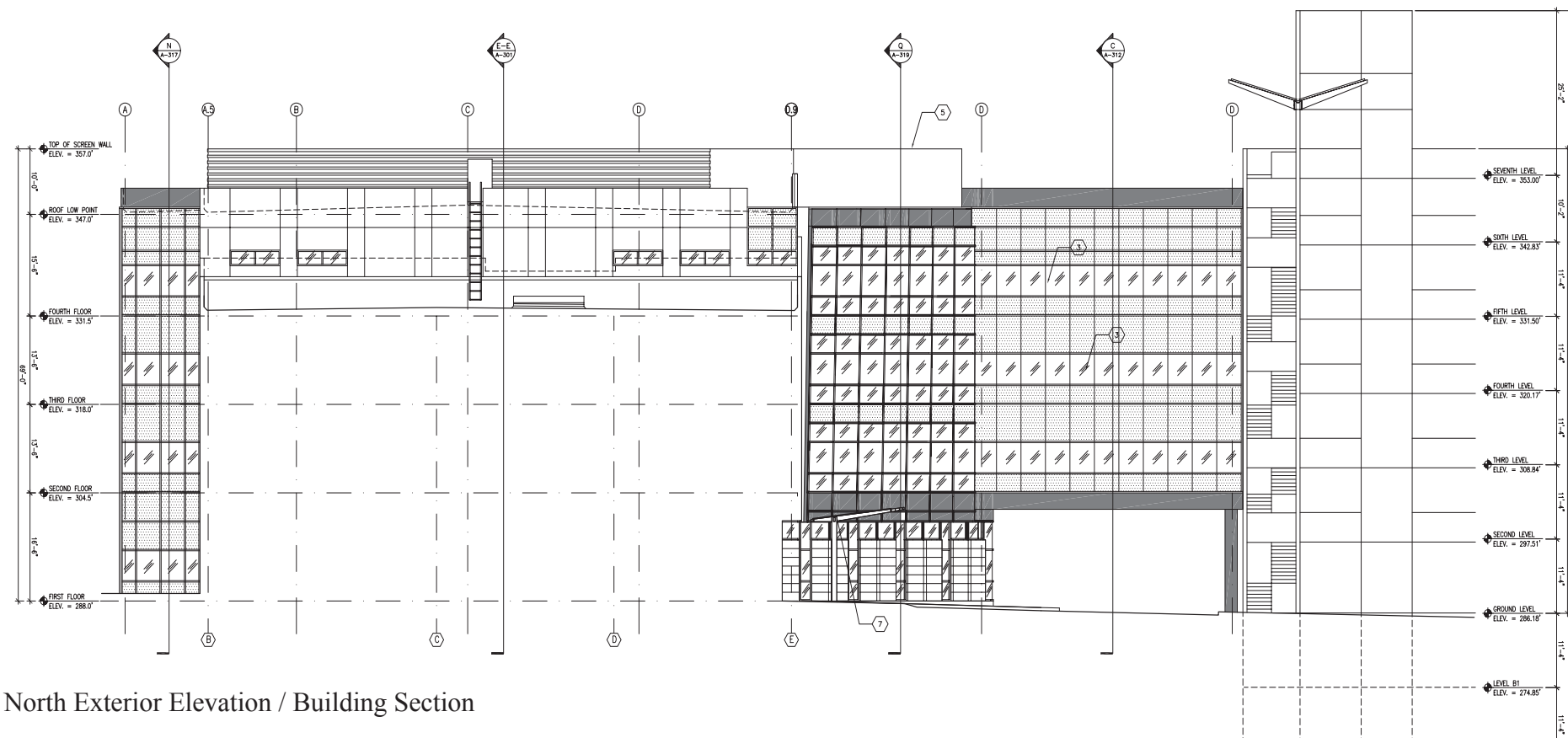
Figure 18
Phase 2 Roof Plan



**Figure 19A
Phase 2
Exterior Building
Elevations
(West & North)**



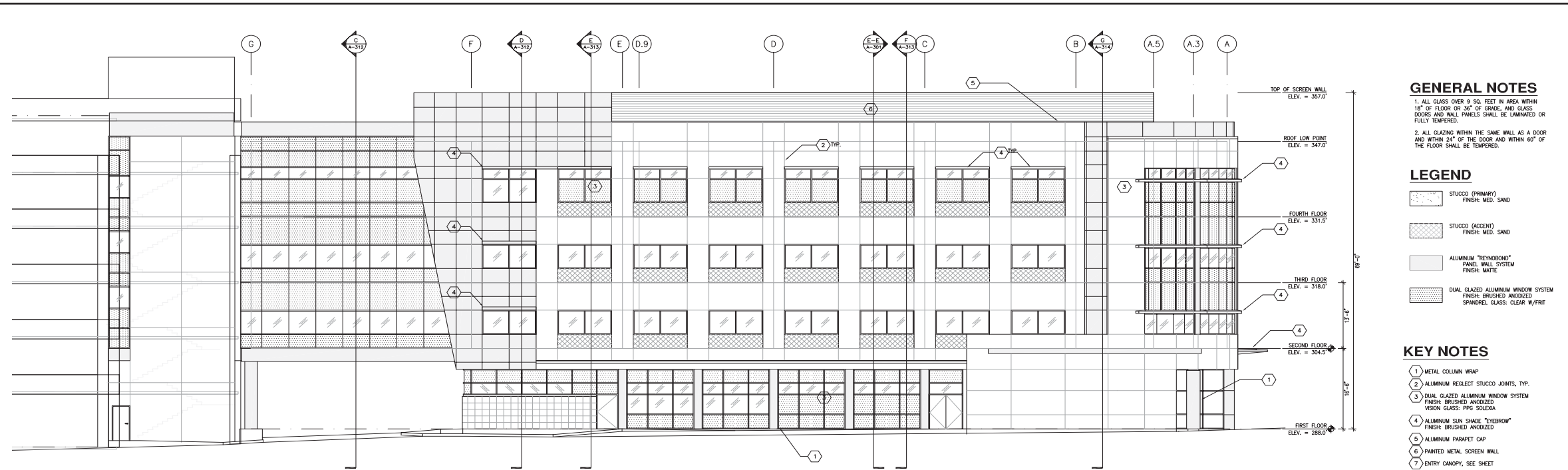
West Exterior Elevation / Building Section



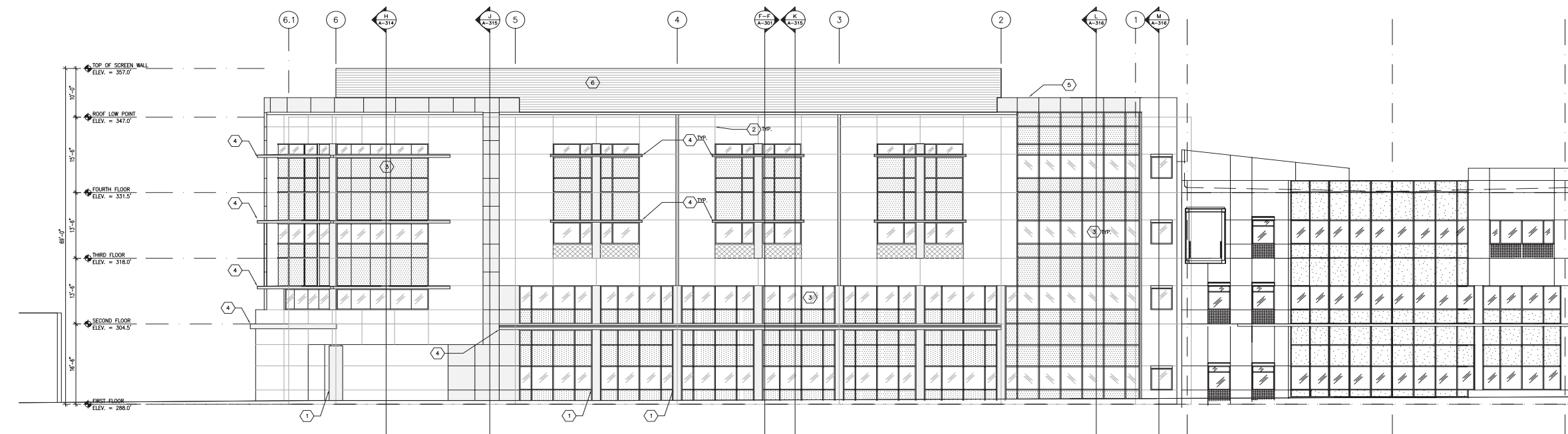
North Exterior Elevation / Building Section

