



Ashleigh E. Aitken
Mayor

Natalie Meeks
Mayor Pro Tem
District 6

Ryan Balias
Council Member
District 1

Carlos A. Leon
Council Member
District 2

Natalie Rubalcava
Council Member
District 3

Norma Campos Kurtz
Council Member
District 4

Kristen M. Maahs
Council Member
District 5

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ANAHEIM CITY COUNCIL

ACTION AGENDA

DECEMBER 16, 2025

CITY COUNCIL HOUSING AUTHORITY

▪**ORDER OF BUSINESS:** Public sessions of all regular meetings of the City Council/Successor Agency to the Redevelopment Agency/Housing Authority/Public Financing Authority/Housing and Public Improvements Authority begin at 5:00 P.M. Public hearings begin at 5:30 P.M. unless otherwise noted. Closed sessions begin at 3:00 P.M. or such other time as noted. Closed sessions may be preceded by one or more public workshops. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda. Not all of the above agencies may be meeting on any given date. The agenda will specify which agencies are meeting. All meetings are in the Anaheim City Hall, Council Chamber, 200 S. Anaheim Blvd., Anaheim, CA 92805 or such other location as noted. Pursuant to Government Code Section 54954.2(a)(2), no action or discussion by the City Council 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 in the City Clerk's Office and www.anaheim.net/councilagendas. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the City Clerk, located at 200 S. Anaheim Blvd., 2nd Floor, Anaheim, CA 92805 and by contacting the office by phone, 714-765-5166, or email to cityclerk@anaheim.net.

▪**PUBLIC COMMENTS:** There are two Public Comment periods with speakers having one opportunity to address the City Council, except for scheduled public hearing items. Public comments are limited to three (3) minutes per speaker, unless a different time limit is announced. The City uses speaker cards that must be submitted to the City Clerk in order to address the City Council. Prior to the business portion of the agenda, the City Council and all other related agencies meeting on such date will convene in joint session for the first Public Comment period where speakers will be permitted to speak on specific agenda item(s). This first Public Comment period is limited to 90 minutes or until all agenda item speakers have been heard, whichever is later. Any remaining time shall be provided to non-agenda item speakers until the 90 minute time limitation is exhausted. The second Public Comment period will be opened by the Mayor if any non-agenda item speakers were not called during the first Public Comment period. For public hearings, the Mayor or Chairperson will separately call for testimony at the time of each public hearing. Testimony during public hearings is subject to the following time limits: Project applicant or issue initiator: twenty minutes for initial presentation and ten minutes for rebuttal; Residents within the noticed area of the subject property: ten minutes; All other members of the public: three minutes. Public hearings regarding legislative matters: five minutes. The Mayor or Chairperson may limit the length of comments during public hearings due to the number of persons wishing to speak or if comments become repetitious or irrelevant. 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 City Council and all other related agencies, on any agenda items or matters within the jurisdiction of such governing bodies, by submitting comments electronically for City Council consideration by sending them to publiccomment@anaheim.net. **To ensure distribution to the City Council prior to consideration of the agenda, please submit comments at least 2 hours prior to the scheduled start time of the meeting.** Those comments, as well as any comments received after that time, will be distributed to the City Council, 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/publiccomment. Contact the City Clerk's Office at 714-765-5166 or cityclerk@anaheim.net with any questions.

▪**ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council or Agency.

▪**CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless a member(s) requests an item(s) be discussed and/or removed from the Consent Calendar for separate action.

▪**SERVICIOS DE TRADUCCION (TRANSLATION SERVICES: SEE LAST PAGE OF AGENDA FOR DESCRIPTION IN ENGLISH):** La ciudad provee servicios de interpretación al español en las juntas del Consejo. La interpretación simultánea al español se ofrece por medio del uso de audífonos y la interpretación consecutiva (español a inglés) también está disponible para cualquiera que desee dirigirse al Ayuntamiento, declarando su petición en el podio. No tiene que usar los servicios de interpretación de la Ciudad; las personas pueden proveer su propio intérprete, si lo desean. Debido a que existen muchos dialectos y regionalismos, la Ciudad no puede garantizar que los intérpretes puedan traducir a un dialecto o regionalismo en particular y rehúsa cualquier responsabilidad que surja de tales servicios. Para servicios de interpretación en otros idiomas, comuníquese con la oficina de la Ciudad (City Clerk), cuando menos 48 horas antes de la junta programada.

