



CITY COUNCIL AGENDA REPORT

City of Anaheim PLANNING AND BUILDING DEPARTMENT

DATE: SEPTEMBER 27, 2022

FROM: PLANNING AND BUILDING DEPARTMENT

**SUBJECT: OC VIBE MIXED-USE PROJECT – DEVELOPMENT
APPLICATION NO. 2020-00125**

ATTACHMENT (Y/N): YES ITEM # 25-A

RECOMMENDATION:

That the City Council take the following actions:

- 1) By Resolution, approve and adopt Addendum No. 11 to Final Subsequent Environmental Impact Report No. 339 (FSEIR No. 339), and Mitigation Monitoring and Reporting Plan No. 383 (MMP No. 383) determining that Addendum No. 11 and MMP No. 383 together with other previously approved environmental documents for development in the Platinum Triangle area, are the appropriate environmental documentation for the project under the California Environmental Quality Act (CEQA);
- 2) By Resolution, approve General Plan Amendment No. 2020-00532 to amend the General Plan Land Use, Circulation, and Green Elements;
- 3) By Resolution, approve Miscellaneous Case No. 2020-00739 to amend the Platinum Triangle Master Land Use Plan (PTMLUP);
- 4) By Motion, introduce an ordinance approving Reclassification No. 2020-00333 to reclassify a portion of the Project Site from the “C-G” General Commercial zone to apply the Platinum Triangle Mixed Use (PTMU) Overlay zone;
- 5) By Motion, introduce, by separate ordinances: 1) approving Zoning Code Amendment No. 2020-00174 to amend Title 18 relating to use classifications, District names, development intensities, development standards, and procedures to allow development within the Arena and Transit Districts in the Platinum Triangle Mixed Use Overlay Zone; 2) approving an amendment to Chapter 4.08 relating to advertising signs along freeways; 3) approving an amendment to Section 4.04.400 relating to the Transit Special Sign District; 4) approving an amendment to Section 4.04.401 for the Stadium Special Sign District; and, 5) approving new Section 4.04.402 for the Arena Special Sign District;

- 6) By Motion, introduce an ordinance approving Development Agreement No. 2020-00004, including a Master Site Plan (MIS2020-00751) and a Request for Density Bonus and Development Incentives pursuant to Chapter 18.52 (Housing Incentives) of the Zoning Code;
- 7) By separate Resolutions, approve: 1) Final Site Plan (FSP) 2020-00004; 2) FSP2020-00005; 3) FSP2020-00006; 4) FSP2020-00007; 5) FSP2020-00008; 6) an amendment to Conditional Use Permit No. 2010-05492; 7) a new Conditional Use Permit to allow specified conditionally permitted uses within the Project; and, 8) a Minor Conditional Use Permit for a Coordinated Sign Program and Valet Parking;
- 8) By Resolution, approve Tentative Tract Map No. 19153 to establish a 23-lot subdivision, including 16 numbered lots (including two air-space lots) and seven lettered lots for private streets and landscape areas, for a 63-acre portion of the Project Site north of Katella Avenue in the Arena District;
- 9) By Resolution, approve a street name change to rename Phoenix Club Drive to River Road between Ball Road and the proposed extension of Cerritos Avenue;
- 10) By Resolution, declare a portion of City Property (portions of APN Nos. 253-521-34, 232-072-06, 232-072-07) to be exempt surplus land pursuant to Government Code Section 54221(f)(1)(C);
- 11) By Motion, approve Honda Center Amended and Restated Facility Management Agreement dated July 1, 2022;
- 12) By Motion, approve the Anaheim Regional Transportation Intermodal Center (ARTIC) Amended and Restated Facility Management Agreement dated July 1, 2022; and
- 13) By Motion, approve the District Sign Agreement dated July 1, 2022.

