



CITY OF ANAHEIM ACTION AGENDA

• CITY COUNCIL • HOUSING AUTHORITY

Tuesday, July 28, 2026
5:00 P.M.

Council Chamber, 200 S. Anaheim Blvd., First Floor
Anaheim, CA 92805

► **WEBINAR:** <https://us06web.zoom.us/j/84843809558>

or dial: (877) 853-5247

Meeting ID: 848 4380 9558; Passcode: 480163

► **WEBINAR INFORMATION:** www.anaheim.net/CouncilWebinar

City Council

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 Maahs • Council Member, District 5

Natalie Meeks • Council Member, District 6

AMERICANS WITH DISABILITIES ACT: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

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TRANSLATION SERVICES: Spanish interpreting services are provided at City Council meetings. Simultaneous Spanish interpretation is provided through the use of headsets and consecutive interpretation (Spanish-to-English) is also available to anyone addressing the Council by stating their request at the podium. The use of city provided interpreters is not required and persons are welcome to use their own interpreter. Because many dialects and regionalisms exist, the City cannot guarantee that interpreters will be able to interpret into a particular dialect or regionalism, and disclaims any liability alleged to arise from such services. For translation services in other languages, contact the Office of the City Clerk no later than 48 hours prior to the scheduled meeting.

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. 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.

PUBLIC PARTICIPATION: 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. 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, only 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 (20) minutes for initial presentation and ten (10) minutes for rebuttal; Residents within the noticed area of the subject property: ten (10) minutes; All other members of the public: three (3) minutes. Public hearings regarding legislative matters: three (3) 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 and Government Code Sections 54957.95 and 54957.96).

- **In-Person Participants** - Members of the public can provide in-person comments at the podium in the Council Chamber. Those wishing to speak must complete and submit a Speaker Card to the City Clerk. The name and contact information on the card is optional; any unidentified speakers will be called to speak by the Speaker Card Number.
- **Remote Participants (via Webinar)** – Members of the public who wish to provide remote public comments must **complete and submit the Remote Speaker Card** at www.anaheim.net/CouncilWebinar by **5:00 P.M.** If you wish to address Closed Session, Workshop and/or Public Hearing(s), complete and submit the Remote Speaker Card prior to the start time of the specific item as listed on the agenda. Upon successful submission, you will receive instructions on how to connect to the meeting.
- **Written comments** - If you wish to make a written comment, please submit 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.** Otherwise, they will be included as late correspondence the following day. Comments 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.

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ANAHEIM CITY COUNCIL
ANAHEIM, CALIFORNIA
JULY 28, 2026
5:00 P.M.

Call to order the Anaheim City Council. **5:02 p.m.**

MEMBERS PRESENT: Mayor Aitken and Council Members Leon, Balias, Kurtz, Maahs, and Meeks.

MEMBER ABSENT: Council Member Rubalcava

5:00 P.M. 5:02 p.m.

INVOCATION: Pastor Edward Wiafe, Messiah Pentecostal Ministry

FLAG SALUTE: Council Member Norma Campos Kurtz

PRESENTATIONS: Recognizing Comunidad Madres Ponderosa for their contributions to their neighborhood

Accepted by Comunidad Madres Ponderosa.

Recognizing Logan Ostaszewski, Antonella Villa, and Shane Wexelman from Anaheim Ballet for representing Anaheim at a ballet competition

Accepted by Anaheim Ballet Executive Director Larry Rosenberg, Logan Ostaszewski, Antonella Villa, and Shane Wexelman.

Call to order the Anaheim Housing Authority (in joint session with the City Council). **5:14 p.m.**

ADDITIONS/DELETIONS TO THE AGENDAS: None

PUBLIC COMMENTS (all agenda items, except public hearing): Twenty-four (24) in-person speakers and one (1) remote speaker; City Clerk Theresa Bass reported fourteen (14) public comments were received electronically prior to 3:00 p.m. (Total of twenty-one (21) public comments received via email).

[Public Comments Submitted – July 28, 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:

Mayor Aitken recognized the Anaheim Police Department's recent Police Awards Ceremony, thanked the department for the invitation to attend, and commended the officers who were recognized for their outstanding service and contributions to the community. Mayor Aitken thanked Interim City Manager Garcia for the invitation to participate in the First Tee community program. She explained that the program offers low- and no-cost golf lessons to kids in the community who would typically not have access to those programs. She highlighted the community programs that the City champions and supports, and encouraged the public to check out the program.