**ANAHEIM CITY COUNCIL
ANAHEIM, CALIFORNIA
DECEMBER 16, 2025
4:30 P.M.**

Call to order the Anaheim City Council. **4:57 p.m.**

MEMBERS PRESENT: **Mayor Aitken and Council Members Meeks, Balius, Leon, Rubalcava, Kurtz, and Maahs.**

4:30 P.M. - CLOSED SESSION

ADDITIONS/DELETIONS TO CLOSED SESSION: **None**

PUBLIC COMMENTS ON CLOSED SESSION ITEM: **None**

Recess to closed session. **4:58 p.m.**

1. **CONFERENCE WITH LABOR NEGOTIATORS**
 (Subdivision (a) of Section 54957.6 of the California Government Code)
 Agency Designated Representative: Linda Andal, Human Resources Director
 Name of Employee Organizations: International Brotherhood of Electrical Workers (IBEW), Local 47; and IBEW, Local 47 Part-Time Customer Service Employees; International Brotherhood of Electrical Workers, Local 47 (Professional Management and Part-Time Management Units)
 [continued from Council meeting of December 9, 2025, Closed Session Item No. 4]

Reconvene the Anaheim City Council. **5:47 p.m.**

MEMBERS PRESENT: **Mayor Aitken and Council Members Meeks, Balius, Leon, Rubalcava, Kurtz, and Maahs.**

5:00 P.M.

INVOCATION: City Clerk Theresa Bass

FLAG SALUTE: Council Member Ryan Balius

PRESENTATIONS: Recognizing the retirement of Anaheim Union High School District's Superintendent Michael Matsuda
 Accepted by Superintendent Michael Matsuda.

 Recognizing Peggy Au's retirement with the City of Anaheim
 Accepted by Controller Peggy Au.

 Recognizing the Anaheim High School Girls Volleyball Team for their first CIF-SS Championship
 Accepted by Girls Volleyball Team.

Call to order the Anaheim Housing Authority (in joint session with the City Council). **6:01 p.m.**

ADDITIONS/DELETIONS TO THE AGENDAS: Council Member Kurtz requested to continue Public Hearing Item No. 20 to the Council meeting of January 13, 2026. **MOTION: NK/NR ROLL CALL VOTE: 6-1.** (AYES: Mayor Aitken and Council Members Balius, Leon, Rubalcava, Kurtz, and Maahs; NOES: Mayor Pro Tem Meeks). Motion carried.

PUBLIC COMMENTS (all agenda items, except public hearing): Ten (10) in-person speakers; City Clerk Theresa Bass reported four (4) public comments were received electronically prior to 4:00 p.m. (Total of four (4) public comments received via email). She added that nineteen (19) emails were received related to continued Public Hearing Item No. 20.

[Public Comments Submitted – December 16, 2025 City Council Meeting](#)

(limited to 90 minutes, or until all agenda item speakers have been heard; any time remaining shall be provided to non-agenda item speakers)

COUNCIL COMMUNICATIONS:

Council Member Kurtz thanked Police Chief Rick Armerndariz for his service to the City and for his continued service until a new Chief was hired. She thanked his wife and children who gave up family time while he was serving the City. She recounted a meeting with Chief Armendariz and the residents of Guinida Lane and shared that Chief Armendariz and the Police Department responded that they would act in the best interest of the residents and protect and serve the community. Council Member Kurtz thanked each of the Department Heads for their service to the City. She shared that ATN employees called the Council Members to take part in toy drives throughout the City. She reported that there would be seven toy giveaways in seven neighborhoods. She thanked ATN for their support.

Council Member Maahs expressed her gratitude to Chief Armendariz for his years of service and leadership in Anaheim and his decades of service as a public servant. She shared that as a newly elected Council Member and as a resident, she has witnessed his impact in her neighborhood.

Council Member Balius echoed Council Member Kurtz's recognition of the work of Department Heads and City staff. He thanked Chief Armendariz for his service to the City. He recounted his first meeting with the Chief at a community meeting at Brookhurst Park. He wished everyone a Happy Holiday.