DISCUSSION:

In 2004, the City Council approved a comprehensive citywide General Plan and Zoning Code Update which established a new vision for the Platinum Triangle, an approximately 820-acre area surrounding Angel Stadium of Anaheim, Honda Center, and ARTIC, as a dynamic mixed-use urban district. This action created new land use designations within the Platinum Triangle that provide opportunities for existing, largely industrial, uses to transition to mixed-use, residential, office, and commercial uses. The City Council approved the Platinum Triangle Master Land Use Plan (PTMLUP) to carry out the goals and policies of the General Plan for the Platinum Triangle. The PTMLUP serves as a blueprint for future development and street improvements.

Honda Center is a 19,000-seat arena owned by the City of Anaheim, which opened on June 19, 1993. The Anaheim Ducks were the first permanent tenant. On December 16, 2003, the City

entered into a Facility Management Agreement (FMA) with Anaheim Arena Management, LLC (AAM), a subsidiary of H&S Ventures, LLC and in 2005, H&S Ventures, LLC purchased the Anaheim Ducks. On November 20, 2018, the City Council amended the Honda Center Facility Management Agreement (FMA) with AAM to extend the term of the agreement to June 30, 2048, with extensions, and approved the sale of 16 acres of surface parking lots surrounding Honda Center to TS Anaheim, LLC, an affiliate of AAM and controlled by H&S Ventures, LLC. The long-term extension of the FMA and sale of the city-owned properties surrounding Honda Center was completed in order to facilitate investment and the development of under-utilized city-owned land. The Purchase and Sale Agreement required H&S Ventures, LLC to submit development plans within 18 months of the purchase date, and subsequent entitlement plans. The subject land use entitlement applications are in accordance with the purchase and sale agreement.

OC Vibe is a proposed lifestyle, entertainment, and residential neighborhood anchored by the existing Honda Center arena and ARTIC transit hub, and includes an approximately 5,700 seat live performance theater, 1,500 residential apartment units, including 195 affordable units, two hotels with a total of 550 rooms, an approximately four (4) acre public park, private parks and open space, office buildings, restaurants and entertainment venues, and an approximately 6,000 seat outdoor amphitheater. The project site is generally bounded by State Route 57 (SR-57) to the west and south, the Santa Ana River and City of Orange to the east, and the Southern California Edison easement to the north. The project site is approximately 100 acres and is currently developed with a mix of uses including Honda Center, ARTIC, Arena Corporate Center, various commercial, office, and industrial buildings, and vacant horse stables on the Southern California Edison easement.

Planning Commission: On August 29, 2022, the Planning Commission unanimously recommended City Council approval of the OC Vibe project on a 5-0 vote. A copy of the Planning Commission staff report is attached to this report and includes a detailed description of the project and requested project entitlements (Attachment 2). Non-substantive additions or amendments to project materials identified after the Planning Commission's action are summarized in Attachment 4.

Description of Project Entitlements:

General Plan Amendment: The applicant requests an amendment to the General Plan Land Use, Circulation, and Green Elements to change the designation of parcels located north of Katella Avenue from Office-Low and Open Space to Mixed-Use Urban Core; modify the total amount of development permitted in the Platinum Triangle to increase the amount of residential and commercial development; decrease the amount of office and institutional development; remove a portion of Douglass Road; add a new street named River Road; add a new approximately 4-acre Public Park (Meadow Park); amend the Bicycle Master Plan; and, revise maps, figures, text, and tables throughout the General Plan to reflect these changes.

Platinum Triangle Master Land Use Plan (PTMLUP) Amendment: The applicant requests an amendment to the PTMLUP to rename the ARTIC District to the Transit District; expand the boundaries of the PTMU Overlay Zone by approximately eight (8) acres, change boundaries of