NTS

**Figure 19B
Phase 2
Exterior Building
Elevations
(South & East)**



South Exterior Elevation



East Exterior Elevation

NTS

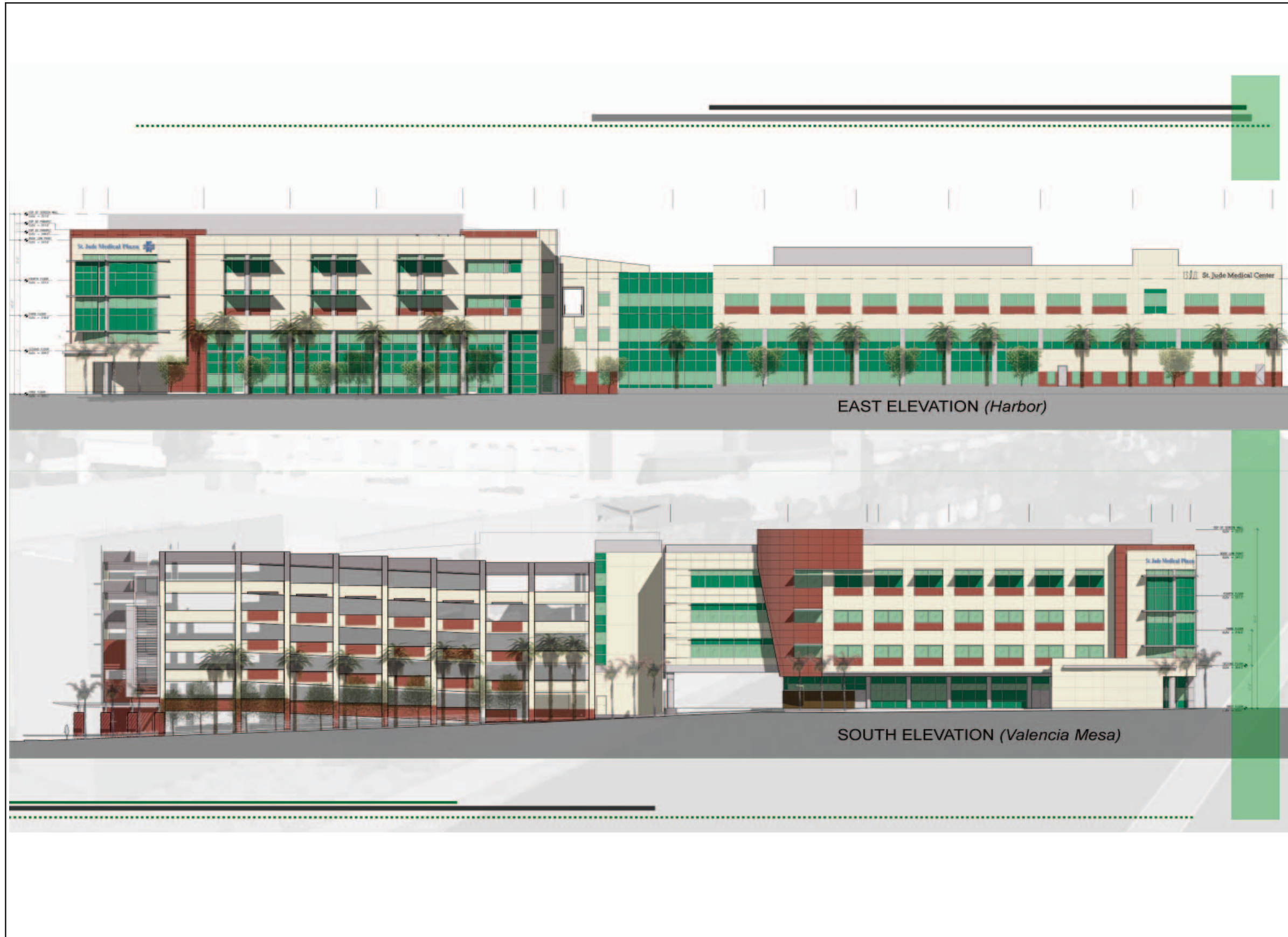
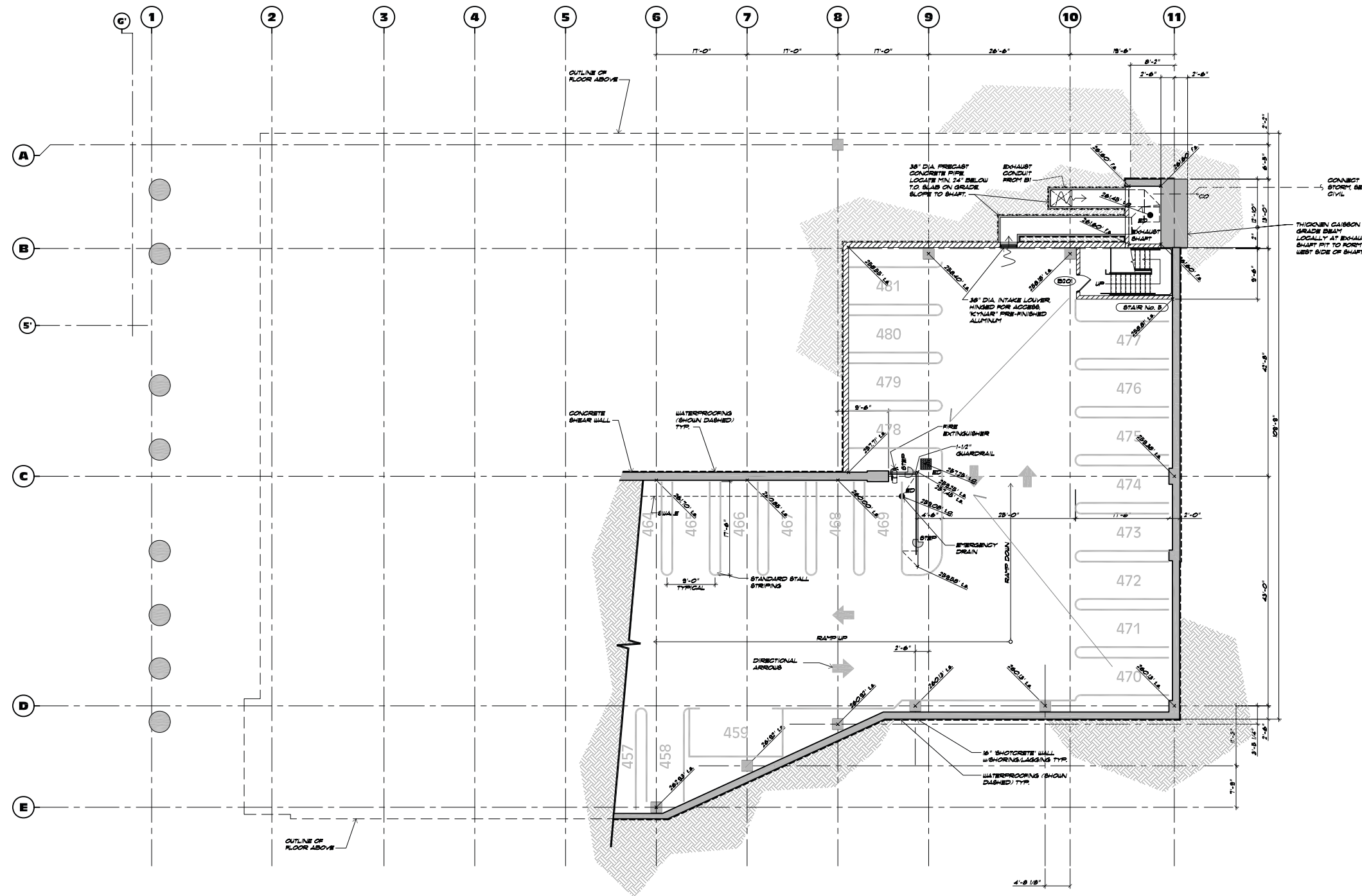


Figure 20
Phase 2
Exterior Building
Elevation Renderings
(South & East)



**Figure 21
Phase 2
Parking Structure
Level B2
(Partial Level)**

| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 12 |
| Accessible: | 0 |
| Total: | 12 |

*Plans are conceptual and subject to change per final design and engineering.

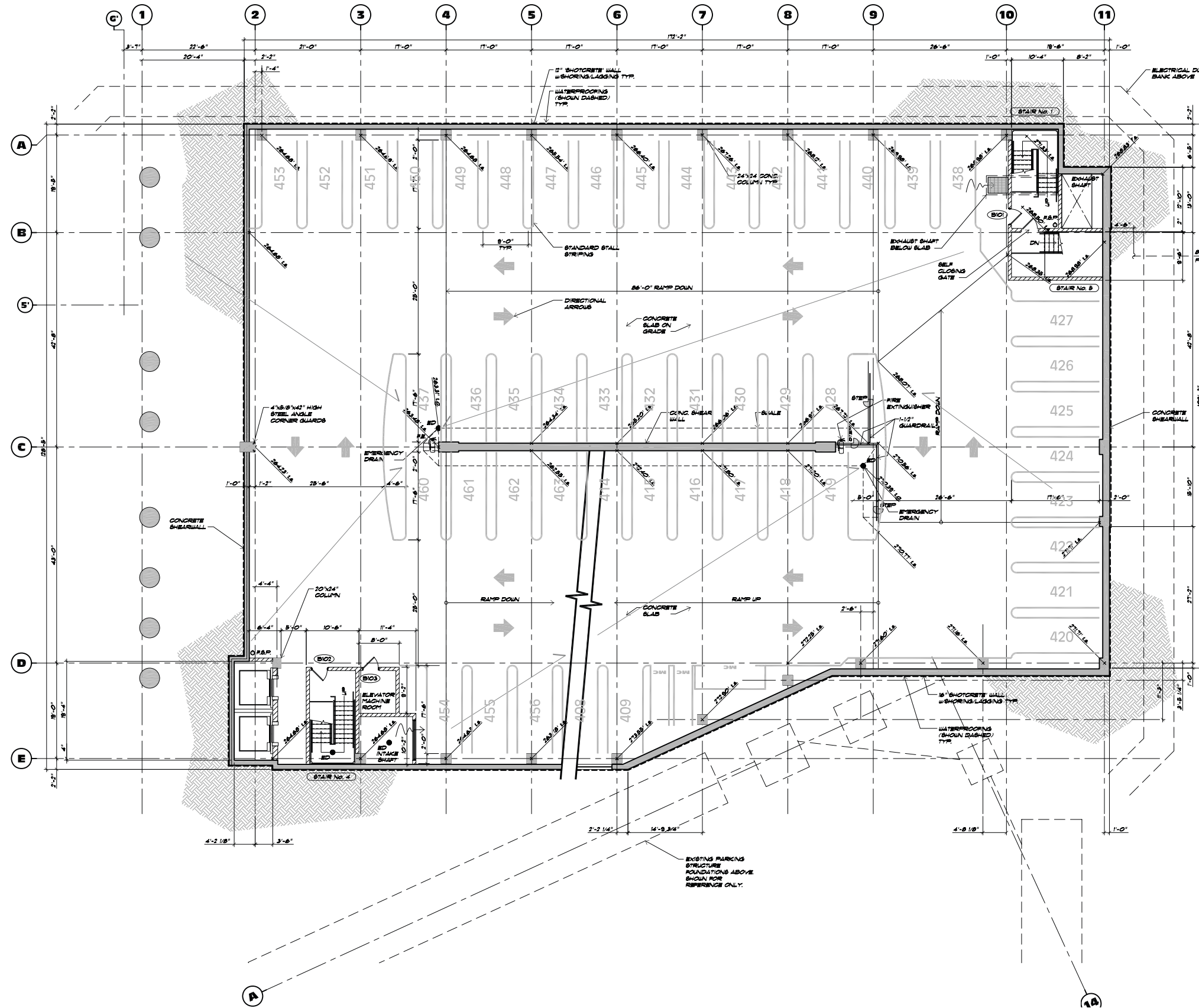


Figure 22
Phase 2
Parking Structure
Level B1

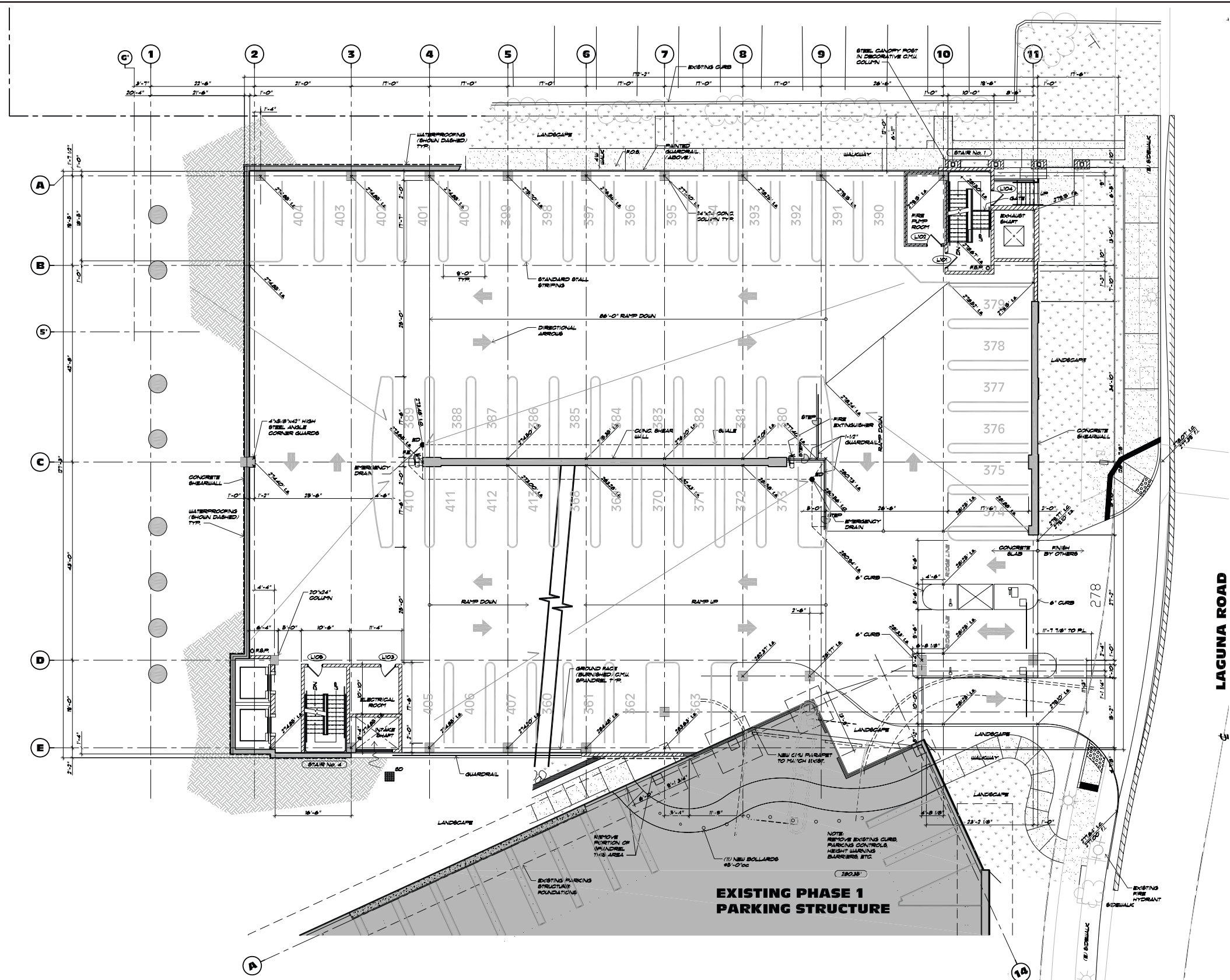
| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 50 |
| Accessible: | 0 |
| Total: | 50 |

*Plans are conceptual and subject to change per final design and engineering.

