Ashleigh E. Aitken
Mayor

Carlos A. Leon
Mayor Pro Tem
District 2

Ryan Balius
Council Member
District 1

Natalie Rubalcava
Council Member
District 3

Norma Campos Kurtz
Council Member
District 4

Kristen M. Maahs
Council Member
District 5

Natalie Meeks
Council Member
District 6

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ANAHEIM CITY COUNCIL ACTION AGENDA

FEBRUARY 24, 2026

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
FEBRUARY 24, 2026
4:00 P.M.

Call to order the Anaheim City Council. **4:00 p.m.**

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

4:00 P.M. - CLOSED SESSION

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

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

Recess to closed session. **4:01 p.m.**

1. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
   (Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9): One potential case

2. **PUBLIC EMPLOYEE APPOINTMENT**
   (Subdivision (b)(1) of Section 54957 of the California Government Code)
   Title: Interim City Manager

3. **CONFERENCE WITH LABOR NEGOTIATORS**
   (Subdivision (a) of Section 54957.6 of the California Government Code)
   Agency Designated Representative: Linda Andal, Human Resources Director
   Title: Interim City Manager

Reconvene the Anaheim City Council. **5:00 p.m.**

5:00 P.M. **5:00 p.m.**

INVOCATION: Reverend Dr. Joel Van Soelen, Anaheim Christian Reformed Church

FLAG SALUTE: Council Member Kristen M. Maahs

PRESENTATIONS: Recognizing Cypress College Foundation's 51st Americana Awards Honorees
Accepted by Alden & Linda Esping

Recognizing Chain Reaction Music Venue for operating in the City of Anaheim for nearly 30 years
Accepted by Andy Serrao

ACCEPTANCE OF OTHER RECOGNITIONS (To be presented at a later date):

Recognizing February 22-28, 2026, as National Engineers Week

Call to order the Anaheim Housing Authority (in joint session with the City Council). **5:12 p.m.**

ADDITIONS/DELETIONS TO THE AGENDAS: **None**

PUBLIC COMMENTS (all agenda items, except public hearings): **Thirty (30) in-person speakers; City Clerk Theresa Bass reported seventy-two (72) public comments were received electronically prior to 3:00 p.m. (Total of seventy-nine (79) public comments received via email).**
Public Comments Submitted – February 24, 2026 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 reported that in response to feedback from mobile food truck owners and their businesses on enforcement, City staff, herself, and Council Member Maahs worked to review regulation challenges and the concerns raised. She shared that meetings were held with vendors to look at options for flexibility while addressing current regulations and community needs and concerns. She explained that the City recognizes the concerns and the services provided by mobile food vendors, but also concerns raised about parking safety and health. She shared that the City must follow the Municipal Code, Orange County Health Care Agency regulations, and State law. She reported that after extensive efforts, staff was unable to find a workable option for the vendors that would allow them to continue their current operation practices without violating State and County health and safety standards. She stated that the City must return to regular enforcement of the Municipal Code. She shared that the Code Enforcement team would be working with vendors to understand the permitting process and operational requirements. She noted that the goal is to educate before any resumed enforcement. She reported that the City celebrates and welcomes entrepreneurs and small businesses and offers a pathway to vendors. She thanked Council Member Maahs, City staff, and the vendors for their effort and creative thinking. She noted that the vendors would be receiving additional information on how to operate within the constraints of the Municipal Code and the County Health Code. She shared that the public can contact Code Enforcement or her and Council Member Maahs.

Council Member Maahs thanked Anaheim Fire and Rescue for the fire safety and emergency preparedness meeting held on February 12th at the Sunkist branch of the Anaheim Library. She expressed her appreciation for the residents who attended, for Anaheim Fire and Rescue for providing their expertise, the Library for hosting, and her team for sharing information on the meeting. She shared that participants had the opportunity to learn about disaster preparedness and the importance of a plan. She highlighted the importance of being prepared for a disaster. Council Member Maahs announced that she would be co-hosting, with the Sierra Club, a screening of the movie *Join or Die*, about civic life and community involvement. She shared that doors open at 5:30 p.m. and several local service clubs would be present to share ways for residents get involved and participate. Council Member Maahs requested to adjourn the meeting in memory of Dick Mosher. She shared that she had the privilege of knowing Mr. Mosher through his service and deep devotion to his family. She added that for 25 years, he read weekly to first-grade students at Betsy Ross Elementary School. She shared that for 37 years, he worked in the aerospace industry, starting as a forklift operator to logistics and contract management. She mentioned that in her last conversation with Mr. Mosher, he spoke about his family and his wife of 68 years. She shared that he was a proud father, husband, grandfather, great-grandfather, and member of the Kiwanis Club for nearly 50 years. She extended her thoughts to his wife and the entire Mosher family.

