



# City of Anaheim Planning Commission Agenda

**Wednesday, January 20, 2021**

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

- Chairperson: Kimberly Keys
- Chairperson Pro-Tempore: John Armstrong
- Commissioners: Michelle Lieberman, Natalie Meeks, Rosa Mulleady, Dave Vadodaria, Steve White

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Public Hearing Items**
- **Commission Updates**
- **Discussion**
- **Adjournment**

## **SPECIAL NOTICE DURING COVID-19 PANDEMIC**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that Planning Commission members will participate in this meeting remotely.

**PUBLIC PARTICIPATION:** Pursuant to Executive Order N-29-20 and given the current health concerns, members of the public can access the meeting live on-line, with audio and limited video, at [www.anaheim.net/planning](http://www.anaheim.net/planning). In addition, members of the public can submit comments electronically for Planning Commission consideration by sending them to [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) or directly to the project planner as indicated on each item below. To ensure distribution to the Planning Commission prior to consideration of the agenda, please submit comments prior to 1:30 p.m. the day of the meeting. Those comments, as well as any comments received after 1:30 p.m., will be distributed to the Planning Commission members and will be made part of the official public record of the meeting. Public comments submitted after 1:30 p.m. will be posted to the Planning Commission website the day after the meeting. Email addresses and phone numbers will be redacted. Contact the Planning and Building Department at 714-765-5139, the project planner as indicated on each item below, or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) with any questions. A copy of the staff report may be obtained on the City of Anaheim website [www.anaheim.net/planning](http://www.anaheim.net/planning) on **Thursday, January 14, 2021**, after 5:00 p.m. 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 by contacting the Planning and Building Department at 714-765-5139 during regular business hours, or by contacting the project planner as indicated on each item below.

**ACCESSIBILITY:** 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. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Building and Planning Department at 714-765-5139 or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net), no later than 8:00 a.m. on the day of the scheduled meeting.

### **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.**

**Public Hearing Items**

**ITEM NO. 2**

**SPECIFIC PLAN ADJUSTMENT NO. 92-1T**  
**CONDITIONAL USE PERMIT NO. 4078I**  
**(DEV2010-00166J)**

**Location:** **321 West Katella Avenue and**  
**400 West Disney Way**

**Request:** The applicant proposes Adjustment No. 14 to the Disneyland Resort Specific Plan and an amendment to a conditional use permit to allow additional uses as part of the Anaheim GardenWalk project. The proposed uses include a Cat or Dog Café; Personal Services – General; Event Center/Banquet Hall; Beer, Wine, and/or Craft Spirit Tasting Room and Sales; and Pod Hotel or Hostel.

**Environmental Determination:** The Planning Commission will consider whether an Addendum to the Pointe Anaheim Initial Study/Mitigated Negative Declaration is the appropriate environmental documentation to comply with the California Environmental Quality Act (CEQA).

*This item was continued from the December 7, 2020 Planning Commission meeting.*

**ITEM NO. 3**

**CONDITIONAL USE PERMIT NO. 2013-05660C**  
**(DEV2013-00024C)**

**Location:** **8163 Kaiser Boulevard**

**Request:** The applicant proposes to amend an existing Conditional Use Permit to add a preschool to an existing church facility.

**Environmental Determination:** The Planning Commission will consider whether the proposed action is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).

**Request for continuance to the February 17, 2021 meeting.**

*Project Planner:*  
*Elaine Thienprasiddhi*  
[ethien@anaheim.net](mailto:ethien@anaheim.net)

**Resolution No. \_\_\_\_\_**

*Project Planner:*  
*Peter Lange*  
[PLange@anaheim.net](mailto:PLange@anaheim.net)

**ITEM NO. 4**

**CONDITIONAL USE PERMIT NO. 2020-06075**  
**VARIANCE NO. 2020-05150**  
**(DEV2020-00129)**

**Location:** **1522 West Embassy Street**

**Request:** The applicant requests approval of a Conditional Use Permit to establish an automotive repair facility within an existing industrial building, a Variance to permit fewer parking spaces than required by the Anaheim Municipal Code, and a shared parking agreement for off-site employee parking.

**Environmental Determination:** The Planning Commission will consider whether the proposed action is Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities).