Council Member Maahs highlighted the ribbon cutting at Window World of Orange County on July 14th. She shared that the business was located on North State College Boulevard, north of the 91 freeway. She added that the business is operated by a father and daughter, and expressed appreciation for their investment in Anaheim. Council Member Maahs thanked Teresa Rodriguez and the staff at the Miraloma

Family Resource Center for hosting a Splash Day. She thanked the prior Council for approving the splash pad. She shared that there were hot dogs, water slides, popsicles, and water guns. She highlighted the event for the children who live in the neighborhood and the memories made. Council Member Maahs congratulated the Sunkist Library staff for hosting a wonderful STEAM Fair. She highlighted the Summer Reading Program where the Public Works Department and the Library collaborated. She shared that trash pickers were given to participants and highlighted the opportunity for children to learn about big equipment in the City.

Mayor Pro Tem Leon shared that another season of the OC Fair Express at ARTIC has begun. He shared that the Express makes it easier for Orange County families to enjoy the OC Fair without the hassle of traffic and parking. He reported that the OC Fair Express runs every Saturday and Sunday through August 16th with direct service to the fairgrounds from six locations across Orange County, including ARTIC. He noted that buses arrive every 30 minutes, with fares costing \$2 each way for adults, while youth ages 18 and under ride free through Orange County Transportation Authority's (OCTA) Youth Ride Free program with a WAVE card. He encouraged the public to consider taking the OC Fair Express.

CITY MANAGER'S UPDATE:

Interim City Manager Garcia reported that the City and the Anaheim Public Library are celebrating Chicano Heritage Month in August and invited the public to attend. He stated that Chicano Heritage reflects the richness of Mexican American identity through art, food, music, and more. He shared that the libraries will have various hands-on events and activities. He encouraged the public to check out the newest books celebrating Chicano heritage, including cultural cookbooks, personal essays, and powerful historical testimonies. He added that the public can visit the City's website for additional information on the programs. Interim City Manager Garcia announced the Police Department's National Night Out on Tuesday, August 4, from 5 p.m. to 8 p.m. at Juarez Park. He shared that the event is an opportunity for residents and Police to interact and continue building a sense of community. He noted that Anaheim Police would put on demonstrations with the helicopter Angel and showcase motorcycles, special operations equipment, police dogs, and horses. He encouraged the public to bring their family, friends, and neighbors to enjoy live music, food trucks, and games. Interim City Manager Garcia announced that Anaheim Public Utilities would be hosting an event on Saturday, August 8 at 9:30 a.m. at the new Sustainability Education Center. He added that people can learn about different landscape design concepts and how to save water and lower bills by replacing grass lawns with drought-tolerant gardens. He noted that the event was free, but RSVPs were required due to limited spots. He encouraged the public to visit the City's website for additional information.

Recess the Anaheim City Council. **6:41 p.m.**

5:00 P.M. - HOUSING AUTHORITY **6:41 p.m.**

MOTION: NK/NM to adopt the consent calendar as presented. ROLL CALL VOTE: 6-0 (AYES: Mayor Aitken and Council Members Leon, Balius, Kurtz, Maahs, and Meeks; ABSENT: Council Member Rubalcava). Motion carried.

CONSENT CALENDAR: 6:42 p.m.

1. Approve a Professional Services Agreement with Keyser Marston Associates, Inc., in an amount not to exceed \$400,000, for on-call financial consulting services for an initial three-year term beginning July 29, 2026, with two one-year optional renewals and authorize the Executive Director of the Anaheim Housing Authority, or designee, to execute and administer the agreement.

2. Approve minutes of the Housing Authority meeting of June 23, 2026.

Adjourn the Anaheim Housing Authority. **6:42 p.m.**

Reconvene the Anaheim City Council. **6:42 p.m.**

5:00 P.M. - CITY COUNCIL **6:42 p.m.**

Item pulled for discussion:

Council Member Meeks: Item No. 10

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.)

MOTION: CL/RB to adopt the balance of the consent calendar as presented. ROLL CALL VOTE: 6-0 (AYES: Mayor Aitken and Council Members Leon, Balias, Kurtz, Maahs, and Meeks; ABSENT: Council Member Rubalcava). Motion carried.

3. Receive and file minutes of the Anaheim Tourism Improvement District Advisory Board meeting of April 16, 2026, the Community Services Board meeting of March 12, 2026, and the Library Board meeting of June 8, 2026.
4. Approve certificates recognizing Helen Franke in honor of her 102nd Birthday and Dukku Lee for his retirement as City of Anaheim's Public Utilities General Manager.
5. Receive and file, with the possibility of discussion, the list of Professional Services Agreements authorized by the Interim City Manager and the list of Visit Anaheim Subcontractor Agreements approved by the Executive Director of Convention, Sports, and Entertainment for June 2026.
6. Approve response to the 2025-2026 Orange County Grand Jury report titled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods," and authorize the Interim City Manager to execute a letter and forward the response to the Presiding Judge of the Orange County Superior Court, pursuant to California Penal Code Section 933(c).
7. Approve the contract to the lowest responsible bidder, R.J. Noble Company, in an amount not to exceed \$5,646,126.25, for the Harbor Boulevard Rehabilitation from Chapman Avenue to Convention Way, Placentia Avenue Rehabilitation from State College Boulevard to the 91 Freeway, and the Miraloma Avenue Vicinity Rehabilitation Project; authorize the Director of Public Works to execute the contract and related documents and to take the necessary actions to implement and administer the contract; determine that the project is Categorically Exempt under the California Environmental Quality Act pursuant to Class 1, Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations; and authorize the Finance Director to execute the Escrow Agreement pertaining to contract retentions.