Council Member Rubalcava thanked and expressed her appreciation for everyone who participated during public comment, including the Arzola family. She shared that City Council has something for the family, in recognition of the City Council adjourning a previous meeting in memory of Albert Arzola. She mentioned that the Police Chief confirmed the release of the video footage soon, and an independent investigation was ongoing. She thanked IBEW for attending and shared that her father is a longtime member of IBEW. She acknowledged their comments and expressed hope that Human Resources is negotiating in good faith. Council Member Rubalcava highlighted the District 3 community Open House which included Code Enforcement, Public Utilities, the Police Department, Fire and Rescue, and the

Housing and Community Development Department. She noted the many resources provided to the unhoused and recognized Deputy Director of Housing and Community Development Sandra Lozeau for her work. She thanked City staff for their work addressing issues and beautification efforts on Lincoln Avenue. She acknowledged the concerns from District 6 residents but acknowledged the need for housing across the City and City staff recommendations. Council Member Rubalcava highlighted the upcoming mural at Center Greens by Damin Lujan. She recognized the community and the Community Services Department's efforts on the project. She also recognized Mazatl, for his efforts to promote the inclusion of Native American culture in the mural. Council Member Rubalcava shared that she visited Price Elementary School as part of a reading initiative nationwide. She announced that it was an honor to read to second and third graders who live in District 3. She shared that she read a water-wise book for the students. Council Member Rubalcava requested to adjourn the meeting in memory of Anaheim Police Department Investigator Jaime Llamas after a long and courageous battle with terminal brain cancer. She shared that he passed away peacefully in his home, surrounded by his family. She highlighted his service to the community with dedication and professionalism since 2006. She shared that when a member of the Anaheim family passes, it impacts everyone and offered her prayers to his family.

Council Member Balius thanked the Public Works Department, including James from Traffic, for assisting during the recent storm and for a speedy recovery from the damages incurred. He recognized Anaheim Fire and Rescue Truck 6 for the hazmat truck orientation. Council Member Balius acknowledged the human trafficking concerns mentioned during public comments and encouraged individuals to call 911. He shared that new State laws provide flexibility for the Police to address the situation.

Mayor Pro Tem Leon recognized Anaheim Public Utilities and their work installing brighter street lights on Brookhurst. He highlighted the benefits the street lights would have on the community. He thanked Public Works and Union Pacific for coordinating a railroad crossing. He noted that railroad crossings are typically replaced every 40 to 50 years and require extensive coordination. He shared that he was invited to celebrate Lunar New Year with UVSA (Union of Vietnamese Student Associations of Southern California) and Advance Beauty College. He highlighted the vibrant celebrations and pride amongst the community. Mayor Pro Tem Leon thanked the Community Services Department for hosting Youth in Government Day. He shared his participation while he was a student and highlighted the program's investment in students. He requested to adjourn the meeting in memory of Paul Joseph Schiada, an Anaheim Union High School District music and math teacher for more than 35 years, including many years at Magnolia High School. He highlighted his dedication to students and brought his passions for music and the arts to his work every day. He shared that he is survived by his partner Vince and his siblings.

CITY MANAGER'S UPDATE:

Assistant City Manager Greg Garcia highlighted the completion of the most recent Community Open Houses. He stated he had the opportunity to attend the meetings and noted the high turnout and discussion on various topics including Rebuild Beach, parks, and public safety. Assistant City Manager Garcia shared that staff solicited high-level feedback and thoughts from residents regarding the Angel Stadium site and what they might want to see in the long term on that site. He reported that the stadium assessment is ongoing and he would continue to provide updates as appropriate moving forward.