The Plaza Specific Plan—Phases 1 & 2



**Figure 23
Phase 2
Parking Structure
Ground Level**



| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 46 |
| Accessible: | 0 |
| Total: | 46 |

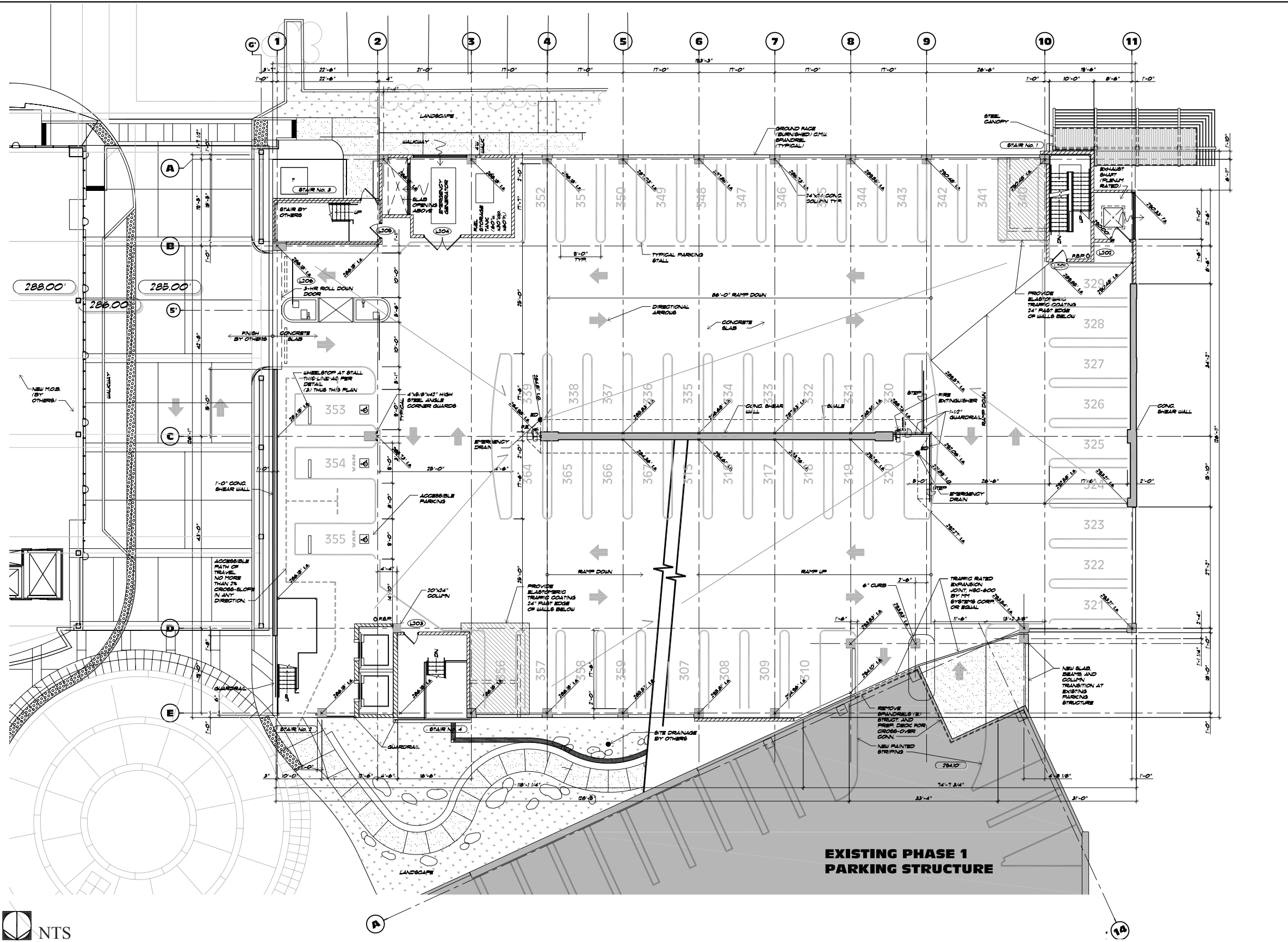
*Plans are conceptual and subject to change per final design and engineering.

The Plaza Specific Plan—Phases 1 & 2

City of Fullerton



**Figure 24
Phase 2
Parking Structure
Second Level**



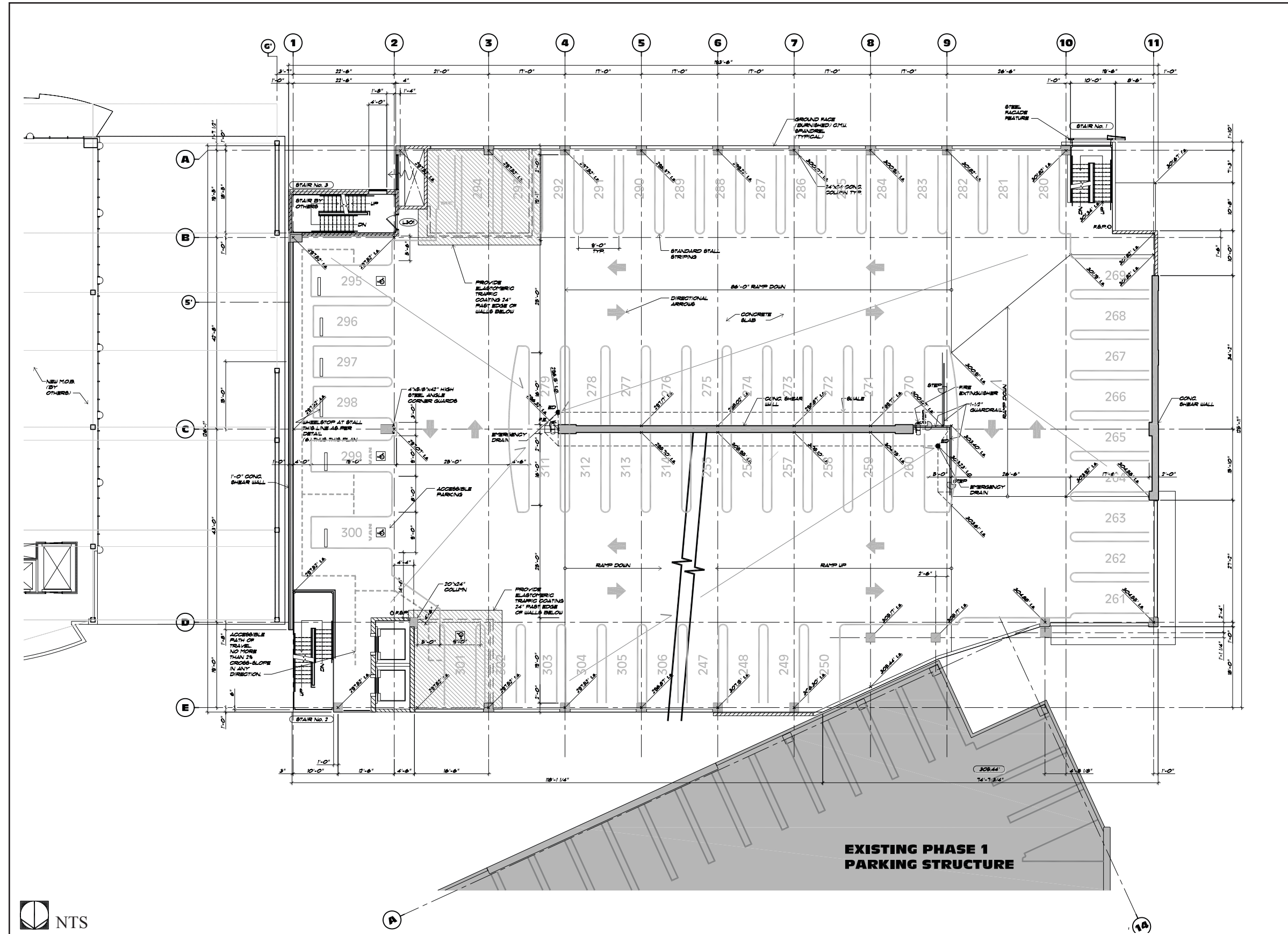
| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 50 |
| Accessible: | 3 |
| Total: | 53 |

*Plans are conceptual and subject to change per final design and engineering.

The Plaza Specific Plan—Phases 1 & 2

City of Fullerton

**Figure 25
Phase 2
Parking Structure
Third Level**



| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 56 |
| Accessible: | 4 |
| Total: | 60 |

*Plans are conceptual and subject to change per final design and engineering.

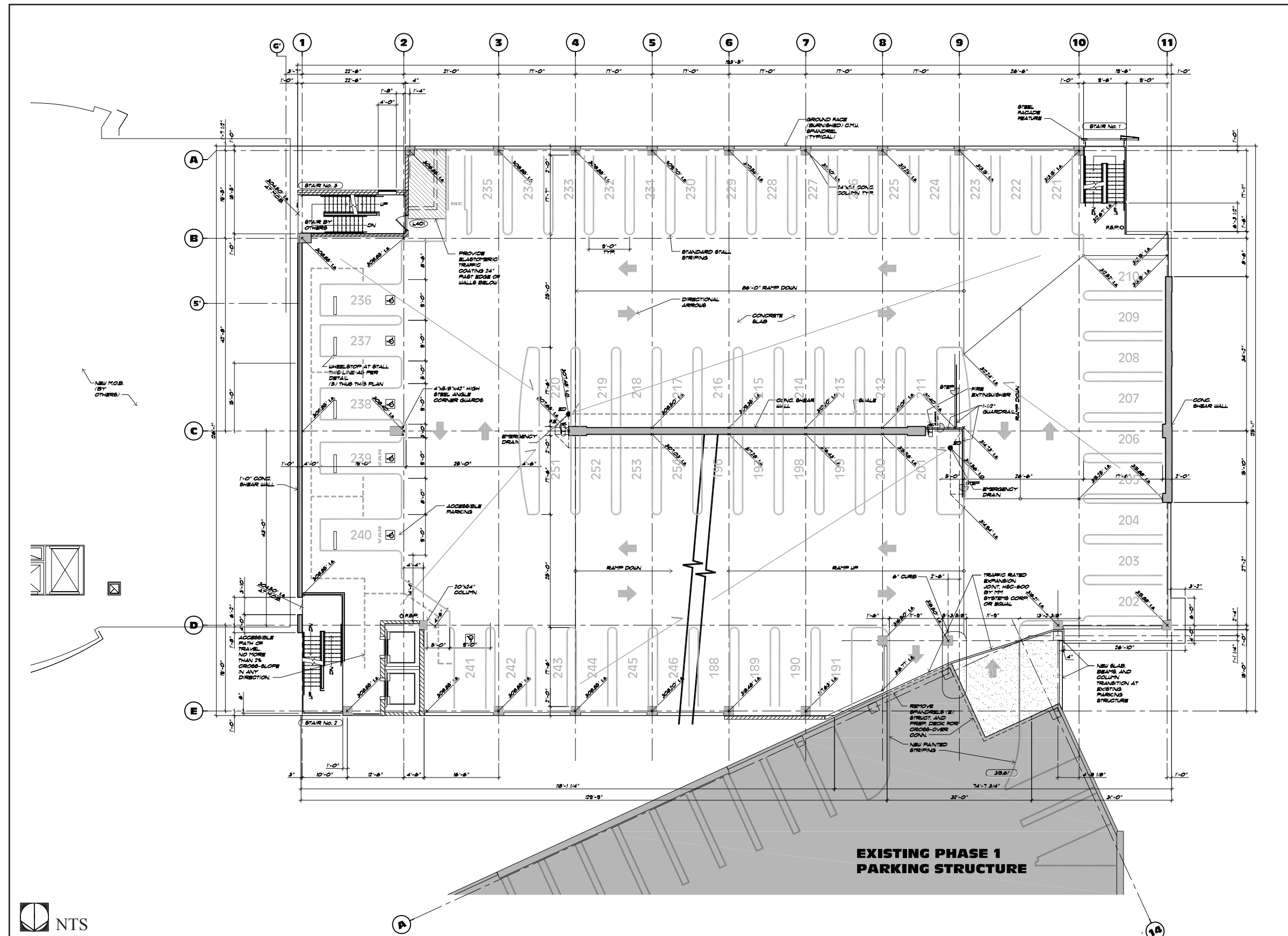
The Plaza Specific Plan—Phases 1 & 2

City of Fullerton



**Figure 26
Phase 2
Parking Structure
Fourth Level**

| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 53 |
| Accessible: | 6 |
| Total: | 59 |