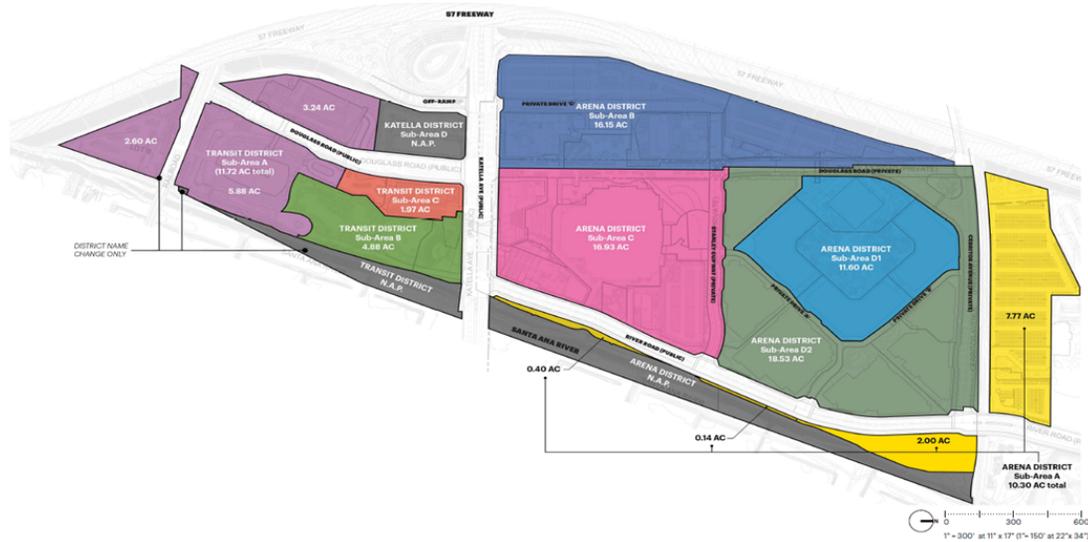
the ARTIC (Transit), Katella, Office, and Arena Districts; and to modify the permitted amount of development within the PTMU Overlay Zone. It also includes a new appendix for the OC Vibe Sign and Identity Program; and revisions to figures, text, and tables throughout the PTMLUP associated with this request.

Reclassification: The applicant requests the reclassification of parcels to apply the PTMU Overlay Zone to the existing C-G (General Commercial) Zone on approximately eight (8) acres, within the proposed Arena District north of Katella Avenue.

Zoning Code Amendment: The applicant requests amendments to Chapter 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone); Chapter 18.38 (Supplemental Use Regulations); Chapter 18.40 (General Development Standards); Chapter 18.60 (Procedures); and, Chapter 18.62 (Administrative Reviews). The proposed amendments are to change use classifications, District names, development intensities, development standards, and procedures to allow development within the Arena and Transit Districts in the Platinum Triangle Mixed Use Overlay Zone.

Development Agreement: The applicant requests approval of a development agreement between the City of Anaheim and Anaheim Real Estate Partners, LLC (AREP) which includes approval of a Master Site Plan as further described below, an exchange of land between the City and AREP to adjust property boundaries, the provision of various public benefits including construction of two parks, and a request for Density Bonus and Development Incentives for the production of affordable housing.

Master Site Plan: In conjunction with the approval of the Development Agreement, the applicant requests approval of a Master Site Plan for the Proposed Project. The Master Site Plan (Attachment 26) outlines the proposed development for the project site and would be implemented through individual Final Site Plans. The Master Site Plan contains the Transit District and the Arena District in the Platinum Triangle Master Land Use Plan. The area north of Katella Avenue is proposed to be consolidated into one District – the Arena District. The area south of Katella Avenue would be part of the Transit District (currently ARTIC). Several significant changes to the roadway network in and around the Project Site are proposed, including new public and private streets.



District Map within the Master Site Plan

Surplus Land Act Declaration: To clean up property lines surrounding Honda Center and facilitate development of certain portions of the Master Site Plan, the applicant and City propose an exchange of land between the City and AREP and related parties. The City would receive 119,180 square feet (s.f.) of land located at the northeast corner of Honda Center to be developed as a City-owned public parking structure. In exchange, AREP would receive 109,050 s.f. of land located primarily west of Honda Center and south of Katella Avenue, to facilitate Honda Center expansion improvements around the apron of the building, and development south of Katella Avenue including the proposed amphitheater and hotel. The Surplus Land Act requires a city to declare “exempt surplus land” under Government Code Section 54221(f)(1)(C) when surplus land is to be exchanged for another property necessary for the City’s use. An exhibit showing the location of the land exchange properties is provided as Exhibit A to Attachment 25 (Draft City Council Land Disposition Resolution).