Recess the Anaheim City Council. **7:03 p.m.**

5:00 P.M. - HOUSING AUTHORITY **7:03 p.m.**

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

CONSENT CALENDAR:

1. Approve a Lease Agreement with the Anaheim Community Foundation, in the annual rental amount of $1.00, for a term commencing March 1, 2026 and terminating February 28, 2030 with two one-year optional renewals, to provide administrative office space at 883 S. Anaheim Blvd., and authorize the Executive Director, or designee, to execute and implement the terms of the Lease Agreement (continued from the Anaheim Housing Authority meeting of January 27, 2026, Item No. 1).

2. Approve minutes of the Housing Authority meeting of January 27, 2026.

Adjourn the Anaheim Housing Authority. **7:04 p.m.**

Reconvene the Anaheim City Council. **7:04 p.m.**

5:00 P.M. - CITY COUNCIL

Items pulled for discussion:
Mayor Pro Tem Leon: Item Nos. 5, 13

MOTION: KM/NM to waive reading of the 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 Library Board meeting of January 12, 2026, Parks and Recreation Commission meeting of December 3, 2025, and Public Utilities Board meeting of December 17, 2025.

4. Approve certificates recognizing Janis Heckel on her retirement as Executive Director of the Anaheim Community Foundation; Brent Finlay on his retirement as Chief Executive Officer of the Anaheim YMCA; and Radiant Beer Co. on their 5th Anniversary.

5. 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 January 2026.
Item No. 05 Discussion. MOTION: CL/NK ROLL CALL VOTE: 7-0. Motion carried.

6. Approve Master Agreement (MA) Contract No. 106-498964 with DMS Facility Services LLC, in the amount of $616,440 and $489,900 for the first year, for landscape maintenance services for City parks in the North Central and Central service areas respectively, for a total first year not to exceed amount of $1,106,340, with up to four one-year optional renewals, for a total cumulative not to exceed amount of $5,531,700, plus annual renewal increases subject to Consumer Price Index (CPI), applicable taxes, and a 20% contingency for as-needed services; approve MA Contract No. 106-498965 with Parkwood Landscape Maintenance, Inc., in an amount not to exceed $1,021,548 for the first year, with up to four one-year optional renewals, for a cumulative not-to-exceed amount of $5,107,740, plus annual renewal increases subject to CPI, applicable taxes, and a 20% contingency for as-needed services, for landscape maintenance services for City parks in the East service area; authorize the Purchasing Agent, or designee, to execute all necessary contractual documents and exercise the renewal options in accordance with Invitation for Bids No. 9867A; and increase the Community Services Department Fiscal Year 2025/26 General Fund budget by $250,000 to cover the increase in landscape maintenance costs for the remainder of the fiscal year.

7. Approve Master Agreement Contract No. 106-498990 with Convergint Technologies LLC, in an amount not to exceed $440,038 in the first year and $54,821.30 annually thereafter, plus applicable taxes and fees, for a cumulative total amount not to exceed $714,144.50 and a 20% contingency, for the purchase of Milestone video management systems software and associated services for a term effective through February 18, 2029 with three one-year optional extensions; and authorize the Purchasing Agent to execute all contractual documents, in accordance with Cooperative Sourcewell Master Agreement No. 121024.

8. Approve Master Agreement Contract No. 106-498989 with Veterans Communication Services, Inc., in an annual amount not to exceed $80,241, for a one year period, with four one-year optional renewals, for a total amount not to exceed $401,205, plus applicable sales tax and a 20% contingency, for the removal, replacement and furnishing of security camera equipment and related services on an as-needed basis; and authorize the Purchasing Agent, or designee, to execute all contractual documents and renewal options, in accordance with Bid No. 9870.

9. Award a construction contract to the lowest responsible bidder, Asplundh Construction, LLC, in the amount of $2,102,980.50, plus a 10% contingency, for Electric Utility Relocation Project at Cerritos Avenue and Douglass Road; authorize the Director of Public Works, or designees, to execute the contract and any related documents, including any cost-neutral amendments of the contract and any contemplated by the contract, and to take such actions as are necessary, required, or advisable to implement and administer the contract; determine that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15301(b), 15302(c) and (d), and 15303 of Title 14 of the California Code of Regulations; and authorize the Finance Director to execute the Escrow Agreement pertaining to contract retentions in accordance with Public Contract Code Section 22300.