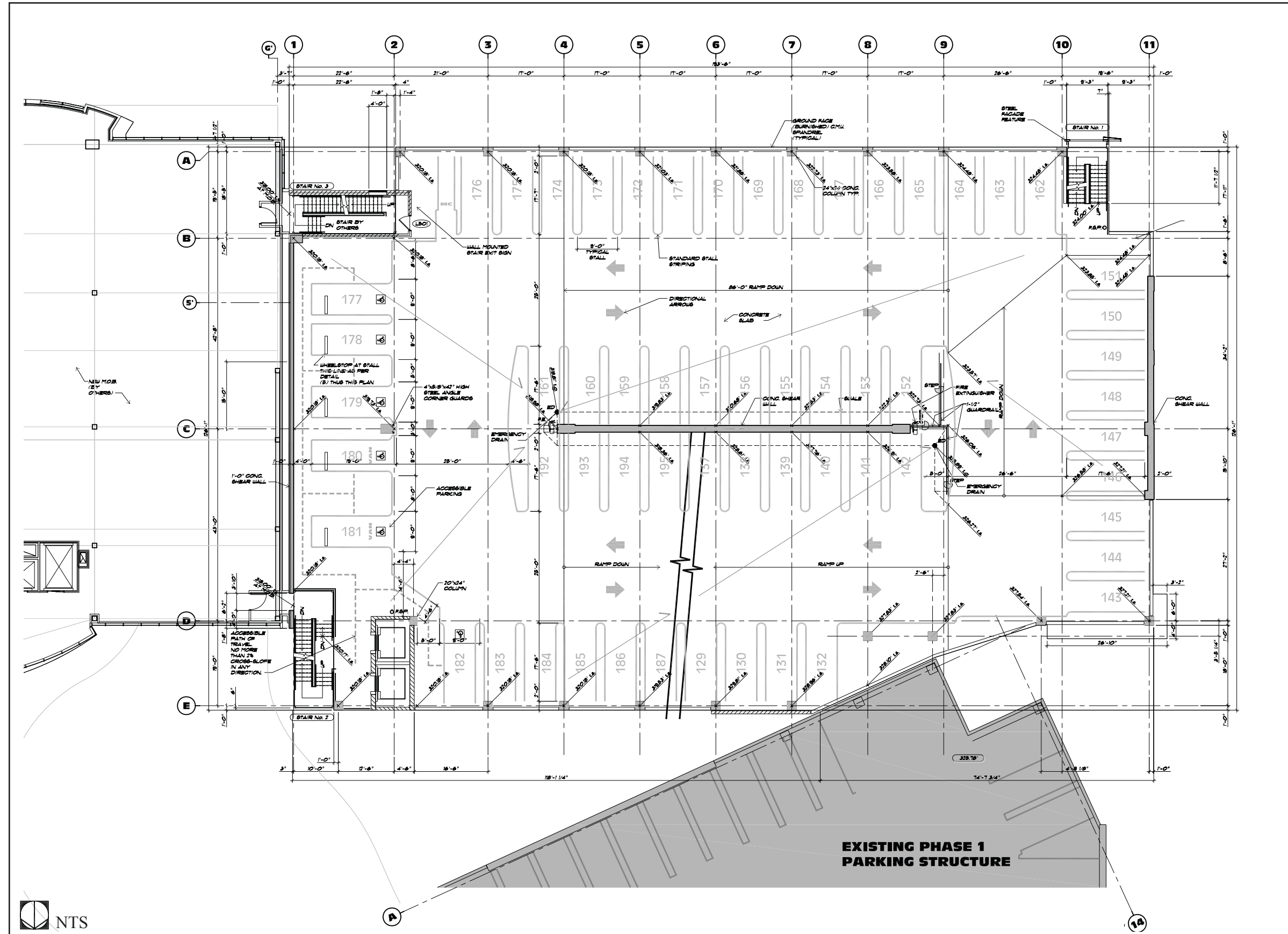


**EXISTING PHASE 1
PARKING STRUCTURE**

*Plans are conceptual and subject to change per final design and engineering.



**Figure 27
Phase 2
Parking Structure
Fifth Level**

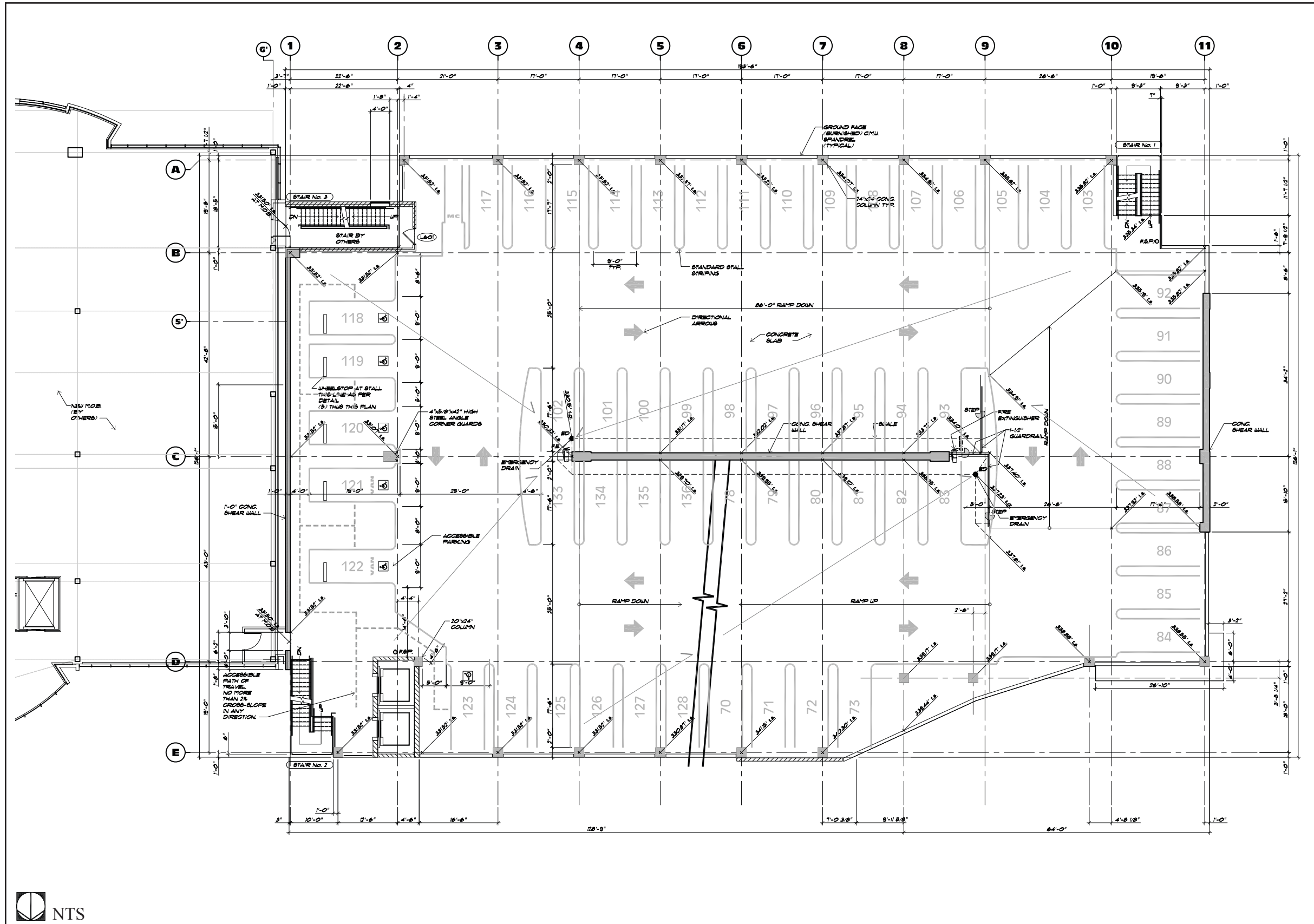


| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 53 |
| Accessible: | 6 |
| Total: | 59 |

*Plans are conceptual and subject to change per final design and engineering.

The Plaza Specific Plan—Phases 1 & 2

City of Fullerton



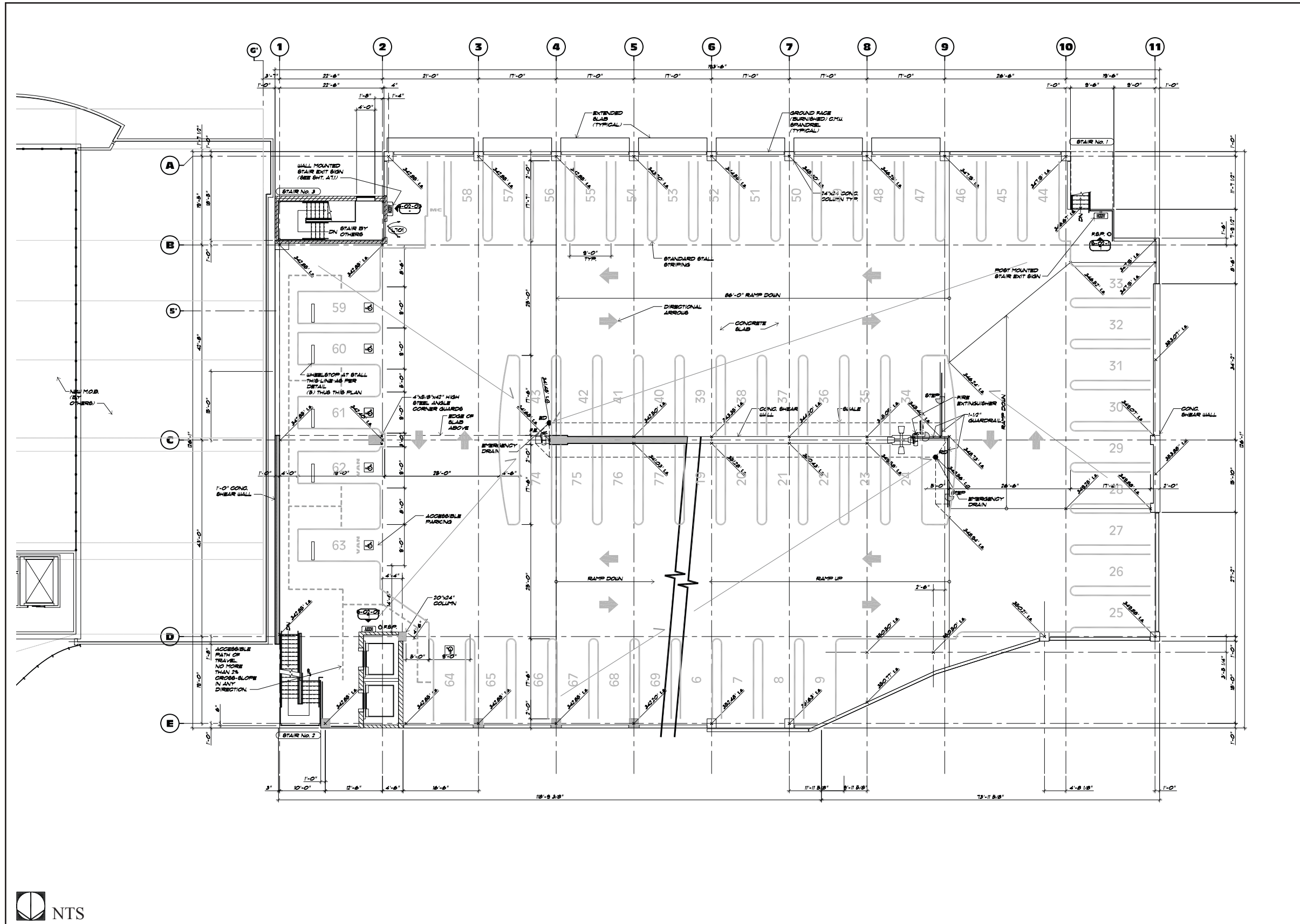
**Figure 28
Phase 2
Parking Structure
Sixth Level**

| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 53 |
| Accessible: | 6 |
| Total: | 59 |

*Plans are conceptual and subject to change per final design and engineering.