Council Member Rubalcava reported that she supported the Anaheim High School food distribution on Monday, sponsored by Northgate and Kaiser. She shared that food bags and vouchers for Northgate were distributed to over 125 families. She thanked Northgate, Anaheim High School, and Kaiser for their assistance during the holiday season. Council Member Rubalcava highlighted the Boards and Commissions Appreciation Dinner, in recognition of volunteers who serve on various City committees and commissions. She highlighted the performance by the Orange County Family Justice Center and noted that all of the performers were explorers with the Police Department. She urged the public to attend their fundraiser performance for at-risk youth on June 26, 2026. Council Member Rubalcava recognized Director of Community Services Sjany Larson-Cash and the Community Services Department for their important role and significant work in the City. She shared that Community Services has been hosting posadas and other community initiatives. She added that there was a holiday Christmas festival, in collaboration with the Tree Lighting. She noted that her office hosted a booth at the event and highlighted attendees who visited the booth. She expressed her gratitude for serving as a Council Member to help people who live in the City and provide information on services. Council Member Rubalcava highlighted Green Birds and its founders, Jody and Kevin, who have hosted litter and trash pickup events in the City over the past eleven years. She thanked Jody and Kevin for their continued leadership and recommended that the public follow them on social media. Council Member Rubalcava recognized long-time City employee Randy Reyes on his retirement. She shared that he worked with Community Services starting in 1976 and taught at Anaheim High School for nearly 40 years, and will be retiring in 2026. She requested that the public keep the Anaheim High School Track and Field athletes in their prayers, following an incident involving a drunk driver. She shared that all eight athletes are in the process of recovering. She added that she would be working with some parents from Anaheim High

School to host a fundraiser for the families and encouraged the public to support. She thanked the Anaheim Police Department and the Fire and Rescue Department for responding quickly. She highlighted Fire Chief Russell for ensuring that Anaheim High School Principal Rubén Calleros had the necessary information to follow up. She shared that the Student Resource Officers accompanied each of the children to the hospital and ensured the parents were contacted. She thanked everyone who helped the athletes receive the care they needed.

Council Member Leon congratulated New Hope Presbyterian Church, located in District 2, for their jazzy Christmas concert. He congratulated Reverend Goodjoin and everyone at New Hope for the event. He recognized the Community Services Department for the community posadas across the City. He expressed his appreciation for the community and City departments coming together for the event. He highlighted the California Highway Patrol, who participated in the annual CHiPs for Kids event and donated toys and different prizes to residents and children from across Orange County. Council Member Leon invited the public to a toy distribution on Sunday, December 21st, from 2 p.m. to 4 p.m. at Servite High School. He shared that his office is partnering with Frank Garcia, La Casa Garcia, and Neutral Ground. He extended his gratitude to Chief Armendariz for his leadership and service to the City. He shared that under Chief Armendariz, the Police Department reached a historic number of sworn officers and prioritized building relationships with the community. He echoed his Council colleagues' and thanked City staff for their amazing work. He shared that it is an honor and a privilege to work with staff to make positive differences in the world.

Mayor Aitken thanked Chief Armendariz for leading the City as Chief and Deputy Chief. She shared that he took over as Deputy Chief in 2019 and was promoted to the Chief of Police in 2023. She highlighted his performance navigating the City through the pandemic. She shared that he began his career in law enforcement in 1995 with the Modesto Police Department, rising the ranks from police officer to Assistant Chief and Deputy City Manager. She added that his experience at various levels within the force was a testament to his love of public service and public safety in Modesto. She highlighted the community initiatives he was responsible for, including Modesto's Safe Neighborhood initiative, reestablishing area commands, launching a Real Time Crime Center, and expanding youth engagement programs under his leadership. Mayor Aitken shared that when he arrived in Anaheim, he continued his passion for reimagining what public safety could mean to the City. She shared that over the years, he has partnered with the Council to bring the Police Department to new heights. With over 430 officers, she added that he has grown the Police force to meet the needs of the City. She reported that in an effort to build stronger relationships between the Police Department and the community, he launched the Real Time Crime Center to expedite information and improve call response times, restored the City's community policing, Assessment Liaison Officers and other necessary teams in the aftermath of the pandemic, and increasing youth resources through School Resource Officers, for administrators, teachers, students, and parents, while investing in youth engagement programs. She added that the Department has invested in youth engagement programs to bring events that connect with first responders. Mayor Aitken shared that it has been an honor to start Team Kids with Chief Armendariz. She noted that he emphasized department communications, highlighted community relations efforts, and reorganized the Police Department to meet the City's outlined objectives, and fostered an inclusive culture at the Department, to reassure residents that the Police Department serves everyone. She added that in light of the federal immigration enforcement actions, the Chief integrated himself as an active part of the Anaheim community. She shared that he collaborated on the Chief's Advisory Committee, the Chief's Neighborhood Advisory Council, the Chief's Youth Advisory Council, and sat on the boards of various non-profit organizations. She added that he also represented officers on the boards of the California Police Officers' Memorial, the California Peace Officers' Association, and Orange County Chiefs' Association. A video was displayed of Congressman Lou Correa recognizing Chief Armendariz on the floor of the U.S. House of Representatives. She expressed her gratitude to Chief Armendariz for his steadfast commitment to the City, public safety, and the community. She thanked him for his dedication and service.