Final Site Plans: The applicant requests approval of five Final Site Plans to implement the Master Site Plan. Subsequent Final Site Plans for future phases will be submitted for review by the Planning Commission at future dates. The first five Final Site Plans include the following:

Final Site Plan 2020-00004: A request to construct two six-level parking structures (Parking Decks B and C) with 4,538 parking spaces and a 12,885 s.f. three-story security hub for police and security office space on 10.23 acres north of Katella Avenue in the Arena District, Sub-Area B.

Final Site Plan 2020-00005: A request to construct approximately 200,000 s.f. of commercial uses including an indoor live performance theater and outdoor entertainment areas; retail, and indoor and outdoor restaurant space; approximately 150,000 s.f. of office uses; a private Urban Park; and, an outdoor Paseo (pedestrian corridor) adjacent to the Urban Park and Honda Center on approximately six (6) acres north of Katella Avenue in the Arena District, Sub-Area B.

Final Site Plan 2020-00006: A request to construct over 30,000 s.f. of commercial uses including a new entrance to the west side of Honda Center, retail shops, and restaurants with indoor and outdoor dining areas on approximately 1.5 acres north of Katella Avenue in the Arena District, Sub-Area C.

Final Site Plan 2020-00007: A request to construct a five-level parking structure (Parking Deck D) with 1,190 parking spaces on approximately three (3) acres north of Katella Avenue, east of Honda Center, and adjacent to the new River Road in the Arena District, Sub-Area C.

Final Site Plan 2020-00008: A request to construct a surface parking lot with approximately 938 employee parking spaces on approximately eight (8) acres within the Southern California Edison easement, adjacent to Phoenix Club Drive in the Arena District, Sub-Area A.

Amendment to ARTIC Conditional Use Permit: The applicant requests an amendment to the Conditional Use Permit for ARTIC to modify parking and circulation for ARTIC to reflect the Proposed Project, including the relocation of the surface parking lot (Parking Lot A) to accommodate the development of Meadow Park and other project components.

Conditional Use Permit: A request to permit Alcoholic Beverage Manufacturing, Alcoholic Beverage Sales-Off-Sale and On-Sale, Bars and Nightclubs, Entertainment Venues, Recreation Commercial-Outdoor and -Indoor, Retail Sales-Outdoor, and Wine Bar within the OC Vibe project.

Minor Conditional Use Permit: A request to permit the OC Vibe Coordinated Sign Program, Murals, and Valet Parking as part of project parking operations.

Street Name Change: The applicant requests to rename Phoenix Club Drive to River Road between Ball Road and the proposed extension of Cerritos Avenue. The proposed River Road will connect Katella Avenue to the existing Phoenix Club Drive and the name change request would provide one name for the length of the street. The applicant proposes to construct River Road in the first phase of the development. Staff recommends that the timing of the street name change should coincide with the completion and opening of River Road.

Amendments to ARTIC and Arena/Stadium Special Sign Districts: The applicant requests an amendment to Chapters 4.04.400 (ARTIC Special Sign District), 4.04.401 (Arena/Stadium Special Sign District), and 4.08.020 (Advertising Signs Along Freeways) and to add Chapter 4.04.402 (Arena Special Sign District) of the Anaheim Municipal Code to reflect proposed on- and off-site advertising signs for the OC Vibe project. In conjunction with this request, the applicant requests adoption of Coordinated Sign Programs for each Special Sign District. The City Council adopted the ARTIC Special Sign District on April 7, 2015 and the Arena/Stadium Special Sign District on September 11, 2018. Pursuant to Senate Bill 31 (Outdoor Advertising Act), the Arena/Special Sign District preserved the City's future ability to facilitate the construction of off-premise advertising displays adjacent to freeways in conjunction with an arena or a stadium. The applicant proposes to amend both special sign districts to permit off-site

and on-site advertising visible from the freeway and public rights-of-way in compliance with the state Outdoor Advertising Act.

