



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
SEPTEMBER 23, 2024, 5:00 P.M.

Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:01 P.M.

Chairperson Waker presented the 10-day appeal rights for Item 1. Items 2 and 3 are requests for the Planning Commission to recommend City Council approval for consideration at a future City Council meeting. The appeal period for Item 1 ends on Thursday, October 3, 2024, at 5:00 p.m.

PLEDGE OF ALLEGIANCE – Led by Commissioner Lieberman

ROLL CALL

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

Commissioners Absent: None

Staff Present:

Ted White, Deputy City Manager/Planning and Building Director	Mike Eskander, Development Services Manager
Heather Allen, Deputy Planning and Building Director	Rafael Cobian, City Traffic Engineer
Leonie Mulvihill, Assistant City Attorney	Shawn Azarhoosh, Principal Civil Engineer
Scott Koehm, Principal Planner	David Kennedy, Associate Transportation Planner
Thomas Gorham, Contract Planner	Bridgette Bambrick, PC Secretary
Elaine Thienprasiddhi, Principal Planner	Victoria Ticorat, Administrative Assistant
Judy Dadant, Senior Planner	Monic Sary-Mak, Development Services Consultant
Steve Mattis, Outside Legal Counsel	Cory Wilkerson, Principal Transportation Planner
Veronica Emami, Police Investigation Tech	Kevin Clausen, Community Investment Manager
Gabreelle Gonzalez, Associate Engineer	JJ Jimenez, Parks Manager
Sjany Larson-Cash, Community Services Director	

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2021-00073

Location: The property is located at **860 South Peralta Hills Drive**, north of the intersection of Peralta Hills Drive and Crescent Drive.

Request: The applicant requests approval of a tentative parcel map to subdivide an existing 4.49-acre lot into four lots for future single-family residential development.

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 15315, Class 15 (Minor Land Divisions).

**Approved Resolution No.
PC2024-024.**

MOTION: (Perez/Kring)

VOTE: 6-0

Chairperson Walker and Commissioners Castro, Lieberman, Perez, Tran-Martin, and Kring voted yes.

Commissioner Kelly recused herself.

*Project Planner:
Thomas Gorham
tgorham@anaheim.net*

[Item 1 Audio](#)

IN GENERAL: One person spoke regarding the previous challenges with the development of the property due to its topography and had concerns about the impact of the grading process at the construction site.

OPPOSITION: One person

DISCUSSION TIME: 14 minutes (5:07 p.m. to 5:21 p.m.)

ITEM NO. 2

DEVELOPMENT PERMIT NO. 2023-00042
(DEV2023-00042)

Location: This approximately 2.05-acre site consists of two properties located at **275 and 301 East Santa Ana Street** at the northwest and northeast corners of Philadelphia Street and Santa Ana Street.

Request: The applicant requests to construct a new residential development consisting of 56 for-sale 3-story condominium townhomes. Ten percent of the units would be for moderate-income buyers. The project requires the following entitlements: (i) a General Plan Amendment to change the land use designation of the project site from Low Medium Density Residential to Medium Density Residential and (ii) a Tentative Tract Map to create a one-lot condominium map to construct 56 townhomes.

Environmental Determination: The Planning Commission will consider whether a Mitigated Negative Declaration is the appropriate environmental documentation for the request under the California Environmental Quality Act.

Recommended City Council approval of the project and approved Resolution Nos. PC2024-025, PC2024-026, and PC 2024-027 as amended with a new Condition No. 3, subsequent renumbering thereafter, and revisions to Condition No. 44 (renumbered as No. 45).

MOTION: (Perez/Castro)

VOTE: 7-0

Chairperson Walker and Commissioners Castro, Kelly, Lieberman, Perez, Tran-Martin, and Kring voted yes.

Project Planner:
Thomas Gorham
tgorham@anaheim.net

[Item 2 Audio](#)

IN GENERAL: Two people spoke regarding the current parking issues in the area.

OPPOSITION: Two people spoke in opposition of the project.

DISCUSSION TIME: 1 hour and 8 minutes (5:22 p.m. to 6:30 p.m.)

ITEM NO. 3

DEVELOPMENT APPLICATION NO. (DEV2023-00050)

Location: The approximately 100-acre OCVIBE 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 Amendment No. 1 to the OCVIBE Master Site Plan to permit changes to the previously-approved OCVIBE mixed-use project to demolish the Arena Corporate Center office buildings and construct up to 750 additional residential units for a project total of 1,960 to 2,250 units, including affordable units with a density bonus, and up to 325,000 s.f. of office uses; incorporate a process to remove the approved pedestrian bridge from Parking Deck C across Douglass Road; remove the approved Meadow Park Amphitheater; and dedicate additional park space in the area of the former proposed amphitheater.