**Figure 29
Phase 2
Parking Structure
Seventh Level**



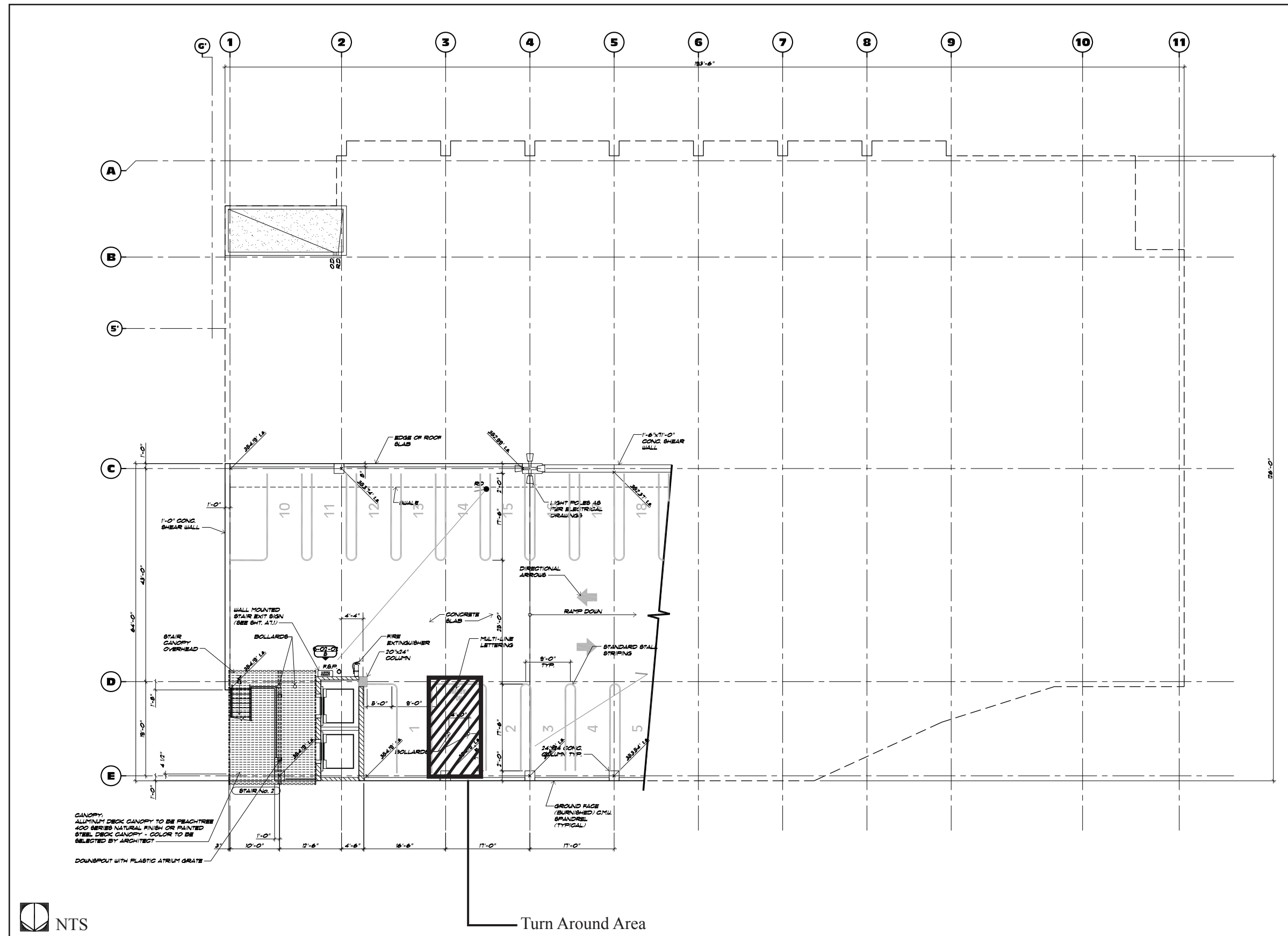
| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 53 |
| Accessible: | 6 |
| Total: | 59 |

*Plans are conceptual and subject to change per final design and engineering.



**Figure 30
Phase 2
Parking Structure
Eighth Level
(Partial Level)**

| Parking Space Count: | |
|----------------------|-----------|
| Typical: | 24 |
| Accessible: | 0 |
| Total: | 24 |



*Plans are conceptual and subject to change per final design and engineering.

The Plaza Specific Plan—Phases 1 & 2



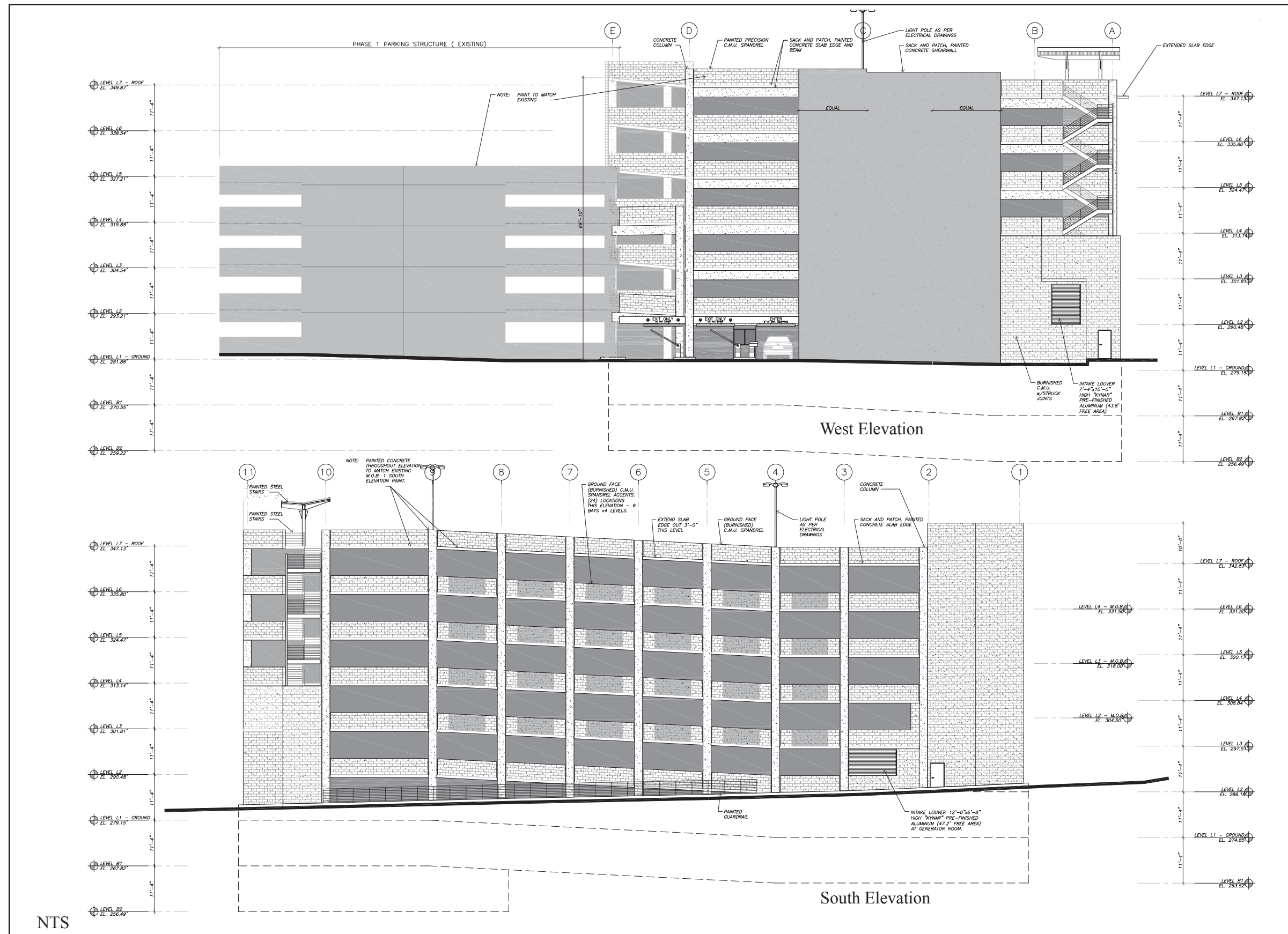
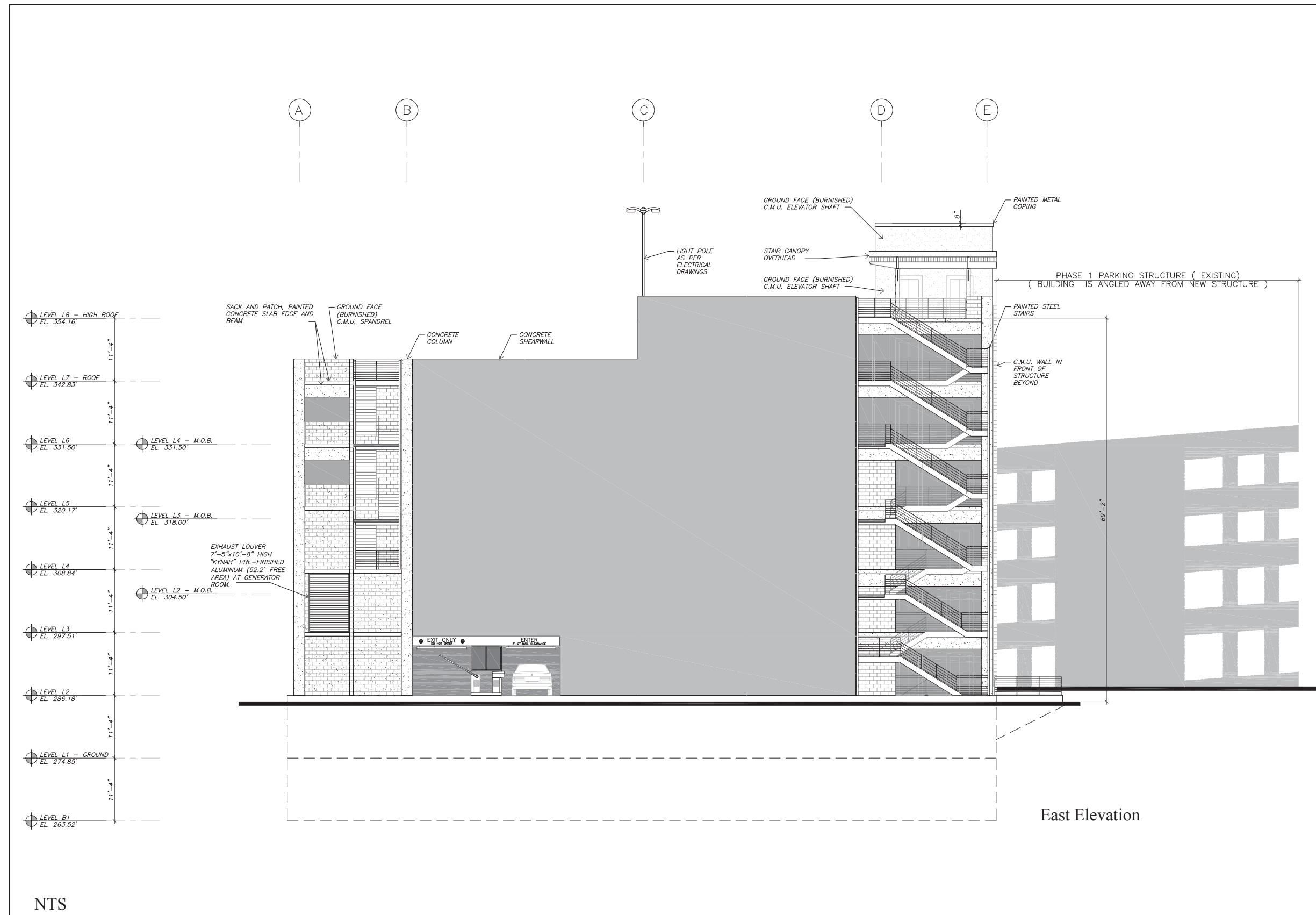


Figure 31
Phase 2 Parking
Structure Building
Elevation
(West & South)

*Lighting will comply with the City standards.

