



## CITY OF ANAHEIM PLANNING COMMISSION AGENDA – AUGUST 29, 2022

Council Chamber, City Hall  
200 South Anaheim Boulevard  
Anaheim, California 92805

Dave Vadodaria  
Chairperson

Lucille Kring  
Chairperson Pro Tem

David Heywood  
Commissioner

LuisAndres Perez  
Commissioner

Michael Mouawad  
Commissioner

Natalie Meeks  
Commissioner

Steve White  
Commissioner

**ORDER OF BUSINESS:** Public sessions of all meetings of the Anaheim Planning Commission begin at 5:00 P.M. All meetings are in the Anaheim City Hall, Council Chamber, 200 South Anaheim Boulevard, Anaheim, CA 92805. Pursuant to Government Code Section 54954.2(a)(2), no action or discussion by the Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

**REPORTS:** All agenda items and reports are available for review at the Anaheim Planning and Building Department and [www.anaheim.net/planningcommission](http://www.anaheim.net/planningcommission) no later than 72 hours prior to the meeting. Click on the link to the agenda for the corresponding meeting date. The agenda contains links to the staff report and other informational materials. Any writings or documents provided to a majority of the Planning Commission after posting of the agenda regarding any item on the agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Planning and Building Department located at City Hall, 200 S. Anaheim Boulevard, Anaheim, California, during regular business hours.

**PUBLIC COMMENT:** The public may comment on matters not appearing on the agenda, but within the subject matter jurisdiction of the Planning Commission. Those wishing to speak on a regular business or a public hearing item on the agenda may do so when the Chairperson calls that specific item. Public comments are limited to three minutes per speaker, unless a different time limit is announced. The total amount of time allocated for public comments on non-agenda items shall be limited to ten minutes. The City uses speaker cards that must be submitted to the Planning Commission Secretary in order to address the Planning Commission. Speakers shall refrain from profane language and other disruptive remarks or behavior which disrupts or disturbs the meeting, or risk being removed (AMC 1.12.017). Additionally, members of the public may correspond with the Planning Commission, on any agenda items or matters within their jurisdiction, by submitting comments electronically for Planning Commission consideration by sending them to [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net). To ensure distribution to the Planning Commission prior to consideration of the agenda, please submit comments prior to 1:30 p.m. the day of the meeting. Those comments, as well as any comments received after that time, will be distributed to the Planning Commission, posted on the City's website, and will be made part of the official public record of the meeting. Current and archived public comments are available at [www.anaheim.net/planningcommissionpubliccomments](http://www.anaheim.net/planningcommissionpubliccomments).

**APPEAL OF PLANNING COMMISSION ACTIONS:** Any action taken by the Planning Commission regarding 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.



CITY OF ANAHEIM  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
AUGUST 29, 2022, 5:00 P.M.

Council Chamber  
200 South Anaheim Boulevard  
Anaheim, California

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## ROLL CALL

## PUBLIC COMMENTS

Public comments will be allowed on matters not appearing on the agenda, but within the Planning Commission's jurisdiction.

## PUBLIC HEARING ITEMS

### ITEM NO. 1

#### DEVELOPMENT APPLICATION NO. 2020-00125

**Location:** The approximately 100-acre ocV!be project site is generally bounded by State Route 57 (SR-57) to the west, (excluding the parcel at the southwest corner of Katella Avenue and Douglass Road), the Santa Ana River to the east, the confluence of the SR-57 and Santa Ana River to the south, and the Southern California Edison easement to the north. Off-site improvement areas include the State Route 57 (SR-57) northbound Katella Avenue off-ramp and intersection, SR-57 southbound Ball Road off-ramp and intersection, and dedication and improvements to River Road.

**Request:** The applicant requests approval of the proposed ocV!BE project (**DEV2020-00125**) consisting of the following: 1,922,776 square feet (s.f.) of commercial uses including entertainment and commercial indoor and outdoor recreation venues (including new indoor and outdoor live performance theaters, bars and nightclubs, bowling lanes, dancing venues, an amphitheater and outdoor seasonal events), retail, and restaurant uses including the existing Honda Center; 961,055 s.f. of office uses including the existing Arena Corporate Center; 250,000 s.f. of institutional uses including the existing Anaheim Regional Transportation Intermodal Center (ARTIC); 1,500 residential dwelling units including 195 affordable dwelling units proposed in connection with a

### Staff Report

Attachments:

1. [Draft Planning Commission CEQA Resolution, Addendum No. 11, and MMP No. 383](#)
2. [Draft Planning Commission General Plan Amendment Resolution \(GPA 2020-00532\)](#)
3. [Draft City Council Resolution Approving PTMLUP Amendments \(MIS2020-00739\)](#)
4. [Draft City Council Reclassification Ordinance \(RCL2020-00333\)](#)
5. [Draft City Council Ordinance Approving Zoning Code Amendments \(ZCA2020-00174\)](#)
  - a. [Draft Redlined Ordinance](#)