GENERAL PLAN AMENDMENT: A request to amend the General Plan Land Use and Green Elements to modify the total amount of development permitted in the Platinum Triangle to increase the amount of residential development to 18,476 dwelling units, decrease the amount of office development to a range of 7,182,427 s.f. to 7,407,427 s.f.; increase the size of the Public Park (Meadow Park) from 4-acres to 4.85-acres; update the Bicycle Master Plan to reflect bicycle facility changes associated with the previously-approved removal and addition of streets; and, revise maps, figures, text, and tables throughout the General Plan to conform to the proposed changes.

PLATINUM TRIANGLE MASTER LAND USE PLAN AMENDMENT (PTMLUP): A request to amend the PTMLUP to modify the permitted amount of development within the Platinum Triangle Mixed Use (PTMU) Overlay Zone to up to 18,476 residential dwelling units, decrease the amount of office development to a range of 7,182,427 s.f. to 7,407,427 s.f.; modify appendices for the OCVIBE Sign and Identity Program and PTMU Overlay Zone

Recommended City Council approval of the project and approved Resolution Nos. PC2024-028, PC2024-029 and PC2024-030, as amended, with the deletion of Condition No. 87 and subsequent renumbering thereafter.

MOTION: (Perez/Castro)

VOTE: 7-0

Chairperson Walker and Commissioners Castro, Kelly, Lieberman, Perez, Tran-Martin, and Kring voted yes.

Project Planner:
Judy Dadant
jdadant@anaheim.net

[Item 3 Audio](#)

District Sub-Area Development Intensities; and, revise figures, text, and tables throughout the PTMLUP to conform to the proposed changes.

ANAHEIM MUNICIPAL CODE AMENDMENTS: A request to amend Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone) and Chapter 18.38 (Supplemental Use Regulations) to amend definitions, development intensities, development standards, and procedures to regulate development within the PTMU Overlay Zone, including within the Arena and Transit Districts.

DEVELOPMENT AGREEMENT: A request for approval of Amended and Restated Development Agreement No. 2020-00004 between the City of Anaheim and Anaheim Real Estate Partners, LLC including an amendment to Master Site Plan (MIS2020-00751) to amend the boundaries of Arena District Sub-Areas D1 and D2; amend the development intensities associated with residential and office development within Sub-Areas D1 and D2; provide a process for the potential removal of the previously-approved pedestrian bridge from Parking Deck C across Douglass Road; remove the previously-approved Meadow Amphitheater; dedicate additional park space in Transit District Sub-Area B; modify the request for Density Bonus and Development Incentives pursuant to Chapter 18.52 (Housing Incentives) of the Anaheim Municipal Code; increase the number of allowed residential units and the number of required affordable units; increase the off-site park contribution fee, and modify terms related to CFD 08-01 including annexing two parcels into CFD 08-01 providing partial funds for the new fire station and the proposed River Road.

CONDITIONAL USE PERMIT AMENDMENT: A request to amend the previously-approved Conditional Use Permit to add a banquet facility to the list of conditionally permitted uses within the OCVIBE project, which currently allows 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 modify the OCVIBE Coordinated Sign Program and Mural Plan previously approved under minor conditional use permit.

Environmental Determination: The Planning Commission will consider whether Addendum No. 13 to the previously-certified Final Subsequent Environmental Impact Report No. 339 (FSEIR No. 339) and its Addenda, including Addendum No. 11 and Mitigation Monitoring Plan No. 383 (MMP No. 383); Mitigation Monitoring and Reporting Program No. 106C (MMP No. 106C); and other previously-approved environmental documents for development in the Platinum Triangle area, are the appropriate environmental documentation for the request and confirm that MMP No. 383 remains valid for the OCVICE mixed-use project (DEV2020-00125) inclusive of Amendment No. 1 to the OCVICE Master Site Plan.

IN GENERAL: One person spoke regarding the Housing Element and affordable housing.

OPPOSITION: None

DISCUSSION TIME: 40 minutes (6:32 p.m. to 7:12 p.m.)

COMMISSION UPDATES

Commissioner Kelly recused herself from the September 30th Planning Commission Special Meeting due to a potential conflict of interest. Principal Planner Koehm mentioned there will be a Special Meeting of the Planning Commission on September 30th for the Hills Preserve project. Vice Chair Kring adjourned the meeting in memory of William Richard O’Connell.

[Commission Updates Audio](#)

ADJOURNMENT – 7:15 P.M.

Adjourn to the Special Meeting of the Anaheim Planning Commission on September 30, 2024, at 5:00 p.m. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.

Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 5:00 p.m. on Thursday, September 19, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.