Amendments to the ARTIC Special Sign District include renaming the district to the Transit Special Sign District, modification of the district boundaries to include Parking Deck A and the proposed bridge over Douglass Road, the removal of Meadow Park from the district boundaries upon its construction, and the augmentation of the identity, wayfinding, and advertising signs to the existing ARTIC Coordinated Sign Program.

The amendments to the Arena/Stadium Special Sign District include the separation of the sign district into two districts: the Arena Special Sign District and the Stadium Special Sign District. The amendment will also modify the district boundaries and adopt new coordinated sign programs for each special sign district. The amendments will modify subsections 4.04.400 (ARTIC Special Sign District) and 4.04.401 (Arena/Stadium Special Sign District). In addition, the applicant requests approval of Arena Sign Permits for the proposed advertising displays within the Arena Special Sign District that are shown on exhibits for FSP2020-00004, FSP2020-00005, and FSP2020-00007.

The Arena Special Sign District and Transit Special Sign District include three new digital advertising displays oriented toward SR-57, one digital advertising display to replace the existing Honda Center marquee signs and 16 static advertising displays mounted on the parking structures oriented toward SR-57, Katella Avenue, Douglass Road, and/or River Road. The proposed digital displays are architecturally integrated into the design of the parking structure façade and are 150 feet tall with 2,000 square feet of sign area per sign.

Amended and Restated Facility Management Agreements (FMAs) for Honda Center and ARTIC: The Honda Center FMA, inclusive of three amendments, is being amended and restated in its entirety to include a new base term thru 2053 with four 5-year extended terms. The FMA reiterates that the NHL hockey team shall be called the Anaheim Ducks and that their term mirrors that of the FMA. The amended FMA also includes two new sources of financing including Taxable Lease Revenue Bonds and Arena Special Sign District revenue to, amongst other items, fund improvements at Honda Center as listed in the Development Agreement.

The ARTIC FMA is also being amended and restated to include a new base term that mirrors that of Honda Center FMA through 2053 with four 5-year extended terms. Revenues from the installation of outdoor advertising revenue will help support ARTIC's operations. ATCM, LLC (an affiliate of AAM and controlled by H&S Ventures, LLC) will continue to be responsible for operating losses up to \$2.5 million annually and the City would still retain 60% of any net revenue.

Analysis:

For a detailed description and analysis of the Proposed Project, please refer to the Planning Commission staff report dated August 29, 2022 and provided as Attachment 2 to this report.

Development Agreement: As previously described, a development agreement between the City and AREP is proposed for the project. In 2018, the City sold portions of Honda Center parking

lot to a buyer affiliated with AREP. Pursuant to the Purchase and Sale Agreement, the development agreement for the Proposed Project memorializes the obligation of the buyer to create an entertainment district within the Platinum Triangle. The proposed Master Site Plan implements this obligation while also finding solutions to mitigate traffic through greater use of ARTIC and utilizing entertainment and amenities to improve the fan experience at the Arena. The development agreement specifies that the developer and the City agree that development and operation of the Proposed Project is interrelated with the operations and maintenance of Honda Center and ARTIC. It specifies that amendments to the existing Facilities Management Agreements for Honda Center and ARTIC are required for the Proposed Project to be developed and operated and in order for the developer to provide the City with various public benefits and amenities. The term of the development agreement is twenty (20) years subject to annual periodic review and modification or termination as provided for in the development agreement, city procedures, and State law.

