



# City of Anaheim Planning Commission Agenda

**Wednesday, July 6, 2022**

Council Chamber, City Hall  
200 South Anaheim Boulevard  
Anaheim, California

- Chairperson: Natalie Meeks
- Chairperson Pro-Tempore: Dave Vadodaria
- Commissioners: Lucille Kring, LuisAndres Perez, Steve White, David Heywood, Michael Mouawad
  
- **Call to Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Roll Call**
- **Items of Public Interest**
  - **Oath or Affirmation of Allegiance – Swearing in of Planning Commissioner Michael Mouawad**
- **Planning Commission Reorganization**
- **Public Comments**
- **OC Vibe Workshop**
- **Public Hearing Items**
- **Commission Updates**
- **Discussion**
- **Adjournment**

*For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete a speaker card in advance and submit it to the secretary.*

*A copy of the staff report may be obtained at the City of Anaheim Planning and Building Department, 200 South Anaheim Boulevard, Anaheim, CA 92805. A copy of the staff report is also available on the City of Anaheim website ([www.anaheim.net/planningcommission](http://www.anaheim.net/planningcommission)) no later than 72 hours prior to the meeting. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Planning and Building Department located at City Hall, 200 S. Anaheim Boulevard, Anaheim, California, during regular business hours.*

You may leave a message for the Planning Commission using the following e-mail address: [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net)

## **APPEAL OF PLANNING COMMISSION ACTIONS**

Any action taken by the Planning Commission this date regarding Reclassifications, Conditional Use Permits, Variances, Public Convenience or Necessity Determinations, Tentative Tract and Parcel Maps will be final **10 calendar days** after Planning Commission action unless a timely appeal is filed during that time. This appeal shall be made in written form to the City Clerk, accompanied by an appeal fee in an amount determined by the City Clerk.

The City Clerk, upon filing of said appeal in the Clerk's Office, shall set said petition for public hearing before the City Council at the earliest possible date. You will be notified by the City Clerk of said hearing.

If you challenge any one of these City of Anaheim decisions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in a written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearing.

## **Anaheim Planning Commission Agenda - 5:00 P.M.**

### **Planning Commission Reorganization**

- Appointment of a Planning Commission Chairperson (Motion)
- Appointment of a Planning Commission Chairperson Pro-Tempore (Motion)

### **Public Comments**

This is an opportunity for members of the public to speak on any item under the jurisdiction of the Anaheim City Planning Commission or provide public comments on agenda items with the exception of public hearing items.

### **OC Vibe Workshop**

## Public Hearing Items

### ITEM NO. 1 (Continued from June 6, 2022)

#### DEVELOPMENT PERMIT NO. 2021-00188, CONDITIONAL USE PERMIT NO. 2021-06121 AND TENTATIVE TRACT MAP NO. 19177

**Location:** 1442 North Dale Avenue

**Request:** The applicant requests approval for an 18-unit, two-story, single-family attached residential development with 10-percent of the units affordable to moderate income buyers, with an affordable housing development incentive, and a density bonus. The request includes the following land use entitlements: i) a conditional use permit for a single-family attached residential development with modified development standards; and ii) a tentative tract map to establish a 1-lot, 18-unit condominium subdivision.

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Class 32 (Infill Development)

[Staff Report](#)

[ATT 1 Draft Conditional Use Permit Resolution](#)

[ATT 2 Draft Tentative Tract Map Resolution](#)

[ATT 3 Planning commission Staff Report June 6, 2022 \(without attachments\)](#)

[ATT 4 Noise Study](#)

[ATT 5 Revised Conditional Use Permit Justification Letter](#)

[ATT 6 Updated Public Outreach Summary](#)

[ATT 7 Project Plans](#)

[ATT 8 Correspondence](#)

[ATT 9 Aerial and Vicinity Maps](#)

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### ITEM NO. 2

#### MITIGATED NEGATIVE DECLARATION DEVELOPMENT PERMIT NO. 2020-00248 GENERAL PLAN AMENDMENT NO. 2021-00536 RECLASSIFICATION NO. 2021-00336 CONDITIONAL USE PERMIT NO. 2021-06097 TENTATIVE TRACT MAP NO. 19141 DEVELOPMENT AGREEMENT

**Location:** This property is located on north side of Broadway, approximately 275 feet east of Euclid Street (1661-1673 West Broadway).

**Request:** The applicant requests approval of the following zoning entitlements:

- 1) A General Plan amendment to amend the land use designation from Office – Low to Mid Density Residential;

[Staff Report](#)

[ATT 1 Draft City Council MND Resolution](#)

[ATT 2 Draft Planning Commission General Plan Amendment Resolution](#)

[ATT 3 Draft City Council Reclassification Ordinance](#)

[ATT 4 Draft City Council Conditional Use Permit Resolution](#)

[ATT 5 Draft City Council Tentative Tract Map Resolution](#)

- 2) A zoning reclassification from the C-G (General Commercial) zone to the RM-3.5 (Multiple-Family Residential) zone;
- 3) A conditional use permit (CUP) to allow for the construction of a 34-unit, attached single-family residential project with modified development standards;
- 4) A tentative tract map to permit a 1-lot, 34 unit subdivision for condominium purposes; and
- 5) A development agreement to permit a voluntary financial contribution to support the City's affordable housing programs.