10. Approve the Close-Out Change Order with All American Asphalt, Inc., in the amount of $31,530.88, which includes settlement of any outstanding claims and extra work orders for the Serrano Avenue Rehabilitation from the West City Limit to Weir Canyon Road Project; and authorize the Director of Public Works to execute the Change Order and to take such actions as are necessary or required to implement and administer the Change Order.

11. Approve the Second Amendment to Agreement with Carpi & Clay Inc., increasing the term by two additional one-year optional renewals, increasing the monthly compensation from $5,000 to $5,500, and increasing the total not to exceed amount by $132,000 from $315,000 to $447,000, for federal advocacy services; and authorize the City Manager, or designee, to administer the agreement under the terms and conditions of the agreement.

12. Waive Council Policy 4.1 and approve a SaaS Subscription and Services Agreement with Benevate, LLC, dba Neighborly Software, in an amount not to exceed $250,000, for grant management software for a term commencing February 14, 2026 and ending January 31, 2031; and designate the Director of Housing and Community Development, or designee, to as the certifying official authorized to execute the agreement and all documents related to the administration, management, and implementation of the agreement.

13. Approve an agreement with Eagle Systems International, Inc., dba Synergy Companies, at an annual cost not to exceed $1,395,220 (initial-term aggregate equals $6,970,000), plus a 10% contingency for as-needed extra services, for energy and water efficiency residential programs and direct installation services for an initial five year and up to two one-year optional extensions; and authorize the Public Utilities General Manager, or designees, to execute the agreement and all related or implementing documents, including any cost-neutral amendments, assignments, and documents contemplated by the agreement, and to take actions necessary to implement and administer the agreement.
Item No. 13 Discussion. MOTION: CL/RB ROLL CALL VOTE: 7-0. Motion carried.

14. RESOLUTION NO. 2026-005 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating a portion of a Public Service Easement located at 7581 East Country Hill Lane pursuant to California Streets and Highways Code Section 8330, et seq. – Summary Vacation (ABA2025-00442).

    Authorize the City Clerk to hold the recordation of the Resolution in the Orange County Recorder's office until directed by the Public Works Director or designee.

15. RESOLUTION NO. 2026-006 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM adopting a Memorandum of Understanding establishing terms and conditions of employment including modification of pay policies, creating, deleting, and/or modifying certain classifications for employees in classifications represented by the Anaheim Municipal Employees Association, General Employees and superseding Resolution Nos. 2022-136 and 2025-006.

    RESOLUTION NO. 2026-007 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM adopting a Memorandum of Understanding establishing terms and conditions of employment including modification of pay policies, creating, deleting, and/or modifying certain classifications for employees in classifications represented by the Anaheim Municipal Employees Association, Clerical Employees and superseding Resolution Nos. 2022-137, 2025-007 and 2025-077.

    RESOLUTION NO. 2026-008 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM adopting a Memorandum of Understanding establishing terms and conditions of employment including modification of pay policies for employees in classifications represented by the Anaheim Municipal Employees Association, Part-Time Unit and superseding Resolution Nos. 2022-138, 2023-067, 2025-008, and 2025-078.

    Amend the Fiscal Year 2025/2026 budget by $9,579,846.

16. Approve minutes of the City Council meeting of December 9, 2025.

BUSINESS CALENDAR: 7:12 p.m.

17. Receive a presentation regarding program updates and funding needs of the Contigo program offered by the Community Services Department and provide direction to staff as needed.

Item No. 17 Discussion; no formal action taken.

18. Discuss and provide direction to the Human Resources Director on the recruitment process for the position of the City Manager for the City of Anaheim.

Item No. 18 Discussion; no formal action taken.

19. RESOLUTION NO. 2026-009 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM for exception to the 180-day wait period in compliance with Government Codes 7522.56 and 21224 of the California Government Code (appointment of Dawn Hernandez, Senior Police Dispatcher, as a retired annuitant).

Item No. 19 Discussion. MOTION: NK/NM ROLL CALL VOTE: 7-0. Motion carried.