Extensive public benefits are proposed in the development agreement including:

1. Affordable housing;
2. Public infrastructure improvements;
3. Developer's agreement to perform ongoing maintenance obligations of public and private facilities;
4. A \$5 million Offsite Park Contribution Fee with the proceeds to be used to pay for park improvements in another part of the City;
5. Construction and maintenance of an approximately 4-acre publicly-owned park (Meadow Park) and approximately 4.7-acre privately-owned park (Wellness Park);
6. Payment of approximately \$80 million in Development Impact Fees;
7. Generation of economic impact revenues due to the development, construction, and operation of the Proposed Project;
8. Maintenance of landscaped areas adjacent to River Road; and,
9. Production of both affordable and market rate housing, to assist the City in its efforts to comply with its Regional Housing Needs Assessment allocation.

The developer is also obligated to provide improvements related to Honda Center, including:

1. Reinvestment into Honda Center through an extension of "front door" improvements, (i.e., Honda Center customer plazas at the North, South, East, and West entries, a Paseo and Urban Park, including a Media Wall);
2. Improvements to Honda Center itself;
3. Construction of parking structure decks B, C, and D; and
4. Privately built and maintained supporting roadway connections to these parking structures at Douglass Road, Stanley Cup Way, and Cerritos Avenue.

The developer is also obligated to provide improvements related to ARTIC, including:

1. Payment of park impact fees, and above and beyond city requirements, the funding of construction and maintenance of Meadow Park;
2. Surface parking for ARTIC relocated, privately built, and maintained;
3. Publicly accessible parking garage and pedestrian bridge on the site of the Douglass Commerce Center;

4. A relocated ARTIC passenger drop-off and bus/shuttle turn around access required for the development of Meadow Park; and
5. Dedicated public pedestrian enhanced walkway leading from ARTIC to Honda Center, crossing over Katella Avenue with a pedestrian bridge.

The development agreement also specifies that the developer will construct certain public roads, utility improvements, and other public infrastructure. The City agrees to assist the developer in forming a new Community Facilities District (“CFD”) for the Project Site in order to fund the acquisition of authorized facilities and impact fees under certain terms and conditions. The developer agrees that the property parcels on which Honda Center, Meadow Park, ARTIC, and the public parking structures lay will be exempt from the payment of special taxes under the new CFD or any alternative financing authority authorized by the terms of the Development Agreement. The City also agrees to support and recommend to the Anaheim Tourism Improvement District (ATID) Transportation Committee the appropriation of the revenue from the transportation portion (i.e. 25% of the 2%) of the assessment revenue generated by the two hotels in the project for a period of twenty years following the opening of the second hotel, to be used solely to partially fund the ARTIC garage and pedestrian bridge.

Affordable Housing: The applicant proposes to provide affordable housing as part of the project, utilizing Housing Incentives as provided for in State law and Chapter 18.52 (Housing Incentives) of the zoning code, including a project density bonus. Based on the property’s general plan designation of Mixed-Use Urban Core, which authorizes up to 100 dwelling units/acre, the 12.84 acre residential project site’s maximum base density would be 1,284 units. The applicant proposes to provide 5% of the number of base units to be affordable to very low income households, authorizing the applicant to increase the project density by a maximum of 20%, which would allow up to 1,541 units. The applicant and City have executed a Housing Incentives Memorandum that specifies a total of 195 affordable housing units to be developed as part of the project, including 65 very low income (5% of base units), 65 low income (5% of base units), and 65 moderate income units (5% of base units), with 35 moderate income units to be constructed in Phase 2, and the remainder of the units to be constructed in Phase 3.

The memorandum also provides for an option to build all or a portion of the affordable housing off-site, within a ¼ mile of the project boundary and within or adjacent to the Platinum Triangle. In the event that an off-site location is provided, and the off-site location requires city approval of a general plan amendment, PTMLUP amendment, or reclassification to a residential zone, the applicant will be obligated to increase the number of affordable housing units to be constructed from 195 units to 225 units, consisting of 65 Very Low Income units, 80 Low Income units, and 80 Moderate Income units, which equals 15% of 1,500 total residential units. Off-site affordable units would also need to be completed in Phase 3 of the project.