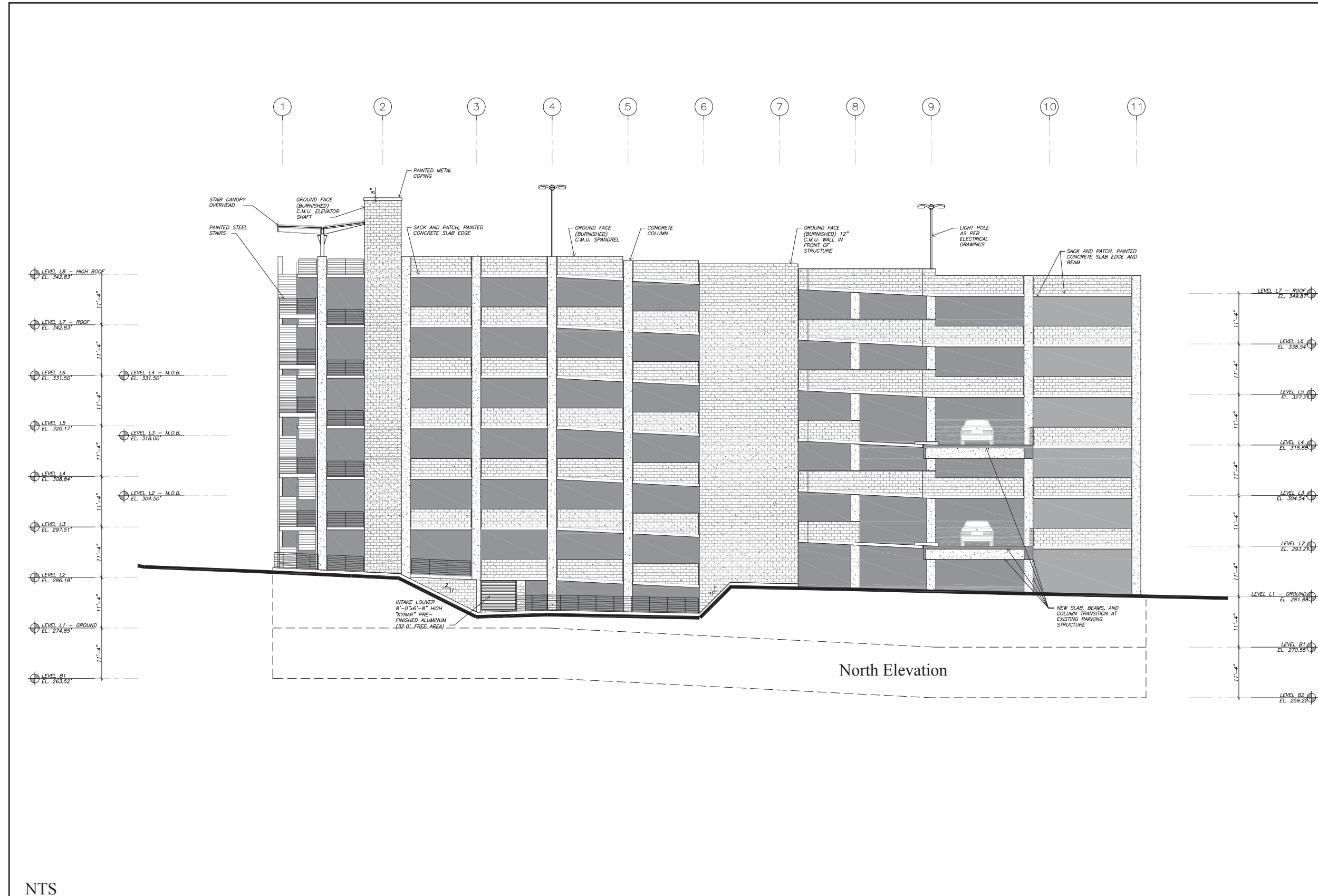
Figure 32
Phase 2 Parking
Structure East
Elevation



*Lighting will comply with the City standards.

NTS

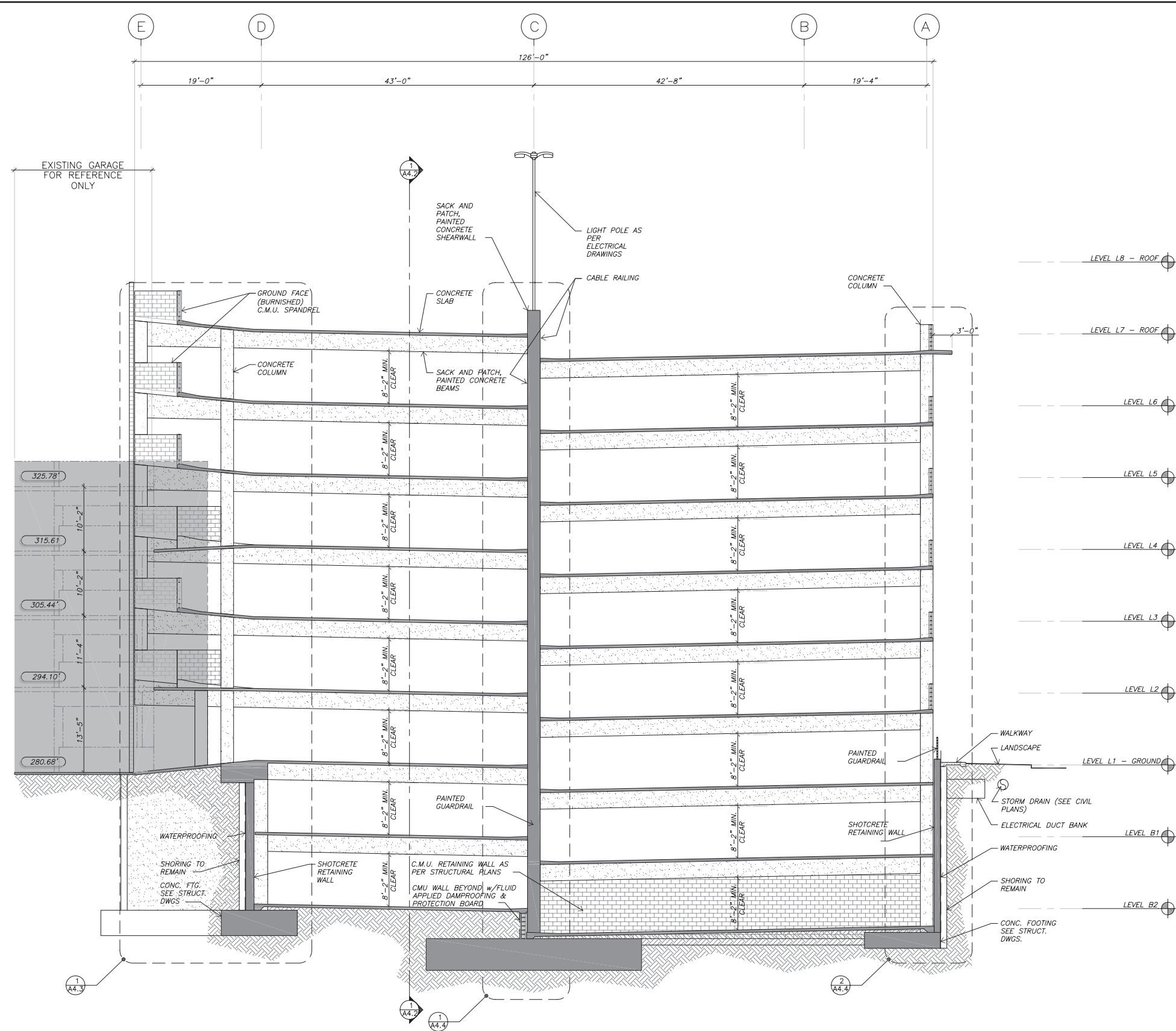
Figure 33
Phase 2 Parking
Structure Building
Elevation



*Lighting will comply with the City standards.

NTS

Figure 34
Phase 2 Parking
Structure Schematic
Building Section -
Lateral Section

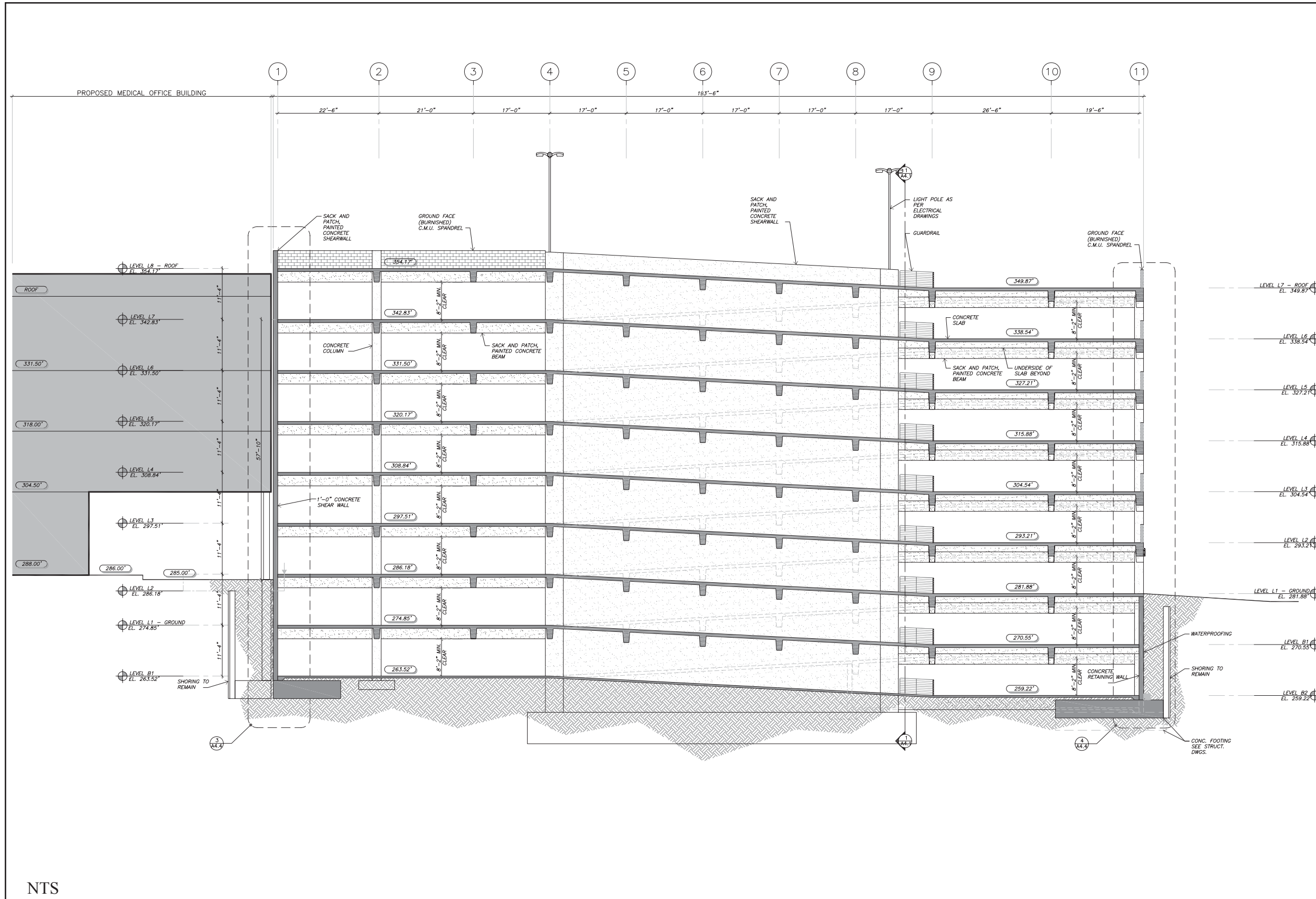


*Lighting will comply with the City standards.