Density Bonus request; parks and open space including a new public park (Meadow Park); parking areas; pedestrian bridges crossing Katella Avenue and Douglass Road; and, changes to the roadway network (including a new public street between Katella Avenue and Ball Road proposed to be named River Road, the abandonment of Douglass Road between Katella Avenue and Cerritos Avenue and new private streets). Following are the proposed applications associated with this request:

**GENERAL PLAN AMENDMENT (GPA2020-00532):** The applicant requests to amend the General Plan Land Use, Circulation and Green Elements to change the designation of parcels located north of Katella Avenue from Office-Low (approximately 31 acres) and Open Space (approximately 8 acres) to Mixed-Use Urban Core; modify the total amount of development permitted in the Platinum Triangle to increase the amount of residential development to 17,840 dwelling units, increase the amount of commercial development to 6,195,019 s.f., decrease the amount of office development to 11,659,338 s.f. and decrease the amount of institutional development to 250,000 s.f.; remove a portion of Douglass Road between Katella Avenue and Cerritos Avenue; add a new street named River Road between Katella Avenue and Ball Road (this includes Phoenix Club Drive south of Ball Road which is proposed to be renamed River Road); add a new approximately 4-acre Public Park (Meadow Park); amend the Bicycle Master Plan to reflect bicycle facility changes associated with the proposed removal and addition of streets; and, revise maps, figures, text, and tables throughout the General Plan to reflect these changes.

**PLATINUM TRIANGLE MASTER LAND USE PLAN AMENDMENT (PTMLUP) (MIS2020-00739):** The applicant requests to amend the PTMLUP to rename the ARTIC District to the Transit District; expand the boundaries of the Platinum Triangle Mixed Use (PTMU) Overlay Zone by approximately 8 acres, change boundaries of the ARTIC (Transit), Katella Sub-Area D, Office and Arena Districts; modify the permitted amount of development within the PTMU Overlay Zone to up to 17,840 residential dwelling units, 6,195,019 s.f. of commercial development, 11,659,338 s.f. of office development and 250,000 s.f. of institutional development; add a new appendix for the ocVIBE Sign and Identity Program; and, revise figures, text, and tables throughout the PTMLUP associated with this request.

**RECLASSIFICATION (RCL2020-00333):** The applicant proposes to reclassify parcels to apply the Platinum Triangle Mixed Use (PTMU) Overlay Zone to the existing O-L (Low Intensity Office) Zone on approximately 31 acres and the existing C-G (General Commercial) Zone on approximately 8

6. [Draft Planning Commission Development Agreement Resolution](#)
  - a. [Draft Development Agreement \(DAG2020-00004\)](#)
7. [Draft City Council Resolution Approving Final Site Plan \(FSP2020-00004\)](#)
8. [Draft City Council Resolution Approving Final Site Plan \(FSP2020-00005\)](#)
9. [Draft City Council Resolution Approving Final Site Plan \(FSP2020-00006\)](#)
10. [Draft City Council Resolution Approving Final Site Plan \(FSP2020-00007\)](#)
11. [Draft City Council Resolution Approving Final Site Plan \(FSP2020-00008\)](#)
12. [Draft City Council Resolution Approving Conditional Use Permit Amendment \(CUP 2010-05492\)](#)
13. [Draft City Council Resolution Approving Conditional Use Permit for Specified Uses](#)
14. [Draft City Council Resolution Approving Minor Conditional Use Permit for Coordinated Sign Program and Valet Parking](#)
15. [Draft Planning Commission Resolution Approving Tentative Tract Map No. 19153](#)
16. [Density Bonus Memorandum of Understanding](#)
17. [Development Application](#)
18. [Applicant Community Outreach Summary](#)

acres, within the proposed Arena District north of Katella Avenue.

**ANAHEIM MUNICIPAL CODE AMENDMENTS (ZCA2020-00174):** The applicant requests modifications to Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone); Chapter 18.38 (Supplemental Use Regulations); Chapter 18.40 (General Development Standards); Chapter 18.60 (Procedures) and, Chapter 18.62 (Administrative Reviews). The proposed amendments are to amend use classifications, District names, development intensities, development standards, and procedures to allow development within the Arena and Transit Districts in the Platinum Triangle Mixed Use Overlay Zone.