Financial Feasibility and Fiscal Benefit Assessment: The City retained Economic & Planning Systems, Inc. (EPS), along with signage/sponsorship consultant Victus Advisors, to prepare a Financial Feasibility and Fiscal Benefit Assessment for the project (Attachment 28). EPS and Victus reviewed project data and financial assumptions provided confidentially by the applicant, including the development program, market assumptions, cost estimates, and financial underwriting metrics. The Summary of Findings in the Assessment concludes that the project is

not a financially robust real estate development proposition by traditional metrics due to the significant cost of land acquisition, parking structure construction costs, significant investment and enhancements to Honda Center, infrastructure improvements such as new streets and pedestrian bridges, the provision of affordable housing, enhanced project amenities such as plazas and parks, and carbon footprint reduction targets above and beyond those mandated by local regulations. However, the Assessment points out the unique characteristics of the development proposition, wherein the project applicant, as owner of the Anaheim Ducks, has expressed interest in the development of a legacy project for the Orange County community that includes significant community benefits, including those cited above, and the potential willingness of the applicant to accept lower investment returns. The Assessment further identifies the proposed sign program as an integral part of the value of the project and a necessary component to its financial feasibility, and notes the value of seeking state/federal grant funding, the potential use of local ATID revenues, and the use of park impact fees from residential development within the project, to help defray the costs of public facilities south of Katella Avenue.

Special Sign District Revenues: The advertising displays within the special sign districts described above generate advertising revenue that will support the project economics as well as create a public benefit. As part of the ARTIC Facilities Management Agreement, all advertising revenues produced from signs within the Transit Special Sign District will supplement the on-going operations and maintenance of the ARTIC facility. As part of Honda Center's Amended and Restated Facility Management Agreement and District Sign Agreement, all advertising revenues of signs within the Arena Special Sign District will be retained by the applicant to assist in servicing the financing debt of the parking structures for the first 10 years. For the subsequent 20 years, the sign revenue would be shared with the City to receive an annual payment of \$1,140,966 from AAM. All future gross revenues after 30 years would be split 50/50 with the City, with a minimum revenue of \$1.14 million.

Fiscal Benefits from Tax Revenues: EPS estimated fiscal revenues that would accrue to the City upon project build-out and stabilization from the three major sources of local tax revenue: sales tax, property tax, and transient occupancy tax (TOT). The project is anticipated to annually generate approximately \$1.42 million in sales taxes, \$3 million in property taxes, and \$4.8 million TOT. The total anticipated annual revenue to the City is \$9.22 million at project stabilization. When combined with the shared sign revenue above, the total anticipated revenue to the City beginning in Year 11 of the project would be approximately \$10.36 million annually, or \$9.9 million annually in 2022 dollars.

Environmental Impact Analysis: An Addendum to the previously-certified Revised Platinum Triangle Expansion Project Final Subsequent Environmental Impact Report No. 339 (FSEIR No. 339) has been prepared pursuant to provision of State CEQA Guidelines Section 15164 in order to determine whether any significant environmental impacts which were not identified in the previously-approved CEQA Documents for development in the Platinum Triangle area would result or whether previously identified significant impacts would be substantially more severe. As more thoroughly described in Addendum No. 11, none of the conditions described in Sections 15162 or 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred. Addendum No. 11 concludes that the Proposed Project would not result in significant new or more severe impacts and/or the

requirement for additional mitigation measures. As a result, the Proposed Project does not require the preparation of a subsequent EIR or supplemental EIR. Mitigation Monitoring and Reporting Plan No. 383 has been created to mitigate the impacts of the Proposed Project and includes all applicable mitigation measures from Mitigation Monitoring Program 106C and previously-approved CEQA Documents.

Correspondence Received from the Public: On the day of the August 29, 2022 Planning Commission meeting, staff received comment letters from the Orange County Transportation Authority (OCTA) and from Lozeau Drury, LLP.

In their letter, OCTA sought to understand how the proposed revisions to the ARTIC property would affect commuter rail parking as well as bus and transit use circulation. Staff has prepared a response to OCTA demonstrating that the proposed Development Agreement would preserve the required parking spaces in the Cooperative Agreement between the City of Anaheim and OCTA for the duration of construction and upon completion of the project (Attachment 30).