CITY MANAGER'S UPDATE:

City Manager Vanderpool congratulated Chief Armendariz on his retirement and wished him and his family the very best in their future endeavors. He recognized the Anaheim Police Department, the Fire Rescue Department, Public Utilities, Public Works, Community Services, and City staff working during the holiday season. On behalf of the 3,000 City employees, he wished residents, businesses, and visitors a happy holiday season.

Recess the Anaheim City Council. **7:02 p.m.**

5:00 P.M. - HOUSING AUTHORITY

MOTION: NK/RB to adopt the consent calendar as presented. ROLL CALL VOTE: 7-0. Motion carried.

CONSENT CALENDAR:

1. Receive and file the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2024-25, and authorize the Executive Director of the Anaheim Housing Authority, or designee, to submit the Annual Report as a part of the City's Annual Report on the City of Anaheim's General Plan, submitted to the State Department of Housing and Community Development pursuant to Government Code Section 65400, and post the report on the City's website.
2. Approve a Professional Services Agreement with the University of Massachusetts Global (UMass Global), a nonprofit training and organizational development consultant, in an amount not to exceed \$100,000, for leadership coaching, management skills training, employee survey services, and organizational development support for an initial two year term ending December 18, 2027 with a one-year optional renewal, and authorize the Executive Director to execute and administer the agreement.

Adjourn the Anaheim Housing Authority. **7:02 p.m.**

Reconvene the Anaheim City Council. **7:02 p.m.**

5:00 P.M. - CITY COUNCIL

Items pulled for discussion:

Council Members Leon and Rubalcava: Item No. 17
Council Member Kurtz: Item No. 5, 11

MOTION: NM/KM to waive reading of the ordinances and resolutions and adopt the balance of the consent calendar as presented. ROLL CALL VOTE: 7-0. Motion carried.

CONSENT CALENDAR:

3. Receive and file minutes of the Parks and Recreation Commission meeting of October 22, 2025.

4. Receive and file, with the possibility of discussion, the list of Professional Services Agreements authorized by the City Manager and the list of Visit Anaheim Subcontractor Agreements approved by the Executive Director of Convention, Sports, and Entertainment for November 2025.
5. Determine, on the basis of the evidence submitted by STC GardenWalk LLC; GardenWalk Hotel II, LLC; and, Westgate Resorts Anaheim, LLC, that the Anaheim GardenWalk Project is not in compliance with the terms and conditions of Development Agreement No. 99-01 for the 2025 review period, and direct staff to provide notice of City Council's intent to establish new development timeframes at a subsequently-noticed public hearing.

Item No. 05 Discussion. MOTION: NK/RB ROLL CALL VOTE: 7-0. Motion carried.

6. Determine on the basis of the evidence submitted by PT Metro, LLC, that the A-Town mixed-use project is not in compliance with the terms and conditions of Amended and Restated Development Agreement No. 2005-00008 for the 2025 review period, and direct staff to provide notice of City Council's intent to establish new development timeframes at a subsequently-noticed public hearing.
7. Determine, on the basis of the evidence submitted by Kaiser Foundation Hospitals, that the property owner has complied in good faith with the terms and conditions of Development Agreement No. 2007-00003 for the 2025 review period for the Kaiser Hospital Campus Project, located at 3400-3450 East La Palma Avenue and 959-1001 North Grove Street.
8. Determine, on the basis of the evidence submitted by Good Hope International, that the property owner has complied in good faith with the terms and conditions of Development Agreement No. 2016-00001 for the 2025 review period for the eight-story, 580-room hotel project located at 1700 South Harbor Boulevard Hotel in The Anaheim Resort.
9. Approve Contract No. MA 106-498356 with UniFirst Corporation, dba Specialty Apparel, in an annual amount not to exceed \$350,000, for uniform rentals and related services for Anaheim Convention Center personnel for a thirty-six month term with three one-year optional renewals (cumulative contract in the amount \$2,100,100); and authorize the Purchasing Agent to execute all necessary contractual documents related to the agreement including renewal options, in accordance with Cooperative Contract No. 011124-UFC between Sourcewell and UniFirst Corporation.
10. Approve a Professional Services Agreement with Avineon, Inc., in substantial form, in an amount not to exceed \$175,800 for the term of the Agreement including any extensions, plus a 20% contingency for as-needed extra services, for GIS consulting services to support the migration of Electric Utility GIS data to the ArcGIS Utility Network for a one year base term with a one-year optional extension; authorize the Finance Director, or designee, to execute the agreement and any related documents and to take such action as are necessary or advisable to implement and administer the agreement; and authorize de minimis changes that do not substantially change the terms and conditions of the agreement, as determined to be de minimis by the City Attorney's Office.
11. Approve the First Amendment to CaliforniansForAll Youth Service Corps Grant Agreement with Orange County Conservation Corps, increasing the not to exceed amount by \$503,786 from \$700,000 to \$1,203,786, and extend the term date to December 31, 2026; approve the First