Resolution No. \_\_\_\_\_

*Project Planner:*  
*Peter Lange*  
[PLange@anaheim.net](mailto:PLange@anaheim.net)

**ITEM NO. 5**

**CONDITIONAL USE PERMIT NO. 2019-06035**  
**DETERMINATION OF PUBLIC CONVENIENCE OR**  
**NECESSITY NO. 2019-00148**  
**TENTATIVE PARCEL MAP NO. 2020-100**  
**(DEV2019-00042)**

**Location:** **2501-2525 East Ball Road**

**Request:** The applicant requests approval of the following land use entitlements: (i) a conditional use permit to construct a new 24-hour convenience market with gas sales and an express carwash with ancillary vacuums, (ii) an associated Determination of Public Convenience or Necessity to permit off-premises sales of alcoholic beverages, and (iii) a tentative parcel map to consolidate three parcels into two lots.

**Environmental Determination:** The Planning Commission will consider whether the proposed action is Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development).

Resolution No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

*Project Planner:*  
*Wayne Carvalho*  
[wcarvalho@anaheim.net](mailto:wcarvalho@anaheim.net)

**ITEM NO. 6**

**GENERAL PLAN AMENDMENT NO. 2016-00510**  
**RECLASSIFICATION NO. 2016-00297**  
**ADMINISTRATIVE ADJUSTMENT NO. 2020-00444**  
**(DEV2016-00074)**

**Location:** **3175 West Ball Road**

**Request:** The applicant requests approval of the following land use entitlements to allow construction of an 11-unit, three-story, multiple-family residential development: (i) a General Plan Amendment to change the land use designation from General Commercial to Medium Density Residential; (ii) a Zoning Reclassification from the General Commercial (C-G) to the Multiple-Family Residential (RM-4) zone; (iii) and an Administrative Adjustment to allow reduced street and interior setbacks.

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

Resolution No. \_\_\_\_\_  
Resolution No. \_\_\_\_\_  
Resolution No. \_\_\_\_\_

*Project Planner:*  
Nick Taylor  
[njtaylor@anaheim.net](mailto:njtaylor@anaheim.net)

**ITEM NO. 7**

**CONDITIONAL USE PERMIT NO. 2020-06077**  
**DETERMINATION OF PUBLIC CONVENIENCE OR**  
**NECESSITY NO. 2020-00154**  
**(DEV2020-00131)**

**Location:** **2790 West Lincoln Avenue**

**Request:** The applicant requests approval of a Conditional Use Permit to permit an automotive service station and a new convenience store with sales of beer and wine for off-premises consumption (Type 20 Off-Sale ABC License) and a Determination of Public Convenience or Necessity to permit the sales of alcoholic beverages for off-premises consumption for the new convenience market (7-Eleven).

**Environmental Determination:** The Planning Commission will consider whether the proposed action is Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Resolution No. \_\_\_\_\_

*Project Planner:*  
Nick Taylor  
[njtaylor@anaheim.net](mailto:njtaylor@anaheim.net)

**Adjourn to Monday, February 1, 2021 at 5:00 p.m.**

**CERTIFICATION OF POSTING**

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

3:00 p.m.  
(TIME)

January 14, 2021  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Eleanor Morris*

ANAHEIM CITY PLANNING COMMISSION

The City of Anaheim wishes to make all of its public meetings and hearings accessible to all members of the public. The City prohibits discrimination on the basis of race, color, or national origin in any program or activity receiving Federal financial assistance.

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.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning and Building Department either in person at 200 South Anaheim Boulevard, Anaheim, California, or by telephone at (714) 765-5139, no later than 8:00 a.m. one business day preceding the scheduled meeting.

La ciudad de Anaheim desea hacer todas sus reuniones y audiencias públicas accesibles a todos los miembros del público. La Ciudad prohíbe la discriminación por motivos de raza, color u origen nacional en cualquier programa o actividad que reciba asistencia financiera federal.

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.

Cualquier persona que requiera una modificación relativa a la discapacidad, incluyendo medios auxiliares o servicios, con el fin de participar en la reunión pública podrá solicitar dicha modificación, ayuda o servicio poniéndose en contacto con la Oficina de Secretaria de la Ciudad ya sea en persona en el 200 S Anaheim Boulevard, Anaheim, California, o por teléfono al (714) 765-5139, antes de las 8:00 de la mañana un día hábil antes de la reunión programada.