8. Approve the Master Construction Agreement – High Voltage Electric Facilities (Master Agreement) for high voltage electric utility construction, maintenance, repair, and immediate response projects, with a five-year term and extensions of up to one year as needed to complete in-progress work, and authorize the Public Utilities General Manager, or designee, to execute individual Master Agreements with each contractor currently prequalified by the Anaheim Public Utilities Department (APU), and with any additional contractors prequalified by APU during the five-year term of the Master Agreement, with any changes that do not materially alter the terms and conditions of the Master Agreement, as determined by the City Attorney's Office; approve a not to exceed amount of \$1,000,000 per work order package or request for immediate response services with a limit of \$4,000,000 in total awards per contractor per fiscal year during the term of the Master Agreement, with change order authorization for up to 10% of the work order package/request amount capped at \$100,000 in total change orders; authorize the General Manager, or designee, to execute any documents contemplated by or related to the Master Agreement, including work orders and changes thereto, and to take any necessary or advisable actions to implement, fund, and administer the Master Agreement; and determine that the projects to be performed under the Master Agreement are categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (California Code Regulations, Title 14, Chapter 3) Sections 15301, 15302, 15303, and 15304; and further determine that none of the exceptions to the categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply [Asplundh Construction LLC, Diversified Utility Services, Inc., Edison Power Constructors, Inc., Elecnor Hawkeye LLC, Ferreira Power West LLC, Hampton Tedder Electric Co., Henkels & McCoy West, LLC, Herman Weissker Power, Inc., Michels Pacific Energy, Inc., Miron Electric Construction Corp., Outsource Utility Contractor, LLC, PAR Western Line Contractors, LLC, Parkia, Inc., Pinnacle Power Services, Inc., Power Grade Inc., Sturgeon Electric California, LLC, Wilson Utility Construction Co.].

9. Approve a Joint Use Agreement with Vista Charter Public School for Vista Charter Public School's use of facilities at Palm Lane Park and Palm Lane Global Academy for a term of five years with two five-year optional renewals, and authorize the Director of Community Services, or designee, to execute the agreement.

10. Approve a Joint Use License Agreement with City Church of Anaheim, Inc. to provide designated parking lot use at City Church and Anaheim Central Library for an initial term of two years, with three additional one-year optional renewals; and authorize the Director of Community Services, or designee, to execute and administer the Agreement on behalf of the City.
Item No. 10 Discussion. MOTION: NM/CL ROLL CALL VOTE: 6-0 (AYES: Mayor Aitken and Council Members Leon, Balius, Kurtz, Maahs, and Meeks; ABSENT: Council Member Rubalcava). Motion carried.

11. RESOLUTION NO. 2026-087 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM designating Keyser Marston Associates, Inc. the authority to examine the City's sales and use tax records.

12. RESOLUTION NO. 2026-088 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating easements for public utility and public purposes generally located at 200 West Midway Drive pursuant to California Streets and Highways Code Section 8330, et seq. - Summary Vacation (ABA2025-00444).

13. RESOLUTION NO. 2026-089 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating a portion of a public service easement generally located at 1501-1551 West Lincoln Avenue pursuant to California Streets and Highways Code Section 8330, et seq. - Summary Vacation (ABA2026-00452).
14. Approve the minutes of the City Council meetings of May 5, 2026, May 12, 2026, and May 27, 2026 (Special).

BUSINESS CALENDAR: 6:45 p.m.

15. RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM, CALIFORNIA ordering the submission to the qualified voters of the City of Anaheim at the General Municipal Election to be held on Tuesday, November 3, 2026, of a general tax measure set forth in a proposed ordinance adding Chapter 2.16 (Tourism Mobility Tax) to Title 2 (Taxes) of the Anaheim Municipal Code to establish a 10% (\$2 average) tax on rideshare trips originating from or ending in nonresidential use areas of The Anaheim Resort or in the Transit District, part of the Katella District, and nonresidential use areas of the Arena District and the Stadium District all of which are within the Platinum Triangle Area; requesting that the Orange County Board of Supervisors direct the Orange County Registrar of Voters to render services to the city relating to the conduct of the General Municipal Election; establishing the deadlines for the filing of arguments and rebuttal arguments; and directing the City Attorney to prepare an impartial analysis [includes determination that general tax measure relates to organizational or administrative activities of government and creation of a government funding mechanism that will not result in direct or indirect physical changes in the environment, and therefore is not a project within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, Section 15378(b)(4)].
 - a. If the resolution is adopted, the City Council may designate up to three Council Member(s) and two others to prepare and sign an argument in support of the tax measure and, if needed, a rebuttal argument to a potential argument opposing the tax measure, if so desired by the City Council.