NTS

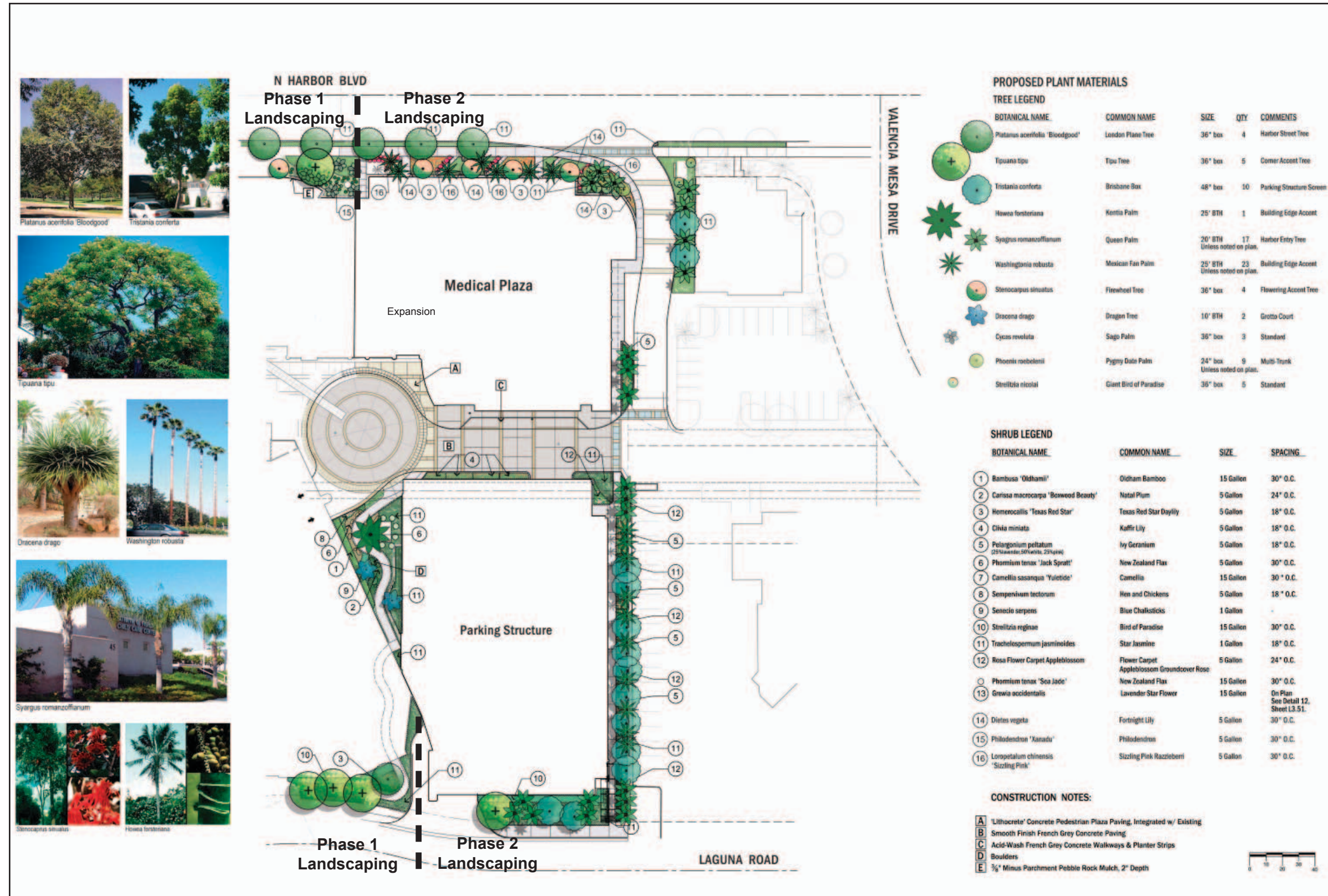
The Plaza Specific Plan—Phases 1 & 2

Figure 35
Phase 2 Parking
Structure Schematic
Building Section -
Longitudinal Section



*Lighting will comply with the City standards.

Figure 36
Phase 2
Conceptual
Landscape Plan



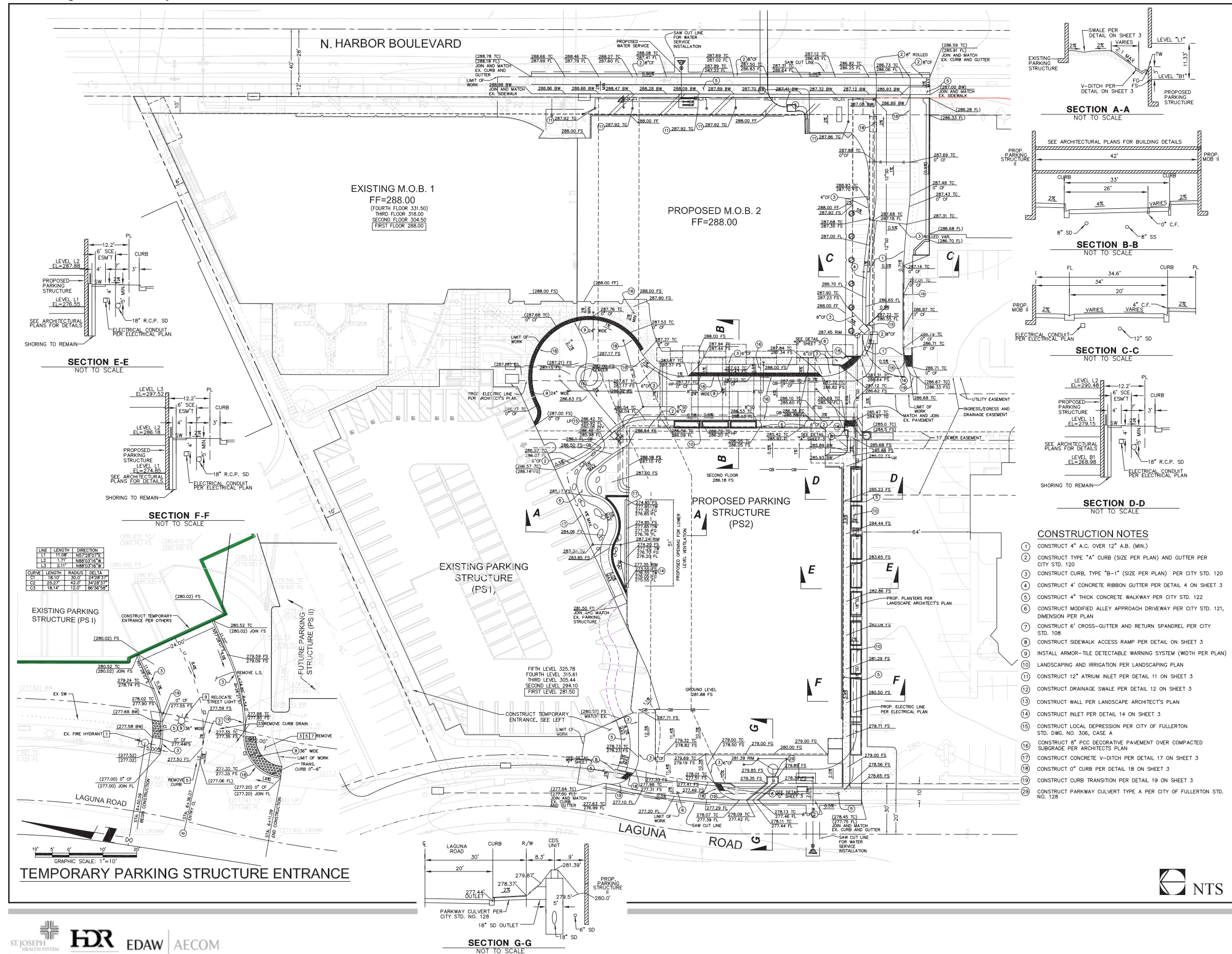


Figure 37
Phase 2
Precise Grading
and Drainage Plan

2.5 Project Construction Schedule

Construction of the Phase 1 medical office building required demolition of the two existing structures and the surface parking areas on the Specific Plan site, site preparation, grading, and construction of improvements as discussed below. The Phase 1 project was constructed in two stages. The first stage consisted of the demolition of an existing medical office building, a former bank building, and a small surface parking area between the two buildings; construction of the medical office building in the eastern portion of the project site; and the occupancy of the building by existing personnel related to the St. Jude Medical Center. The second stage consisted of the demolition of the remaining surface parking area and construction of the parking structure.

Development of Phase 2 of the Specific Plan is expected to occur in two separate stages during an estimated period of 20 months. The first stage will include relocation of existing underground utilities, rough grading of the site, and construction of the Phase 2 wing that will connect to the existing medical office building. Construction of the proposed parking structure will constitute the second stage and is expected to commence development activities 5 to 6 months after the start of the medical office building.

2.5.1 Site Preparation and Grading

The Plaza Specific Plan Phase 1 (Subtask Completed)

The Phase 1 development required demolition of an existing two-story medical office building, a one-story former bank building, and surface parking areas. This included reconfiguration of 78,000 square feet of site work. The grading for the project required removal of approximately 38,000 cubic yards of dirt.

Site preparation and grading activities occurred over a period of approximately 45 days and required use of the following equipment: ten trucks, three graders, bulldozers, and portable generators.

The Plaza Specific Plan Phase 2

Rough grading of the site will occur to ensure access between medical office building and parking structures. The area of grading for Phase 2 will consist of 70,725 square feet. A preliminary grading plan is shown in Figure 37. The site will be over-excavated, and grading will not balance on-site, as grading will include 2 stories below existing grade for the parking structure. Therefore, project grading will include a total of 31,950 cubic yard of export. The excavation of the Phase 2 garage and other grading activities associated with Phase 2 development are estimated to occur over a seven month period.

2.5.2 Construction of Improvements

After the receipt of all applicable permits, development of Phase 1, including demolition of the existing structures and surface parking areas and construction of the proposed structures, parking improvements, and installation of landscaping, occurred in an approximately 18-month time frame. Occupancy of Phase 1 occurred in 2003.

The notice to proceed for Phase 2 of the Plaza Specific Plan is estimated to begin in the spring of 2008. Development of the medical office building will require demolition of an existing structure. Once the submittal process and demolition are completed, construction of the medical office building is expected to occur over a 20-month period completing in fall 2009. The construction of the associated parking structure will occur along with the medical office building starting in late 2008 and completed concurrently with the medical office building. Construction of improvements will require the following equipment: trucks, graders, bulldozers, concrete mixers, and portable generators.

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.

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.

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.

5.0 UTILITIES AND SERVICES

5.1 Introduction

The purpose of this section is to define the utilities and services that will be provided solely to the specific plan area (see Figure 38, Composite Utility Plan). The proposed improvements to the utilities and services are not related to the future growth in the City. This section defines the major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within or adjacent to the specific plan area.

5.2 Circulation

The project site is bordered on the east by N. Harbor Boulevard, which is designated as a Major Arterial roadway on the City's General Plan Circulation Plan (see Figure 39, General Plan Circulation Plan). Nearby, to the north, is Bastanchury Road, which is also designated as a Major Arterial roadway. To the south is Valencia Mesa Drive, which is designated as a Local Street on the Circulation Plan. Laguna Road, adjacent to the project site, is undesignated on the General Plan Circulation Plan.

5.3 Public and Private Transportation

The Specific Plan area is served by the public street system of the City of Fullerton. The City of Fullerton and the Orange County Transportation Authority (OCTA) provide public transportation.

5.4 Sewage

The Specific Plan area is provided sewage service by the Orange County Sanitation District. A proposed 8-inch sewer pipe will collect sewage from a 6-inch lateral on Phase 1 of The Plaza and 4-inch sewer laterals from the proposed medical building. The new 8-inch sewer will run southerly along the centerline of the vehicle corridor between the proposed medical building and the new parking structure. The proposed 8-inch sewer will then be connected to the existing 8-inch sewer line that runs south towards Valencia Mesa Drive with a 48-inch standard manhole. Further, the

project engineer has sized the wastewater collection system to provide adequate capacity to transmit the estimated flows.

5.5 Water

The Specific Plan area is provided water service by the City of Fullerton. The new 12-inch water main connections for the domestic and fire water for the proposed medical building will be made at N. Harbor Boulevard and at Laguna Road for the parking structure. The new 12-inch water main will connect to the existing line on N. Harbor Boulevard and will extend to Valencia Mesa Drive. The fire water system will consist of an 8-inch DIP lateral coming out of a 12-inch water main on Harbor Boulevard. The 8-inch DIP lateral reduces to a 6-inch copper pipe after going through a double detector assembly (DCDA). The 6-inch fire water pipe connects to the building fire sprinkler system. The 2-inch domestic water meter connects to the 8-inch DCDA from the water main.

5.6 Drainage

The Specific Plan area is drained by facilities provided by the City of Fullerton and the Orange County Flood Control District (OCFCD). OCFCD facilities near the project site include Imperial Channel (Facility No. A07) and Brea Creek Channel (Facility No. A02). The area to be redeveloped on the proposed site will drain into a storm drain system and collect in a water retention vessel. The areas on the site that will remain will continue existing drainage conditions. The existing storm drain system will connect to the proposed storm drain system. Once collected and filtered in the water retention vessel, the storm water will be pumped out to the street flow line on Laguna Road. The flow will continue existing watershed conditions.

5.7 Solid Waste Disposal

The Specific Plan area is provided solid waste disposal by the MG Disposal. County of Orange Integrated Waste Management Department provides for citywide solid waste, green waste collection, and recycling services. MG Disposal is under contract with the City to provide exclusive trash services and recycling division for the City. Once the trash is picked up, the waste is disposed of at the Olinda Alpha Landfill that the County owns and operates.

5.8 Energy

The Specific Plan area is provided energy by Southern California Edison and gas by Southern California Gas Company.

5.9 Other Facilities and Services

The Specific Plan area is provided school by the Fullerton School District. However, the proposed project is a commercial use and, therefore, would not increase demand on the existing school system in the area through induced population growth.