Amendment to CaliforniansForAll Youth Service Corps Grant Agreement with Taller San Jose Hope Builders dba Hope Builders, increasing the not to exceed amount by \$1,235,525 from \$850,000 to \$2,085,525, and extend the term date to December 31, 2026; and authorize the Director of the Housing & Community Development Department, or designee, to execute and administer the agreements.

Item No. 11 Discussion. MOTION: NK/CL ROLL CALL VOTE: 7-0. Motion carried.

12. Approve a Right of Entry and License Agreement with Northgate Gonzalez Markets, Inc. to provide parking space at Delphi Park, located at 1211 N. Magnolia Avenue, for an initial term of five years, with two additional five-year optional renewals, in an annual license amount of \$1.00; and authorize the Director of Community Services, or designee, to execute and administer the agreement.
13. Approve an irrevocable Encroachment License with the Orange County Transportation Authority for a five year term, allowing installation, monitoring, and maintenance of temporary bat habitat panels on the Tustin Avenue Bridge; and authorize the Director of Public Works to execute the Encroachment License and take any necessary actions to implement its terms.
14. RESOLUTION NO. 2025-101 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating a public utility easement located at 2100 East Howell Avenue on Assessor Parcel Number (APN) 253-531-24 and APN 253-531-25 pursuant to California Streets and Highways Code Section 8330, et seq. - Summary Vacation (ABA2025-00445).
15. RESOLUTION NO. 2025-102 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM adopting the Measure M2 Expenditure Report and authorizing the City of Anaheim Finance Director to sign and submit the Expenditure Report to the Orange County Transportation Authority on behalf of the City of Anaheim.
16. RESOLUTION NO. 2025-103 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM ratifying the submission of a grant application and the acceptance of a grant on behalf of the City of Anaheim for the FY 2026 Alcoholic Beverage Control (ABC) Grant Program and authorizing the City Manager, or his designee, to execute all required grant documents and amending the budget accordingly [increase the Police Department's Fiscal Year 2025/26 revenue and expenditure appropriations by \$30,000, commensurate to the grant award].
17. ORDINANCE NO. 6618 (INTRODUCTION) AN ORDINANCE OF THE CITY OF ANAHEIM adding Chapter 6.103 (Nitrous Oxide) to Title 6 of the Anaheim Municipal Code (Public Health and Safety) to regulate the sale of Nitrous Oxide to prevent illegal and recreational use in order to protect public health and safety [includes determination that the proposed amendments are not subject to the California Environmental Quality Act Guidelines under Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3) of Title 14 of the California Code of Regulations].

ORDINANCE NO. 6619 (INTRODUCTION) AN ORDINANCE OF THE CITY OF ANAHEIM adding Chapter 6.105 (Kratom) to Title 6 of the Anaheim Municipal Code (Public Health and Safety) to regulate the sale, distribution, and possession of Kratom in order to protect public health and safety [includes determination that the proposed amendments are not subject to the California Environmental Quality Act Guidelines under Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3) of Title 14 of the California Code of Regulations].