5:30 P.M. PUBLIC HEARINGS: 8:43 p.m.

20. **DEVELOPMENT AGREEMENT NO. 99-01**
PREVIOUSLY APPROVED POINTE ANAHEIM INITIAL STUDY, MITIGATED DECLARATION, AND ADDENDA
APPLICANT: GardenWalk Hotel II, LLC (assigned from GardenWalk Hotel I, LLC); 333 City Boulevard West, Suite 2000, Orange, CA 92868 and Westgate Resorts, Anaheim LLC; 5601 Windhover Drive, Orlando, FL 32819
PROJECT LOCATION: The property is located at 321 West Katella Avenue and 400 West Disney Way, between Disney Way and Katella Avenue, approximately 700 feet east of Harbor Boulevard.
REQUEST: Pursuant to Resolution No. 82R-565, governing the consideration of development agreements, the City Council will consider establishing new development timeframes for GardenWalk Hotel II, LLC (assigned from GardenWalk Hotel I, LLC) and Westgate Resorts Anaheim, LLC to comply with Development Agreement No. 99-01.
ENVIRONMENTAL DETERMINATION: The City Council will consider whether to find and determine that the previously-approved Pointe Anaheim Initial Study and Mitigated Declaration and Addenda, serve as the appropriate environmental documentation for the request (continued from the Council meeting January 27, Public Hearing Item No. 16).

RESOLUTION NO. 2026-010 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM establishing a performance time schedule for the commencement and completion of construction of Hotel 2 as set forth in the Second Amended and Restated Development Agreement No. 99-01 between the City of Anaheim and GardenWalk Hotel II, LLC, and determine that the previously approved Pointe Anaheim Initial Study and Mitigated Negative Declaration (IS/MND), and associated addenda, are the appropriate environmental documentation for this request.

RESOLUTION NO. __2026-011____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM establishing a performance time schedule for the commencement and completion of construction of Vacation Ownership Resort No. 1 as set forth in the Second Amended and Restated Development Agreement No. 99-01 between the City of Anaheim and Westgate Resorts Anaheim, LLC and determine that the previously approved Pointe Anaheim Initial Study and Mitigated Negative Declaration (IS/MND), and associated addenda, are the appropriate environmental documentation for this request.

Item No. 20 Discussion. Mayor Aitken opened the public hearing at 8:52 p.m. One (1) in-person speaker; no electronic public comments submitted. Mayor Aitken closed the public hearing at 8:57 p.m.

MOTION: NK/NR ROLL CALL VOTE: 7-0. Motion carried.

21. **DEVELOPMENT APPLICATION NO. 2024-00058**
GENERAL PLAN AMENDMENT
AMENDMENT NO. 18 TO THE ANAHEIM RESORT SPECIFIC PLAN NO. 92-2
AMENDMENT TO CHAPTER 18.116 (ANAHEIM RESORT SPECIFIC PLAN NO. 92-2 (SP 92-2) ZONING AND DEVELOPMENT STANDARDS)
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING PROGRAM NO. 395
ADMINISTRATIVE ADJUSTMENT
OWNER REPRESENTATIVE: Alice Hsu; 515 W. Katella Avenue, Anaheim, CA 92802
APPLICANT AGENT: Kenneth Pang; 150 El Camino Real, #112, Tustin, CA 92780
PROJECT LOCATION: The property is located at 515 West Katella Avenue, approximately 260 feet east of Harbor Boulevard.
REQUEST: The applicant requests approval of an increase in the number of hotel rooms at the Wyndham Hotel from the previously-approved 78 rooms to 107 rooms, and changes to accessory use areas. The request requires approval of the following entitlements: (1) General Plan Amendment to create a new density category, “Medium Density (Modified B)” for the Anaheim Resort Specific Plan (ARSP); (2) Amendment No. 18 to the ARSP to create a new density category “Medium Density (Modified B),” including an amendment to the Zoning Code; (3) Administrative Adjustment to allow a 28% reduction in the number of parking spaces required by the Code.
ENVIRONMENTAL DETERMINATION: The City Council will consider whether to approve and adopt an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP) No. 395, and determine that the IS/MND and MMP No. 395 prepared for the project in compliance with the California Environmental Quality Act (CEQA) are adequate to serve as the appropriate environmental documentation for the project.
ACTION TAKEN BY THE PLANNING COMMISSION:
Approved Resolution No. PC2025-041 recommending that the City Council approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan No. 395 for the Wyndham Hotel Density Modification Project; Resolution No. PC2025-042 recommending that the City Council approve and adopt a proposed General Plan Land Use Amendment; Resolution No. PC2025-043 approving an Administrative Adjustment for a reduction in Code-required parking for the Wyndham Hotel and making certain findings in connection therewith; and recommended approval of the project. **VOTE: 7-0** (Chairperson Walker and Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes) (Planning Commission meeting of December 1, 2025).

