



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
MARCH 11, 2024 5:00 P.M.

Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:04 P.M.

There was a power outage and the meeting was called back to order at 5:28 P.M.

PLEDGE OF ALLEGIANCE – Led by Commissioner Castro

ROLL CALL

Commissioners Present: **Chairperson:** Lucille Kring
Commissioners: Amelia Castro, Michelle Lieberman,
LuisAndres Perez, Jeanne Tran-Martin, and Christopher Walker

Commissioners Absent: Vice Chair Grant Henninger

Staff Present:

Ted White, Deputy City Manager/Planning and Building Director	Grace Ruiz-Stepter, Housing and Community Development Director
Heather Allen, Deputy Planning and Building Director	Rafael Cobian, City Traffic Engineer
Leonie Mulvihill, Assistant City Attorney	Steve Mattis, Outside Legal Counsel
Scott Koehm, Principal Planner	Tim Cremin, Outside Legal Counsel
Elaine Thienprasiddhi, Principal Planner	Kiana Amiri-Davani, Outside Legal Counsel
Jose Barriga, Associate Planner	Andy Nogal, Community Investment Director
Amanda Lauffer, Associate Planner	Kevin Clausen, Community Investment Manager
Cory Wilkerson, Principal Transportation Engineer	Gabreele Gonzalez, Associate Engineer
Pat Russell, Fire Chief	David Rodriguez, Assistant Fire Marshal
Shawn Azarhoosh, Principal Civil Engineer	Lindsey Young, Fire Marshal
Keith Linker, Principal Civil Engineer	Stephen Stoewer, Property Development Manager
Gidti Ludesirishoti, Principal Civil Engineer	Rudy Emami, Public Works Director
Jose Jimenez, Parks Manager	Rick Armendariz, Chief of Police
Victoria Ticorat, Administrative Assistant	Heather Flores, PC Secretary

PUBLIC COMMENTS

There were no public comments.

[Welcome Audio Part 1](#)

[Welcome Audio Part 2](#)

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).

Approved Resolution No.
PC2024-003.

MOTION: (Lieberman/Castro)

VOTE: 6-0

Chairperson Kring and Commissioners Castro, Lieberman, Perez, Tran-Martin, and Walker voted yes. Vice Chairperson Henninger was absent.

Project Planner:
Jose Barriga
JMBarriga@anaheim.net

[Item 1 Audio](#)

IN GENERAL: One person spoke in general about the request. Seven comment letters received via email and are located at the following link:
www.anaheim.net/planningcommissionpubliccomments

IN SUPPORT: One person spoke in support of the request.

OPPOSITION: None

DISCUSSION TIME: 40 minutes (5:34 p.m. to 6:14 p.m.)

Chairperson Kring presented the 10-day appeal rights for Item No. 1 of the public hearing items. The appeal period for the public hearing item ends on Thursday, March 21, 2024 at 5:00 p.m.

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 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

Recommended City Council approval of the project and approved Resolution Nos. PC2024-004, PC2024-005, PC2024-006, PC2024-007, and PC2024-008.

Subsidiary motion made by Commissioner Perez, seconded by Commissioner Tran-Martin to continue item to date certain March 25, 2024. Motion failed.

VOTE: 2-3-1

Commissioners Perez and Tran-Martin voted yes. Chairperson Kring and Commissioners Castro and Lieberman voted no. Commission Walker abstained. Vice Chairperson Henninger was absent.

MOTION: (Lieberman/Kring)

VOTE: 5-1

Chairperson Kring and Commissioners Castro, Lieberman, Tran-Martin, and Walker voted yes. Commissioner Perez voted no. Vice Chairperson Henninger was absent.

Project Planner:
Elaine Thienprasiddhi
ETHien@anaheim.net

[Item 2 Part 1 Audio](#)
[Item 2 Part 2 Audio](#)

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.

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 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.

IN GENERAL: Five persons spoke and were neutral about the request. Twenty-eight comment letters, applicant response, and supporting documentation received via email are located at the following link:

www.anaheim.net/planningcommissionpubliccomments

IN SUPPORT: Thirty-nine persons spoke in support of the request.

OPPOSITION: Ten persons spoke in opposition of the request.

DISCUSSION TIME: 4 hours and 55 minutes (6:15 p.m. to 11:10 p.m.)

COMMISSION UPDATES

Commissioner Lieberman thanked City staff for her attendance at the League of Cities Planning Commissioners Academy and stated it was information. Commissioner Walker concurred. Chair Kring stated it was informative especially information regarding California Environmental Quality Act (CEQA). Commissioner Tran-Martin thanked staff for the opportunity to attend the conference and thanked staff for answering all of the questions that were asked. Commissioner Perez also thanked staff. Commissioner Perez referred the public to the following website ask.buzz for information on how to develop theme parks. Chair Kring thanked staff. Commissioner Castro thanked staff.

Deputy Director Heather Allen informed the Commission there are two items scheduled for second readings for adoption at the March 19, 2024 City Council meeting. The items include the Annual Code Update and the zoning reclass for the La Quinta Inn/Starbucks project. The next Planning Commission meeting scheduled for March 25, 2024 includes the Public Hearing for items for a charter school and a fence variance.

[Commission Updates Audio](#)

ADJOURNMENT – 11:17 P.M.

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.

<p>Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 8:00 am on Friday, March 8, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
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