ORDINANCE NO. 6620 (INTRODUCTION) AN ORDINANCE OF THE CITY OF ANAHEIM amending Chapter 6.44 (Nuisances) of Title 6 (Public Health and Safety); Chapter 14.32 (Parking and Stopping) of Title 14 (Traffic); Chapters 18.04 (Single-Family Residential Zones); 18.06 (Multiple-Family Residential Zones); 18.08 (Commercial Zones); 18.10 (Industrial Zone); 18.12 (Mixed-Use Zone); 18.14 (Public and Special-Purpose Zones); 18.16 (Regulatory Permits); 18.18 (Scenic Corridor (SC) Overlay zone); 18.36 (Types of Uses); 18.38 (Supplemental Use Regulations); 18.39 (Multiple-Family and Mixed-Use Objective Design Standards); 18.40 (General Development Standards); 18.42 (Parking and Loading); 18.44 (Signs); 18.46 (Landscaping and Screening); 18.62 (Administrative Reviews); 18.66 (Conditional Use Permits); 18.92 (Definitions); 18.114 (Disneyland Resort Specific Plan No. 92-1 (SP 92-1) Zoning and Development Standards); 18.116 (Anaheim Resort Specific Plan No. 92-2 (SP 92-2) Zoning and Development Standards); 18.120 (Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards); 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards) of Title 18 (Zoning) of the Anaheim Municipal Code; Adjustment No. 17 to the Disneyland Resort Specific Plan No. 92-1 (SP 92-1) Zoning and Development Standards; Adjustment No. 15 to the Anaheim Resort Specific Plan No. 92-2 (SP 92-2) Zoning and Development Standards; Adjustment No. 16 to the Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards; Adjustment No. 10 to the Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards; and determining that the proposed amendments are not subject to the California Environmental Quality Act (CEQA) Guidelines under Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3) of Title 14 of the California Code of Regulations [Development Application No. 2025-00041: Annual Update Anaheim Municipal Code Titles 6 (Public Health and Safety), 14 (Traffic), and 18 (Zoning) Related to Code Streamlining and Improvements].
Item No. 17 Discussion. MOTION: NR/CL ROLL CALL VOTE: 7-0. Motion carried.

BUSINESS CALENDAR:

18. Review the list of regional agency appointments and consider appointing or re-appointing representatives to serve on the following regional agencies:

Metropolitan Water District of Southern California:

(RE) APPOINTMENT: Stephen Faessel
(currently held by Stephen Faessel)

Mayor Aitken nominated Stephen Faessel for reappointment. ROLL CALL VOTE: 7-0. Nomination approved.

North Net Fire Training Joint Powers Authority:

(RE) APPOINTMENT: Council Member Kristen Maahs
(currently held by Council Member Natalie Rubalcava)

ALTERNATE: Council Member Natalie Rubalcava
(currently held by Council Member Kristen Maahs)

Mayor Aitken nominated Council Member Maahs and Council Member Rubalcava for the alternate. ROLL CALL VOTE: 7-0. Nominations approved.

Orange County-City Hazardous Materials Emergency Response Authority:

(RE) APPOINTMENT: Council Member Natalie Rubalcava
(currently held by Council Member Natalie Rubalcava)

Mayor Aitken nominated Council Member Rubalcava for reappointment. ROLL CALL VOTE: 7-0. Nomination approved.

Orange County Housing Finance Trust:

(RE) APPOINTMENT: Council Member Norma Campos Kurtz (2- year term, term ending
(currently held by Council Member Norma Campos Kurtz) December 2027)

Mayor Aitken nominated Council Member Kurtz for reappointment. ROLL CALL VOTE: 7-0. Nomination approved.

Orange County Sanitation District:

(RE) APPOINTMENT: Council Member Carlos Leon
(currently held by Council Member Carlos Leon)

ALTERNATE: Council Member Ryan Balius
(currently held by Council Member Ryan Balius)

Mayor Aitken nominated Council Member Leon for reappointment. ROLL CALL VOTE: 4-1-2 (AYES: Mayor Aitken and Council Members Leon, Rubalcava, and Maahs; NOES: Council Member Kurtz; ABSTAIN: Mayor Pro Tem Meeks and Council Member Balius). Nomination approved.

Council Member Balius self-nominated for the appointment. ROLL CALL VOTE: 3-1-3 (AYES: Mayor Pro Tem Meeks and Council Members Balius and Kurtz; NOES: Council Member Maahs; ABSTAIN: Mayor Aitken and Council Members Leon and Rubalcava). Nomination failed.

Council Member Leon nominated Council Member Balius for the alternate. ROLL CALL VOTE: 7-0. Nomination approved.

Orange County Water District, District 9:

(RE) APPOINTMENT: Mayor Pro Tem Natalie Meeks (current term ending December 2028)
(currently held by Mayor Pro Tem Natalie Meeks)

Mayor Aitken nominated Mayor Pro Tem Meeks for reappointment. ROLL CALL VOTE: 7-0. Nomination approved.

Santa Ana River Flood Protection Agency:

(RE) APPOINTMENT: Mayor Pro Tem Natalie Meeks
(currently held by Mayor Pro Tem Natalie Meeks)

ALTERNATE: Public Works Director Rudy Emami
(currently held by Public Works Director Rudy Emami)

Mayor Aitken nominated Mayor Pro Tem Meeks for reappointment and Public Works Director Rudy Emami for the alternate. ROLL CALL VOTE: 7-0. Nominations approved.