Item No. 15 Discussion; no action taken.

5:30 P.M. PUBLIC HEARING: 7:31 p.m.

16. **DEVELOPMENT APPLICATION NO. 2026-00022 (DEV2026-00022)**
GENERAL PLAN AMENDMENT TO THE LAND USE ELEMENT
ADJUSTMENT NO. 17 TO THE FESTIVAL SPECIFIC PLAN NO. 90-1
ADJUSTMENT NO. 5 TO THE MOUNTAIN PARK SPECIFIC PLAN NO. 90-4
ADJUSTMENT NO. 17 TO THE ANAHEIM CANYON SPECIFIC PLAN NO. 2015-1
ADJUSTMENT NO. 12 TO THE BEACH BOULEVARD SPECIFIC PLAN NO. 2017-1
AMENDMENT OF TITLE 18 OF THE ANAHEIM MUNICIPAL CODE – SIXTH CYCLE HOUSING
ELEMENT IMPLEMENTATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15061(B)(3) AND
CALIFORNIA PUBLIC RESOURCES CODE SECTION 21080.085
PROJECT LOCATION: Citywide.
REQUEST: A City-initiated General Plan Amendment to update the General Plan Land Use Element (including an amendment to Table LU-2), and amendments to Title 18 (Zoning) of the Anaheim Municipal Code (Code) amending 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), 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone), 18.22 (Brookhurst Commercial Corridor (BCC) Overlay Zone), 18.36 (Types of Uses), 18.38 (Supplemental Use Regulations), 18.39 (Multiple-Family and Mixed-Use Objective Design Standards), 18.42 (Parking and Loading), 18.52 (Affordable Housing), 18.92 (Definitions), 18.108 (Festival Specific Plan No. 90- 1 (SP 90-1) Zoning and Development Standards), 18.112 (Mountain Park Specific Plan No. 90-4 (SP 90-4) 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), and other related provisions of the Zoning Code. The proposed amendments are to comply with changes to State law and implement the Sixth Cycle Housing Element.

ENVIRONMENTAL DETERMINATION: The City Council will consider whether the proposed action is exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3) and California Public Resources Code Section 21080.085.

ACTION TAKEN BY THE PLANNING COMMISSION:

Approved Resolution No. PC2026-015 recommending that City Council approve and adopt a proposed General Plan Amendment amending the Land Use Element (Development Application No. 2026-00022). **VOTE: 5-0** (Chairperson Walker and Commissioners Castro, Kelly, Lieberman, and Tran-Martin voted yes; Commissioners Abdulrahman and Perez absent). (Planning Commission meeting of June 15, 2026).

RESOLUTION NO. 2026-090 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM amending the General Plan Land Use Element [DEV2026-00022; includes determination that the project is exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3)].

ORDINANCE NO. 6627 (INTRODUCTION) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving Development Application No. 2026-00022, adopting amendments to Title 18 (Zoning) of the Anaheim Municipal Code to implement the Sixth Cycle Housing Element and maintain consistency with state housing law and finding and determining that this ordinance is not subject to the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3) and California Public Resources Code Section 21080.085 because it will not have a significant effect on the Environment [Development Application No. 2026-00022].

Item No. 16 Discussion. Mayor Aitken opened the public hearing at 7:45 p.m. Two (2) in-person speakers; no remote speakers and no electronic public comments submitted. Mayor Aitken closed the public hearing at 7:50 p.m.

MOTION: CL/NK ROLL CALL VOTE: 6-0 (AYES: Mayor Aitken and Council Members Leon, Balius, Kurtz, Maahs, and Meeks; ABSENT: Council Member Rubalcava). Motion carried.

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 Balias requested to agendaize for discussion a chronic nuisance property ordinance that would authorize administrative penalties for properties, especially hotels and motels, that repeatedly generate excessive nuisance activities and disproportionate demands on the City for public safety resources.

Mayor Aitken requested an update on the status of the police staffing report, including staffing changes, and an update on the Department overtime study.

In response to Interim City Manager Garcia, Mayor Aitken clarified that her request related to the Police Department staffing study.

ADJOURNMENT: 7:58 p.m.

Next regular City Council meeting is scheduled for August 11, 2026.

POSTING STATEMENT: On July 23, 2026, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 200 S. Anaheim Blvd., Anaheim, CA and online at www.anaheim.net pursuant to California Government Code §54954.2

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