



# CITY OF ANAHEIM PLANNING COMMISSION AGENDA – MARCH 11, 2024

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

Lucille Kring  
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District 1

Grant Henninger  
Vice Chairperson  
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District 2

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District 4

Christopher Walker  
Commissioner  
District 5

Amelia Castro  
Commissioner  
District 6

**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  
MARCH 11, 2024, 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. 2021-00170**

**Location: 1593 West Cerritos Avenue**

**Request:** The applicant requests approval of a conditional use permit to convert an existing large-family day care for up to 14 children in a single-family dwelling to a commercial day care center for up to 30 children and administrative adjustments to 1) permit a side-yard structural setback less than required by the Zoning Code (five feet required; 4.5 feet proposed) and 2) to permit one less required parking space (six spaces required; five spaces proposed).

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

Resolution No. \_\_\_\_\_

[Staff Report](#)

[Attachment 1 – Draft Conditional Use Permit and Administrative Adjustment Resolution](#)

[Attachment 2 – Letter of Request and Justification](#)

[Attachment 3 – Project Plans](#)

[Attachment 4 – Circulation Study](#)

[Attachment 5 – Noise Study](#)

[Attachment 6 – Vehicle Miles Traveled and Trip Generation Memo](#)

[Attachment 7 – Aerial and Vicinity Map](#)

[Attachment 8 – Public Correspondence](#)

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**ITEM NO. 2**

**DEVELOPMENT APPLICATION NO. 2021-00069**

**Location:** The DisneylandForward Project (Project) is located within an approximate 1,078-acre area of the City known as The Anaheim Resort®, generally located west of the I-5 freeway, south of Vermont Avenue, east of Walnut Street, and north of Chapman Avenue, and also includes areas identified in the General Plan as planned extensions of Gene Autry Way between Harbor Boulevard and Haster Street and Clementine Street between Katella Avenue and Orangewood Avenue, portions of which are outside of The Anaheim Resort.

**Request:** The applicant requests approval of the Project to allow the transfer of uses permitted under The Disneyland Resort Project to other areas of The Disneyland Resort Specific Plan (DRSP) No. 92-1 and the Anaheim Resort Specific Plan (ARSP) No. 92-2 owned or leased by Disney or other subsidiaries of The Walt Disney Company and to allow future streamlined review of Disney projects in these areas.

**General Plan Amendment:** The applicant requests to amend the City of Anaheim General Plan Land Use and Circulation Elements and the City’s Bicycle Master Plan, to revise maps, figures, text, and tables throughout the General Plan to conform to the following proposed changes:

- (A) Amend the Land Use Element, Table LU-4, “General Plan Density Provisions for Specific Areas of the City” to amend the descriptions of The Disneyland Resort Specific Plan and the Anaheim Resort Specific Plan to reflect the District names, new Overlays and

Resolution No. \_\_\_\_\_

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Resolution No. \_\_\_\_\_

[Staff Report](#)

[Attachment 1 – Draft CEQA Resolution](#)

- a. [FSEIR No. 352 \(including Responses to Comments and Corrections, Clarifications and Additions to the Draft Subsequent EIR\)](#)
- b. [Findings and Statement of Overriding Considerations](#)
- c. [Mitigation Monitoring Program \(MMP\) No. 387](#)
- d. [Draft Subsequent Environmental Impact Report No. 352](#)

associated density proposed as part of the DisneylandForward Project;

- (B) Amend the Circulation Element to (1) remove the planned future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street; and (2) reclassify Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial (with no change to the width of the ultimate public right-of-way);
- (C) Amend the Circulation Element to reflect the following intersection lane configurations: (1) at Harbor Boulevard and Convention Way, provide two left-turn lanes, one shared through/right-turn lane, and one exclusive right-turn lane on the eastbound approach and one left-turn lane, one shared through/right-turn lane, and one exclusive right-turn lane on the westbound approach (consistent with existing configuration); and (2) at Haster Street and Gene Autry Way: provide a single shared left-turn/through/right-turn lane for the eastbound approach and three left-turn lanes and two right-turn lanes for the westbound approach. The northbound approach would be equipped with a right-turn signal overlapping with the westbound left-turn signal phase;
- (D) Amend the Circulation Element and the City's Bicycle Master Plan to (1) remove the Class I Bike Path in the Southern California Edison right-of-way between Harbor Boulevard and Anaheim Boulevard and add a Class I Bike Path on the north side of Disney Way between Clementine Street and Anaheim Boulevard; (2) add a Class I Bike Path on the west side of Clementine Street between Alro Way and Disney Way (limits subject to change based on determination of proposed dedication); and (3) modify the classification of the planned bike facility on Walnut Street between Katella Avenue and Ball Road from Class II Bike Lanes to a Class I Bike Path on the east side of Walnut Street.

**Amendment No. 9 to the Disneyland Resort Specific Plan (DRSP) No. 92-1:** The applicant requests to amend the Specific Plan document and the Zoning and Development Standards (Chapter 18.114 of the Anaheim Municipal Code), to comprehensively update text, graphics, and imagery throughout the documents to reflect the proposed DisneylandForward Project.