Southern California Association of Governments (and Orange County Council of Governments):

(RE) APPOINTMENT: Council Member Ryan Balius (term ending May 2026)
(currently held by Council Member Ryan Balius)

ALTERNATE: Council Member Norma Campos Kurtz
(currently held by Council Member Norma Campos Kurtz)

Mayor Aitken nominated Council Member Balius for reappointment and Council Member Kurtz for the alternate. ROLL CALL VOTE: 7-0. Nominations approved.

Transportation Corridor Agency, Foothill/Eastern:

(RE) APPOINTMENT: Mayor Pro Tem Natalie Meeks
(currently held by Mayor Pro Tem Natalie Meeks)

ALTERNATE: Mayor Ashleigh Aitken
(currently held by Mayor Ashleigh Aitken)

Mayor Aitken nominated Mayor Pro Tem Meeks and self-nominated for the alternate. ROLL CALL VOTE: 7-0. Nominations approved.

19. Nominate and appoint one Council Member to serve as Mayor Pro Tem for the 2026 calendar year, effective January 1, 2026.

APPOINTMENT: Council Member Carlos Leon

Item No. 19 Mayor Aitken nominated Council Member Carlos Leon. ROLL CALL VOTE: 7-0. Nomination approved.

5:30 P.M. PUBLIC HEARING:

20. **DEVELOPMENT APPLICATION NO. 2023-00043**
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) NO. 358 AND
MITIGATION MONITORING PROGRAM NO. 397
GENERAL PLAN AMENDMENT
AMENDMENT NO. 6 TO FESTIVAL SPECIFIC PLAN NO. 90-1 WITH
ZONING CODE AMENDMENT TO CHAPTER 18.108
(FESTIVAL SPECIFIC PLAN NO. 90-1 (SP 90-1)
ZONING AND DEVELOPMENT STANDARDS) OF THE ANAHEIM MUNICIPAL CODE
FINAL SITE PLAN
DEVELOPMENT AGREEMENT NO. 2025-00001
OWNER: OTR, an Ohio General Partnership, One California Street, Suite 2700, San Francisco, CA 94111
APPLICANT: Sean McEachern, Shea Properties Management Company, Inc., 130 Vantis Drive, Suite 200, Aliso Viejo, CA 92656
PROJECT LOCATION: The project site consists of the entirety of the existing 85.7-acre Anaheim Hills Festival Specific Plan, generally located south of Santa Ana Canyon Road between Festival Drive and Roosevelt Road, in the City of Anaheim.
REQUEST: The applicant requests approval of a General Plan Amendment; Amendment No. 6 to Specific Plan No. 90-1, to amend the Specific Plan document and Chapter 18.108 (Festival Specific Plan No. 90-1 (SP 90-1) Zoning and Development Standards) of the Anaheim Municipal Code; Final Site Plan; and a Development Agreement to establish a new Development Area (DA 5) within the existing boundaries of the Anaheim Hills Festival Specific Plan to accommodate residential uses in combination with the site's existing commercial development. DA 5 would be created by reallocating land from the existing DA 2, reducing its size from approximately 48 acres to 31.8 acres. The resulting 16.2-acre area would form the new DA 5. All proposed development would be confined to DA 5, which encompasses Assessor's Parcel Numbers (APNs) 354-451-19 and 354-451-32. The proposed project includes the demolition of an approximately 62,676-square foot cinema within DA 5 to construct a 447-unit multiple-family residential community. The proposed multiple-family community would consist of a four-story residential building, wrapped around a five-level parking structure with one subterranean level. All residential units are single-story and include one-bedroom, two-bedroom, and three-bedroom options with private balconies or patios. Project amenities include a clubhouse, two swimming pools, courtyards, a fitness center, and mail area. In addition to the project's private amenities, the applicant is proposing an enclosed outdoor dog park along Festival Drive and bluff park along the north edge of the newly proposed DA 5, which would be open to the residents of the community and the general public. The applicant requests the General Plan Amendment and Specific Plan Amendment to allow for the proposed residential uses and the creation of DA 5. The General Plan Amendment would change the land use designation within DA 5 from Regional Commercial to Mixed-Use Medium. The Mixed-Use Medium land use designation allows for residential development in either a stand-alone or mixed-use configuration at a density of up to 36 dwelling units per acre, and the non-residential development at a maximum floor area ratio of 0.35. The Specific Plan Amendment would amend the Specific Plan No. 90-1 document to allow for the mixed-use land uses on a total of 16.2 acres (DA 5) and includes other text and exhibit amendments related to signage, permitted uses, design guidelines, and development standards. The Specific Plan Amendment would also amend Anaheim Municipal Code Chapter 18.108 (Festival Specific Plan No. 90-1 (SP 90-1) Zoning and Development Standards), to incorporate the proposed residential standards into DA 5 and other clarifying changes related to signage, permitted uses, and development standards.
ENVIRONMENTAL DETERMINATION: The City Council will consider certification of Final Environmental Impact Report (FEIR) No. 358, including the adoption of Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program (MMP) No. 397, and

