



# City of Anaheim Planning Commission Agenda

## Special Meeting of Wednesday, September 9, 2020

Council Chamber, City Hall  
200 South Anaheim Boulevard  
Anaheim, California

- Chairperson: Kimberly Keys
- Chairperson Pro-Tempore: John Armstrong
- Commissioners: Michelle Lieberman, Natalie Meeks, Rosa Mulleady, Dave Vadodaria, Steve White

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Public Hearing Item**
- **Commission Updates**
- **Discussion**
- **Adjournment**

### SPECIAL NOTICE DURING COVID-19 PANDEMIC

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that Planning Commission members will participate in this meeting remotely.

**PUBLIC PARTICIPATION:** Pursuant to Executive Order N-29-20 and given the current health concerns, members of the public can access the meeting live on-line, with audio and limited video, at [www.anaheim.net/planning](http://www.anaheim.net/planning). In addition, members of the public can submit comments electronically for Planning Commission consideration by sending them to [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) or directly to the project planner as indicated on each item below. To ensure distribution to the Planning Commission prior to consideration of the agenda, please submit comments prior to 3:00 p.m. the day of the meeting. Those comments, as well as any comments received after 3:00 p.m., will be distributed to the Planning Commission members and will be made part of the official public record of the meeting. Contact the Planning and Building Department at 714-765-5139, the project planner listed below, or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) with any questions. A copy of the staff report may be obtained on the City of Anaheim website [www.anaheim.net/planning](http://www.anaheim.net/planning) on **Friday, September 4, 2020**, after 5:00 p.m. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection by contacting the Building and Planning Department at 714-765-5139 or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) during regular business hours.

**ACCESSIBILITY:** If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Building and Planning Department at 714-765-5139 or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net), no later than 8:00 a.m. on the day of the scheduled meeting.

### **APPEAL OF PLANNING COMMISSION ACTIONS**

Any action taken by the Planning Commission this date regarding Reclassifications, Conditional Use Permits, Variances, Public Convenience or Necessity Determinations, Tentative Tract and Parcel Maps will be final **10 calendar days** after Planning Commission action unless a timely appeal is filed during that time. This appeal shall be made in written form to the City Clerk, accompanied by an appeal fee in an amount determined by the City Clerk.

The City Clerk, upon filing of said appeal in the Clerk's Office, shall set said petition for public hearing before the City Council at the earliest possible date. You will be notified by the City Clerk of said hearing.

If you challenge any one of these City of Anaheim decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in a written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearing.

**Anaheim Planning Commission Agenda - 5:00 P.M.**

**Public Hearing Item**

**ITEM NO. 1**

**ZONING CODE AMENDMENT NO. 2020-00171**

**DEVELOPMENT AGREEMENT NO. 2020-00002**  
**(DEV2020-00127)**

**Related to the Development of The Angel Stadium Property**

**Location: 2000 Gene Autry Way**

**Request:** The applicant requests approval of a Zoning Code Amendment and Disposition and Development Agreement (DDA) for the development of the Stadium District Sub-Area A Project (Angel Stadium Property). The Zoning Code Amendment would modify Title 18 (Zoning Code) of Anaheim Municipal Code to permit Stadium and Sports Arena Complexes within the Arena and Stadium Districts of the Platinum Triangle Mixed Use Overlay Zone, subject to the approval of a Conditional Use Permit. The DDA would be between the City of Anaheim and SRB Management, LLC to purchase and develop the Angel Stadium Property. The DDA includes a Master Site Plan that provides the framework for the development of the site with a mixed-use community of up to 5,175 residential dwelling units, 1.75 million square feet of commercial uses (including up to 943 new hotel rooms), 2.7 million square feet of office space, public parks up to 13.2 acres, and a site for a fire station. The proposed project provides for the retention and maintenance of the existing 45,500-seat Angel Stadium, with an option for the applicant to replace the existing stadium with a new stadium of the same approximate size and seating capacity.

**Environmental Determination:** The Planning Commission will consider whether a Sustainable Communities Environmental Assessment (SCEA) is the appropriate environmental documentation for this request under the California Environmental Quality Act.

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
*Joanne Hwang*  
[jhwang@anaheim.net](mailto:jhwang@anaheim.net)

**Adjourn to Monday, September 14, 2020 at 5:00 p.m.**

## CERTIFICATION OF POSTING

I hereby certify that a complete copy of this agenda was posted at:

10:00 A.M.  
(TIME)

September 4, 2020  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Eleanor Morris*

ANAHEIM CITY PLANNING COMMISSION

The City of Anaheim wishes to make all of its public meetings and hearings accessible to all members of the public. The City prohibits discrimination on the basis of race, color, or national origin in any program or activity receiving Federal financial assistance.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning and Building Department either in person at 200 South Anaheim Boulevard, Anaheim, California, or by telephone at (714) 765-5139, no later than 10:00 a.m. one business day preceding the scheduled meeting.

La ciudad de Anaheim desea hacer todas sus reuniones y audiencias públicas accesibles a todos los miembros del público. La Ciudad prohíbe la discriminación por motivos de raza, color u origen nacional en cualquier programa o actividad que reciba asistencia financiera federal.

Si se solicita, la agenda y los materiales de copia estarán disponible en formatos alternativos apropiados a las personas con una discapacidad, según lo requiere la Sección 202 del Acta de Americanos con Discapacidades de 1990 (42 U.S.C. Sec. 12132), las normas federales y reglamentos adoptados en aplicación del mismo.

Cualquier persona que requiera una modificación relativa a la discapacidad, incluyendo medios auxiliares o servicios, con el fin de participar en la reunión pública podrá solicitar dicha modificación, ayuda o servicio poniéndose en contacto con la Oficina de Secretaria de la Ciudad ya sea en persona en el 200 S Anaheim Boulevard, Anaheim, California, o por teléfono al (714) 765-5139, antes de las 10:00 de la mañana un día habil antes de la reunión programada.