The Specific Plan area is provided police protection service by the Fullerton Police Department. Project building will include installation of security systems for crime prevention.

The Specific Plan area is provided fire protection service by the Fullerton Fire Department. The EIR that was prepared for this document has found that, with incorporation of standard City requirements, the requirements of the Uniform Building Code, and provision of adequate fire flows and access to the project site in accordance with requirements of the Fullerton Fire Department, the impacts related to the fire protection service would be less than significant.

The project EIR has found that no other public facilities would be significantly altered or otherwise affected by the project.

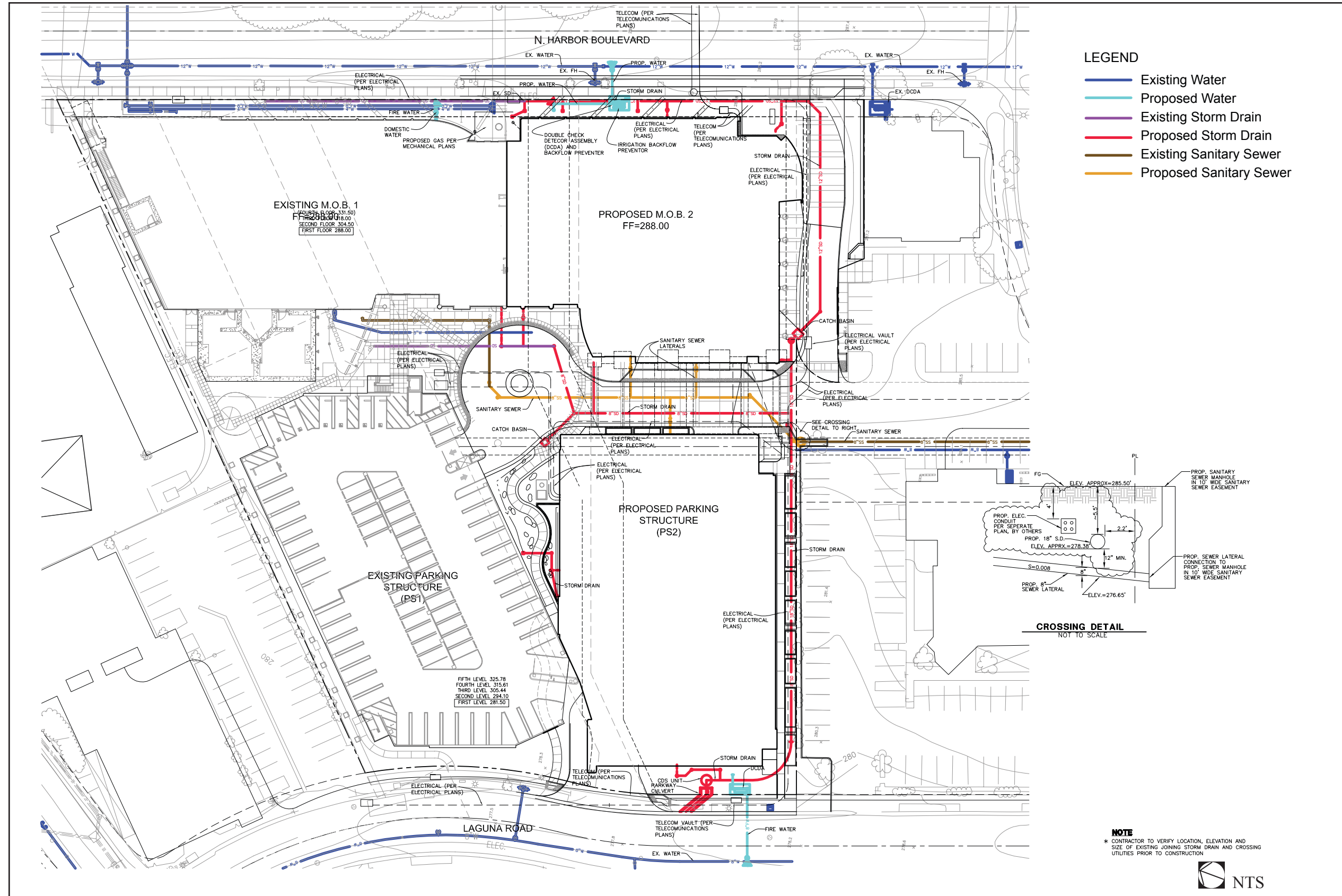
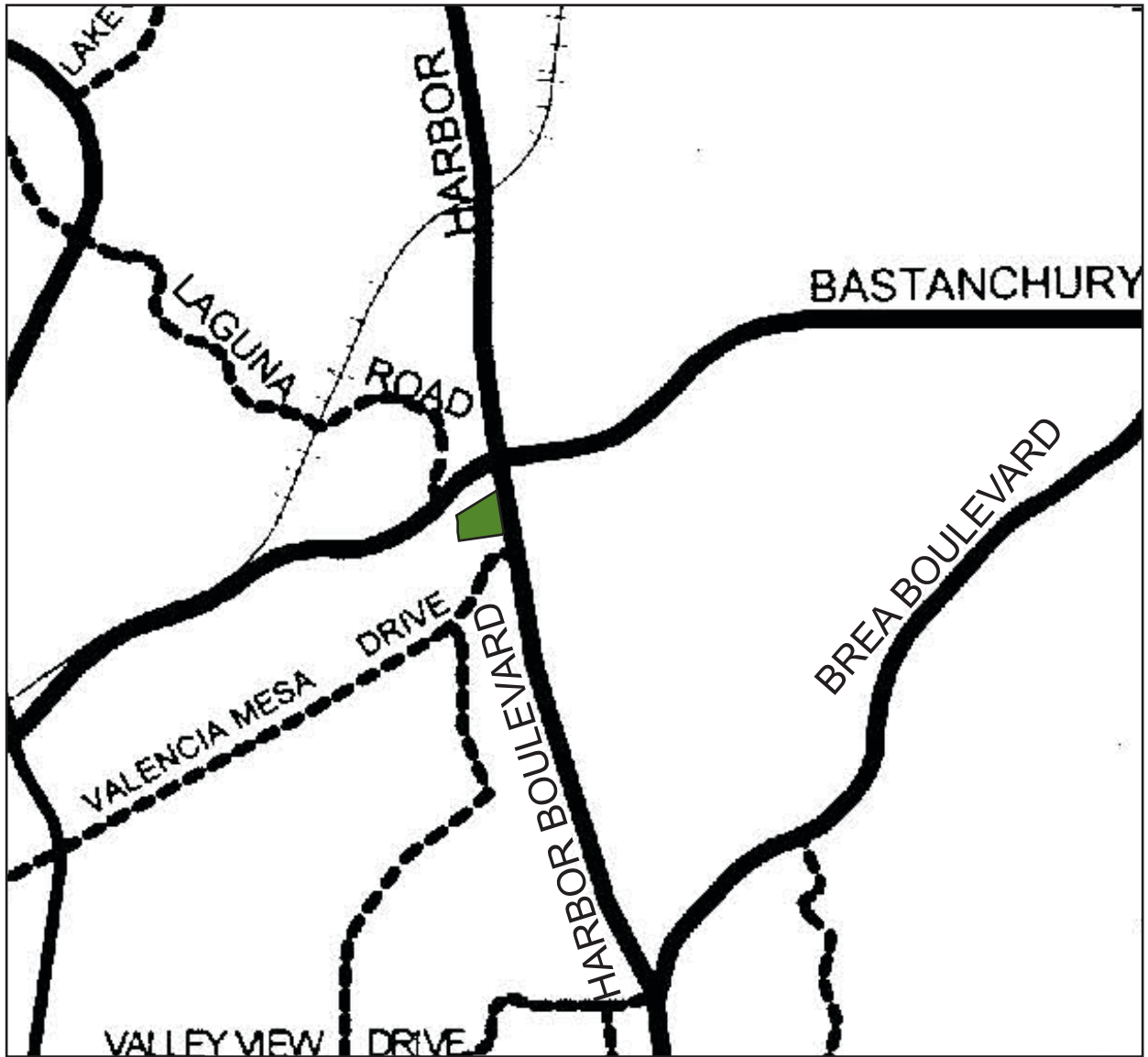


Figure 38
Phase 2
Composite Utility Plan






-  Major Arterial
-  Local Streets
-  Project Site

Figure 39
General Plan Circulation Plan

6.0 IMPLEMENTATION MEASURES

6.1 Introduction

The purpose of this section is to define a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Specific Plan. Each of these topics is discussed below.

6.2 Regulations

The adoption of The Plaza Specific Plan is proposed. The adoption will occur as follows:

1. The adoption of The Plaza Specific Plan Chapters 1.0, 2.0, 3.0, 5.0, 6.0, and Appendices by resolution or ordinance of the City of Fullerton; and
2. The adoption of The Plaza Specific Plan Chapter 4.0 Development Standards and Regulations by resolution or ordinance of the City of Fullerton.

Procedures for the adoption of Specific Plans are as outlined in the California Government Codes and City of Fullerton Municipal Codes sections adopted to implement the Government Codes.

6.3 Programs

There are no specific programs being requested or adopted in this Specific Plan.

6.4 Public Works Projects

There are no public works projects proposed in this Specific Plan. However, the following public improvements are listed as mitigation measures in the Transportation and Traffic section of The Plaza, Phase 2, Draft Environmental Impact Report:

- TT2-1 A four-way stop control shall be installed at the intersection of Laguna Roan at Sunny Crest Drive prior to occupying The Plaza Phase 2 building.

TT2-2 On-street parking shall be prohibited to provide a de facto southbound right-turn lane at the intersection of Laguna Road at Sunny Crest Drive in 2025.

TT2-3 Harbor Boulevard and Valencia Mesa Drive signal standards and conduit shall be upgraded.

TT3-1 If the approved Providence Center project is not constructed, then this project may be required by the City of Fullerton to contribute its fair share to ensure that certain committed transportation related improvements are provided.

6.5 Specific Plan Conformance

Modifications to this Specific Plan may be subject to a “substantial conformance” determination, an administrative mechanism by which minor adjustments to the Specific Plan (those which do not result in significant impacts and which are consistent with the intent of the Plan) shall be permitted without a formal and lengthy amendment process. “Substantial conformance” may include, but is not limited to, modifications necessary to comply with Final Conditions of Approval or modifications affecting infrastructure, public services and facilities, landscape palette, and other issues except those affecting project financing and development regulations. “Substantial conformance” shall not include modifications in the basic design of the project, significant additions to the height or bulk of the approved use, or increases in density or intensity of the approved uses. Determination of substantial conformance shall be made by the City of Fullerton Community Development Director. Where any regulation, standard, condition, or clause in this Specific Plan is unclear or open to interpretation, an interpretation shall be made by the City of Fullerton Community Development Director.

6.6 Financing Measures

There are no public financing measures requested or proposed in Specific Plan. The Specific Plan will be financed from private sources.

6.7 Specific Plan Amendment

An amendment to this Specific Plan may be initiated by one or more of the owners of land within the Specific Plan area. Each request for a Specific Plan Amendment shall be reviewed by the Planning Commission and forwarded to the City Council for final determination. A Specific Plan Amendment may be approved, approved with modifications, or denied by ordinance or resolution, as appropriate,

of the City Council after receipt of public testimony at a public hearing. Prior to City Council review, the Planning Commission shall hold a minimum of one public hearing to review the proposal and make a recommendation to the City Council.

The following findings must be made by the City Council in order to approve a Specific Plan Amendment:

- The Amendment is consistent with the goals and policies of the City of Fullerton General Plan.
- Approval of the Amendment will not create conditions that are materially detrimental to the public health, safety, and general welfare.
- The Amendment provides for the construction, improvement, and/or extension of transportation facilities, public utilities, and public services as required to serve the proposed project.

7.0 PREPARATION RESOURCES

City of Fullerton (Lead Agency)

303 West Commonwealth
Fullerton, CA 92832

St. Jude Hospital, a California Nonprofit Public Benefit Corporation dba St. Jude Medical Center (Applicant)

101 East Valencia Mesa Drive
Fullerton, CA 92835

Consultant Team

HDR Architecture, Inc. (Architects / Site Planning)

EDAW, Inc. (Entitlement / Environmental)

IDG (Parking Structure Design)

Katz, Okitsu & Associates (Traffic)

Psomas (Civil Engineering)

Rabben Herman Design Office, Ltd. (Landscape Architecture)