RESOLUTION NO. 2026-012 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM to approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program No. 395 for the Wyndham Hotel Density Modification Project (DEV2024-00058) (515 West Katella Avenue).

RESOLUTION NO. 2026-013 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending the General Plan Land Use Element of the City of Anaheim (DEV2024-00058) (515 West Katella Avenue).

ORDINANCE NO. 6621 (INTRODUCTION) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving and adopting amendments to the Anaheim Resort Specific Plan No. 92-2 (SP 92-2) and Chapter 18.116 (Anaheim Resort Specific Plan No. 92-2 (SP 92-2) Zoning and Development Standards) of Title 18 of the Anaheim Municipal Code (Amendment No. 18 to the Anaheim Resort Specific Plan) (DEV2024-00058).

RESOLUTION NO. 2026-014 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving an administrative adjustment for a reduction in code-required parking for the Wyndham Hotel and making certain findings in connection therewith (DEV2024-00058) (515 West Katella Avenue).

Item No. 21 Discussion. Mayor Aitken opened the public hearing at 9:18 p.m. Three (3) in-person speakers; no electronic public comments submitted. Mayor Aitken closed the public hearing at 9:28 p.m.

MOTION: NM/NK ROLL CALL VOTE: 7-0. Motion carried.

REPORT ON CLOSED SESSION ACTIONS: City Attorney Robert Fabela stated there was no reportable action for Item Nos. 1 and 3. For Item No. 2, the City Council voted 7-0 to approve the appointment of Greg Garcia as Interim City Manager.

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:

Mayor Pro Tem Leon requested that staff bring back options for replenishing funds for the current Contigo program and establishing a legal defense fund.

Mayor Aitken stated that she is happy to work with Mayor Pro Tem Leon regarding a pro bono legal work component.

Council Member Maahs requested a recognition for Blake's Place, a delicious barbecue restaurant located in District 5, celebrating 30 years of business.

Council Member Kurtz requested a recognition for E. Kate Rea, one of the founders of the Anaheim Ebell Club, in honor of her accomplishments and contributions to the community.

Council Member Rubalcava requested an item to discuss State rent control enforcement and possible implementation in Anaheim. She reiterated her prior request for a no-cause eviction policy protecting homeowners and renters.

Assistant City Manager Garcia confirmed that he would follow up on the request and provide a memo to Council.

Council Member Rubalcava stated that a memo would be acceptable; however, an agendized discussion would allow the Council to discuss policy considerations and enforcement expenses.

Assistant City Manager Garcia stated that staff would provide a memo and a discussion could be agendized for a future date.

Mayor Aitken requested that the memo include residents' options under the Fair Housing Act, whether violations are reported to the City, potential costs and funding sources to partner with the Public Law Center, and enforcement mechanisms.

Assistant City Manager Garcia shared that staff previously reviewed those items and can prepare a memo soon.

ADJOURNMENT: 9:36 p.m. in memory of Dick Edward Mosher, Jaime Llamas, and Paul Joseph Schiada.

Next regular City Council meeting is scheduled for March 3, 2026.

All agenda items and reports are available for review in the City Clerk's Office and www.anaheim.net/councilagendas, and the Central Library. 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) will be available at the Office of the City Clerk, located at 200 S. Anaheim Blvd., 2nd Floor, Anaheim, CA 92805 during regular business hours and by contacting the office by phone, 714-765-5166, or email to cityclerk@anaheim.net.

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