The letter from Lozeau Drury, LLP is on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) and contends that the City’s CEQA review is inadequate. Staff has reviewed this letter and determined that Addendum No. 11 to FSEIR No. 339 is the appropriate environmental determination and that the comments received do not result in the need to prepare additional environmental documents. (Attachment 31).

CONCLUSION:

The Proposed Project, including the recommended project actions, represents a significant step forward in the fulfillment of the vision for the Platinum Triangle as set forth in the 2004 Comprehensive General Plan Update and the 2005 Platinum Triangle Master Land Use Plan. The project also complies with the terms of the 2018 Purchase and Sale Agreement for the properties surrounding Honda Center to develop a mixed-use entertainment district around Honda Center. The Planning Commission found the Proposed Project to be in conformance the General Plan, PTMLUP, and the PTMU Overlay Zone, as amended. Staff recommends approval of the Proposed Project.

IMPACT ON BUDGET:

This is no impact on the budget. The costs associated with this hearing will be incurred by the project applicant.

Respectfully submitted,

Ted White
Planning & Building Director

Attachments:

1. Project Site Map
2. Planning Commission Staff Report dated August 29, 2022 (without attachments)
3. Draft August 29, 2022 Planning Commission Minutes
4. Summary of Additions and Amendments to Planning Commission Materials
5. CEQA Resolution
 - a. Addendum No. 11 and Appendices
 - b. MMP No. 383
6. General Plan Amendment Resolution (GPA 2020-00532)
7. Resolution for PTMLUP Amendments (MIS2020-00739)
8. Reclassification Ordinance (RCL2020-00333)
9. Ordinance for Zoning Code Amendments (ZCA2020-00174)
 - a. Draft Redlined Ordinance
10. Development Agreement Ordinance
 - a. Draft Development Agreement (DAG2020-00004)
11. Final Site Plan (FSP2020-00004) Resolution
12. Final Site Plan (FSP2020-00005) Resolution
13. Final Site Plan (FSP2020-00006) Resolution
14. Final Site Plan (FSP2020-00007) Resolution
15. Final Site Plan (FSP2020-00008) Resolution
16. Conditional Use Permit Amendment (CUP 2010-05492) Resolution
17. Conditional Use Permit Resolution for Specified Uses
18. Minor Conditional Use Permit Resolution for Coordinated Sign Program and Valet Parking
19. Tentative Tract Map (TTM 19153) Resolution
20. Arena Sign District Ordinance
21. Transit Sign District Ordinance
22. Stadium Sign District Ordinance
23. Ordinance for Amendments to Chapter 4
24. Street Name Change Resolution
25. Land Disposition Resolution
26. Exhibits (Available online in provided links)
 - a. Development Application
 - b. General Plan Amendment Justification
 - c. PTMLUP Justification
 - d. Zoning Code Amendment Justification
 - e. Master Site Plan No. MIS2020-00751
 - f. Final Site Plan No. 2020-00004
 - g. Final Site Plan No. 2020-00005
 - h. Final Site Plan No. 2020-00006
 - i. Final Site Plan No. 2020-00007
 - j. Final Site Plan No. 2020-00008
 - k. Tentative Tract Map No. 19153
 - l. Sign Exhibits (OC Vibe Coordinated Sign Program, PTMLUP OC Vibe Sign and Identity Program, and Special Sign Districts/Coordinated Sign Programs)

m. Deviation to Engineering Standards

27. Housing Incentives Memorandum of Understanding
28. Financial Feasibility and Fiscal Benefit Assessment
29. Applicant Community Outreach Summary
30. OCTA Comment Letter and Staff Comments
31. SAFER Comment Letter and Staff Comments
32. Honda Center Amended and Restated Facility Management Agreement
33. ARTIC Amended and Restated Facility Management Agreement
34. District Sign Agreement