**SPECIAL SIGN DISTRICTS AMENDMENTS:** The applicant requests to amend Chapters 4.04.400 (ARTIC Special Sign District), 4.04.401 (Arena/Stadium Special Sign District) and 4.08.020 (Advertising Signs Along Freeways) of Title 4 (Business Regulation) of the Anaheim Municipal Code to reflect proposed on- and off-site advertising signs for the ocV!be project.

**DEVELOPMENT AGREEMENT (DAG2020-00004):** The applicant requests a development agreement between the City of Anaheim and Anaheim Real Estate Partners, LLC including a Master Site Plan (**MIS2020-00751**) and a request for Density Bonus and Development Incentives pursuant to Chapter 18.52 (Housing Incentives) of the Anaheim Municipal Code.

**FINAL SITE PLAN (FSP2020-00004):** The applicant requests approval of a final site plan, which encompasses approximately 10.23 acres north of Katella Avenue in the Arena District, Sub-Area B, to construct two six-level parking structures (Parking Decks B and C) with 4,538 parking spaces and a 12,885 s.f., three-story security hub for police and security office space.

**FINAL SITE PLAN (FSP2020-00005):** The applicant requests approval of a final site plan, which encompasses approximately 5.93 acres north of Katella Avenue in the Arena District, Sub-Area B, to construct 221,413 sf of commercial uses including an indoor live performance theater and outdoor entertainment areas; office, retail, and indoor and outdoor restaurant space; a private Urban Park (plaza); and, an outdoor Paseo (pedestrian corridor) adjacent to the Urban Park and Honda Center.

**FINAL SITE PLAN (FSP2020-00006):** The applicant requests approval of a final site plan, which encompasses approximately 1.64 acres north of Katella Avenue in the Arena District, Sub-Area C, to construct 33,830 s.f. of commercial uses including a new lobby entrance to the west side of the Honda Center, retail shops, and, restaurants with indoor and outdoor dining areas.

*Project Planner:*  
Scott Koehm  
[skoehm@anaheim.net](mailto:skoehm@anaheim.net)

**FINAL SITE PLAN (FSP2020-00007):** The applicant requests approval of a final site plan, which encompasses approximately 2.93 acres north of Katella Avenue, east of the Honda Center, and adjacent to the new public road (River Road) in the Arena District, Sub-Area C, to construct a five-level parking structure (Parking Deck D) with 1,190 parking spaces.

**FINAL SITE PLAN (FSP2020-00008):** The applicant requests approval of a final site plan, which encompasses approximately 7.77 acres within the Southern California Edison easement, adjacent to Phoenix Club Drive (to be renamed River Road) in the Arena District, Sub-Area A, to construct a surface parking lot with approximately 938 employee parking spaces.

**CONDITIONAL USE PERMIT (CUP2010-05492)**

**AMENDMENT:** The applicant requests an amendment to the conditional use permit relating to parking and circulation for ARTIC.

**CONDITIONAL USE PERMIT:** A request to permit the following conditionally permitted uses within the ocV!BE project including Alcoholic Beverage Manufacturing, Alcoholic Beverage Sales-Off-Sale and On-Sale, Bars and Nightclubs, Entertainment Venues, Farmer's Market, Recreation Commercial-Outdoor and -Indoor, Retail Sales-Outdoor, Murals, and Wine Bar.

**MINOR CONDITIONAL USE PERMIT:** A request to permit the ocV!BE Coordinated Sign Program and Valet Parking.

**TENTATIVE TRACT MAP (TTM NO. 19153):** The applicant requests approval of Tentative Tract Map No. 19153, which encompasses approximately 70.7 acres north of Katella Avenue in the Arena District, to subdivide existing lots into 16 numbered lots (including two air-space lots) for the purpose of commercial development and seven lettered lots for private streets (Douglass Road, Stanley Cup Way, and Cerritos Avenue) including landscape areas, and to dedicate public streets right-of-way (Katella Avenue and River Road).

**Environmental Determination:** This project was reviewed using the standards contained in the CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The Planning Commission will consider whether Addendum No. 11 to Final Subsequent Environmental Impact Report No. 339 (FSEIR No. 339), Mitigation Monitoring and Reporting Plan (MMP) No. 106C and Mitigation Monitoring and Reporting Plan No. 383 (MMP No. 383), together with other previously approved environmental documents for development in the Platinum Triangle area, is the appropriate environmental documentation for the project.

## **COMMISSION UPDATES**

### **ADJOURNMENT**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on September 12, 2022 at 5:00 P.M. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.



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) 765-5351, no later than 8:00 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) 765-5351, antes de las 8:00 de la mañana un día hábil antes de la reunión programada.

### CERTIFICATION OF POSTING

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

7:30 p.m.  
(TIME)

August 24, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Jusana Barrios*

ANAHEIM CITY PLANNING COMMISSION