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

[ATT 6 Draft Planning Commission Development Agreement Resolution](#)

[ATT 6a Draft Development Agreement](#)

[ATT 7 Initial Study/Mitigated Negative Declaration](#)

[ATT 7a Appendices](#)

[ATT 8 Project Description](#)

[ATT 9 Project Plans](#)

[ATT 10 Applicant Community Outreach Summary](#)

[ATT 11 Comments Received and Response to IS/MND Comments](#)

[ATT 12 Aerial and Vicinity Maps](#)

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### **ITEM NO. 3**

#### **CONDITIONAL USE PERMIT NO. 2021-06125** **DEVELOPMENT PERMIT NO. 2021-00126**

**Location:** 1100 North Tustin Avenue

**Request:** The applicant requests approval of a conditional use permit to demolish an existing 15,372 square foot two-story office building and construct an approximately 6,500 square foot drive through car wash with associated office space and sixteen self-service onsite vacuuming stations.

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

[Staff Report](#)

[ATT 1 Draft Conditional Use Permit Resolution](#)

[ATT 2 Project Plans](#)

[ATT 3 Letter of Request](#)

[ATT 4 Letter of Justification](#)

[ATT 5 Parking Analysis](#)

[ATT 6 Noise Study](#)

[ATT 7 Trip Generation](#)

[ATT 8 Queuing Analysis](#)

[ATT 9 Aerial and Vicinity Maps](#)

*Project Planner:*  
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## **ITEM NO. 4**

### **DEVELOPMENT PERMIT NO. 2021-00131**

**Location:** This approximately 4.3-acre property (Lot 5, Tract No. 17703) is located approximately 380 feet south of the intersection of East Katella Avenue and South Metro Drive, in an area of the City of Anaheim known as the Platinum Triangle.

**Request:** The applicant requests approval of the final site plan for a multiple-family development with 73-residential dwelling units (for sale) and a conditional use permit to allow for above ground-mounted utility facilities to be located within the interior setback and to allow for ground-floor private residential patios to encroach into the required setback between buildings.

**Environmental Determination:** The Planning Commission will consider whether the previously certified Platinum Triangle Expansion Project Subsequent Environmental Impact Report No. 339 and associated Addenda, are the appropriate environmental documentation for this request under the California Environmental Quality Act.

[Staff Report](#)

[ATT 1 Draft Final Site Plan Resolution](#)

[ATT 2 Draft Conditional Use Permit Resolution](#)

[ATT 3 Final Site Plan Exhibit](#)

[ATT 4 Letter of Request](#)

[ATT 5 FSEIR No. 339 and Addenda](#)

[ATT 6 Environmental Checklist For EIR 339 - Area E](#)

[ATT 7 Aerial and Vicinity Maps](#)

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## **ITEM NO. 5**

### **DEVELOPMENT PERMIT NO. 2022-00022**

**Location:** 1426 South Allec Street

**Request:** The applicant requests approval of a Conditional Use Permit for an existing vehicle towing facility and automotive impound yard.

**Environmental Determination:** The Planning Commission will consider whether to find the project Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3), (Common Sense).

[Staff Report](#)

[ATT 1 Draft Conditional Use Permit Resolution](#)

[ATT 2 Project Plans](#)

[ATT 3 Applicant Letter of Operations/Parking Justification](#)

[ATT 4 Aerial and Vicinity Maps](#)

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**ITEM NO. 6**

**DEVELOPMENT PERMIT NO. 2022-00017**

**Location: 2951 West Ball Road**

**Request:** The applicant requests approval of a conditional use permit to allow the operation of a 3,300-square foot indoor recreational facility located on the second floor of an existing commercial building.

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

[Staff Report](#)

[ATT 1 Draft Conditional Use Permit Resolution](#)

[ATT 2 Applicant's Letter of Request](#)

[ATT 3 Project Plans](#)

[ATT 4 Aerial and Vicinity Maps](#)

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**Adjourn to Monday, July 18, 2022 at 5:00 p.m.**

## CERTIFICATION OF POSTING

I hereby certify that a complete copy of this agenda was posted at:

5:00 p.m.  
(TIME)

June 30, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: 

ANAHEIM CITY PLANNING COMMISSION

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Si se solicita, la agenda y los materiales de copia estarán disponible en formatos alternativos apropiados a las personas con una discapacidad, según lo requiere la Sección 202 del Acta de Americanos con Discapacidades de 1990 (42 U.S.C. Sec. 12132), las normas federales y reglamentos adoptados en aplicación del mismo.

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