[Attachment 2 – Draft General Plan Amendment Resolution](#)

[Attachment 3 – Draft City Council Ordinance Approving DRSP Specific Plan and Zoning and Development Standards Amendment](#)

- a. [Draft Disneyland Resort Specific Plan No. 92-1](#)
- b. [Draft Redlined Chapter 18.114 \(Disneyland Resort Specific Plan No. 92-1\)](#)
- c. [Draft DisneylandForward Conditions of Approval](#)

[Attachment 4 – Draft City Council Ordinance Approving ARSP Specific Plan and Zoning and Development Standards Amendment](#)

- a. [Draft Anaheim Resort Specific Plan No. 92-2](#)
- b. [Draft Redlined Chapter 18.116 \(Anaheim Resort Specific Plan No. 92-2\)](#)

[Attachment 5 – Draft City Council Ordinance Approving Zoning Code Amendment \(Structural Height Limitation – Anaheim Commercial Recreation Area\)](#)

[Attachment 6 – Draft The Anaheim Resort Public Realm Landscape Program Amendment Resolution](#)

**Amendment No. 17 to the Anaheim Resort Specific Plan (ARSP) No. 92-2:** The applicant requests to amend the Specific Plan and the Zoning and Development Standards (Chapter 18.116 of the Anaheim Municipal Code), to comprehensively update text, graphics, and imagery throughout the documents to reflect the proposed DisneylandForward Project, including approval of the Theme Park East Overlay, the Theme Park West Overlay and the Parking Overlay.

**Zoning Code Amendment - Structural Height Limitations – Anaheim Commercial Recreation Area:** The applicant requests to amend Chapter 18.40 (General Development Standards) of Title 18 of the Anaheim Municipal Code to amend the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map (Anaheim Municipal Code Section 18.40.080 (Structural Height Limitations – Anaheim Commercial Recreation Area) to provide for the DRSP to regulate building heights within a larger portion of the DRSP Theme Park District and the Southeast District and the ARSP to regulate building heights within the ARSP Theme Park East and Theme Park West Overlays. The DRSP and ARSP would allow for taller heights in some areas than are currently allowed; it would also reduce the allowed heights in other areas. These changes would not affect allowed heights on non-Disney properties.

**Amendment No. 6 to The Anaheim Resort Public Realm Landscape Program:** The applicant requests to amend The Anaheim Resort Public Realm Landscape Program to allow for the use of improved technologies and more low water plants. The Public Realm Landscape Program would include new landscape concept exhibits, updating and removing them from the DRSP and ARSP. Additionally, photos and graphics would be updated with current images of landscaping in The Anaheim Resort.

**Amendment No. 4 to The Anaheim Resort Identity Program:** The applicant requests to amend The Anaheim Resort Identity Program to describe the general locations of pedestrian bridges in The Anaheim Resort, consistent with the proposed amendments to the DRSP and ARSP. Additionally, photos and graphics would be updated with current images of identity elements in The Anaheim Resort.

**First Amended and Restated Development Agreement:** The applicant requests to amend Development Agreement No. 96-01 between the Walt Disney World Co. (renamed Walt Disney Parks and

- a. [Draft The Anaheim Resort Public Realm Landscape Program Amendment](#)

[Attachment 7 – Draft The Anaheim Resort Identity Program Amendment Resolution](#)

- a. [Draft The Anaheim Resort Identity Program Amendment](#)

[Attachment 8 – Draft Development Agreement Amendment Resolution](#)

- a. [Draft First Amended and Restated Development Agreement No. 96-01](#)

[Attachment 9 – Applicant’s Letter of Request](#)

[Attachment 10 – Public Works Discretionary Exemption Approval](#)

[Attachment 11 – Summary of Amendments to the Disneyland Resort Specific Plan \(DRSP\), Anaheim Resort Specific Plan \(ARSP\), The Anaheim Resort Public Realm Landscape Program, and The Anaheim Resort Identity Program](#)

[Attachment 12 – Draft Planning Standard Detail No. 10 – Tree and Shrub Selection Matrices](#)

[Attachment 13 – Table 5.10-1 \(Consistency of](#)

Resorts U.S., Inc. in 2009) and the City of Anaheim to provide continued certainty to Disney to facilitate growth and investment in The Disneyland Resort and specified benefits to the City.

**Environmental Determination:** The Planning Commission will consider whether to recommend that the City Council certify Final Subsequent Environmental Impact Report (SEIR) No. 352, adopt Findings and a Statement of Overriding Considerations and Mitigation Monitoring Program No. 387, and determine that FSEIR No. 352 and MMP No. 387, together with other previously approved environmental documents for the DRSP and ARSP, is the appropriate environmental documentation for the Project under CEQA.

[the Project with the General Plan\)](#)

[Attachment 14 – Disneyland Resort Project and ARSP Project Objectives](#)

[Attachment 15 – Applicant Community Outreach Summary](#)

[Attachment 16 – Public Correspondence](#)

- a. [Anaheim Resident Support Letters](#)
- b. [Non-Anaheim Resident Support Letters](#)

[Attachment 17 – Supplemental Analysis for Magic Way Traffic Redistribution](#)

[Attachment 18 – Vicinity Map and Aerial](#)

*Project Planner:*  
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## COMMISSION UPDATES

## ADJOURNMENT

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on March 25 2024, 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:

8:00 a.m.  
(TIME)

March 8, 2024  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: J. Bostner-Fisher

ANAHEIM CITY PLANNING COMMISSION