determine that FEIR No. 358 was prepared in compliance with the California Environmental Quality Act (CEQA), and FEIR No. 358 and MMP No. 397 are adequate to serve as the appropriate environmental documentation for the project, and no further environmental documentation needs to be prepared for the project.

ACTION TAKEN BY THE PLANNING COMMISSION:

Approved Resolution No. PC2025-033 recommending the City Council certify a Final Environmental Impact Report No. 358, adopt findings and Statement of Overriding Considerations, and adopt Mitigation Monitoring Program No. 397 for the Anaheim Hills Festival Project and related actions; Resolution No. PC2025-034 recommending the City Council approve and adopt a proposed General Plan Land Use Element Amendment; Resolution No. PC2025-035 recommending that the City Council approve a Final Site Plan for the construction of 447 multiple-family units and make certain findings in connection therewith, as amended to add Condition of Approval No. 43 and renumber the Conditions of Approval to reflect the change; and Resolution No. PC2025-036 recommending City Council approve and adopt Development Agreement No. 2025-00001 by and between the City of Anaheim, and OTR, an Ohio Partnership. **VOTE: 6-1** (Chairperson Walker and Commissioners Abdulrahman, Castro, Lieberman, Perez, and Tran-Martin voted yes; Commissioner Kelly voted no) (Planning Commission meeting of November 17, 2025).

RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM (a) certifying Final Environmental Impact Report No. 358, (b) adopting findings of fact and a statement of overriding considerations in connection therewith, and (c) adopting Mitigation Monitoring Program No. 397 for the Anaheim Hills Festival Project and required and related discretionary actions (DEV2023-00043).

RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending the General Plan Land Use Element of the City of Anaheim (DEV2023-00043).

ORDINANCE NO. _____ (INTRODUCTION) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving and adopting amendments to The Anaheim Hills Festival Specific Plan No. 90-1 (SP 90-1) and Chapter 18.108 (Festival Specific Plan No. 90-1 (SP 90-1) Zoning and Development Standards) of Title 18 of the Anaheim Municipal Code and amending Ordinance Nos. 5109 and 5110, as previously amended (Amendment No. 6 to the Festival Specific Plan) (DEV2023-00043).

RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving a Final Site Plan for the construction of 447 multiple-family units and make certain findings in connection therewith (DEV2023-00043).

ORDINANCE NO. _____ (INTRODUCTION) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving and adopting Development Agreement No. 2025-00001 by and between the City of Anaheim and OTR, an Ohio Partnership, and making certain findings related thereto (DEV203-00043).

Public Hearing continued to the Council meeting of January 13, 2026.

REPORT ON CLOSED SESSION ACTIONS:

City Attorney Robert Fabela stated there was no

reportable action.

PUBLIC COMMENTS (non-agenda items): None

(opened only if any remaining non-agenda speakers were not called to speak during the first Public Comment period)

COUNCIL AGENDA SETTING:

Council Member Maahs requested a recognition for Chain Reaction, a vital community hub for local youth and music lovers, which will be closing its doors permanently at the end of the month. She shared that the venue, located in District 3, will host its final shows on December 18th and 19th, headlined by the band The Movements.

Mayor Pro Tem Meeks requested a review by the Planning Department and City Attorney's Office of potential updates to group home ordinances, including comparisons with other cities and best practices.

Council Member Rubalcava thanked Mayor Pro Tem Meeks for her request due to the number of group homes in District 3 and recent updates to State law. She requested a recognition for Randy Reyes. She requested an update on gang enforcement and recent activity in the City to the City Council and at a public meeting and a discussion on strategies for suppression, prevention, and intervention.

Mayor Aitken requested to recognize Toastmasters for their 100th Anniversary and being the second-oldest Toastmasters in the world. She requested an update on an overtime item.

ADJOURNMENT: 7:54 p.m.

Next regular City Council meeting is scheduled for January 13, 2026.

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