



# City of Anaheim Planning Commission Agenda

**Monday, May 9 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, Phillip Wolfgramm, David Heywood
- 
- **Call To Order - 5:00 p.m.**
  - **Pledge Of Allegiance**
  - **Roll Call**
  - **Appreciation Plaque presented to Commissioner Wolfgramm**
  - **Public Comments**
  - **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/planning](http://www.anaheim.net/planning) on Thursday, May 5, 2022, 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 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.**

### **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.

**Public Hearing Items**

**ITEM NO. 1**

**CONDITIONAL USE PERMIT NO. 2017-05911B AND  
SUBPM NO. 2021-102 (DEV2021-00021)**

**Location:** 1061 North Tustin Avenue

**Request:** The applicant requests approval to amend Conditional Use Permit No. 2017-05911 to permit a 2,383 square foot drive through restaurant and a tentative parcel map to create a new parcel for the proposed restaurant building.

**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 15303, Class 3 (New Construction or Conversion of Small Structures); and Section 15315, Class 15 (Minor Land Divisions).

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

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

[Staff Report](#)

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

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

[ATT 3 Project Plans](#)

[ATT 4 Parking Analysis](#)

*Project Planner:*  
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**ITEM NO. 2**

**DEVELOPMENT PROJECT NO. 2019-00186,**  
**DEVELOPMENT PROJECT NO. 2022-00026,**  
**DEVELOPMENT PROJECT NO. 2022-00027, AND**  
**DEVELOPMENT PROJECT NO. 2022-00029.**

**Location:** 200-224 North Beach Boulevard

**Request:** **DEVELOPMENT PROJECT NO. 2019-00186:** The applicant requests approval of the following entitlements: i) Final Site Plan No. 2021-00001 to permit a development project within the Beach Boulevard Specific Plan; and ii) Conditional Use Permit No. 2021-06114 to permit a drive-through restaurant (Pad A).  
**DEVELOPMENT PROJECT NO. 2022-00026:** The applicant requests approval of a conditional use permit to permit a drive-through restaurant (Pad B).  
**DEVELOPMENT PROJECT NO. 2022-00027:** The applicant requests approval of a conditional use permit to permit a drive-through restaurant (Pad C).  
**DEVELOPMENT PROJECT NO. 2022-00029:** The applicant requests approval of Tentative Tract Map to permit the subdivision of the property into four lots for the purpose of commercial development.

**Environmental Determination:** The Planning Commission will consider whether the proposed action has been adequately analyzed in previously certified EIR No. 350 per California Environmental Quality Act (CEQA) Guidelines Sections 15168 (Program EIR) and 15162 (Subsequent EIRs and Negative Declarations).

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

[Staff Report](#)

[ATT 1 Draft Final Plan Resolution](#)

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

[ATT 3 Draft Conditional Use Permit Resolution Pad B](#)

[ATT 4 Draft Conditional Use Permit Resolution Pad C](#)

[ATT 5 Draft Tentative Parcel Map Resolution](#)

[ATT 6 Initial Study Checklist](#)

[ATT 7 Project Description](#)

[ATT 8 Narrative Summary for Conformance with Regional Commercial Design Standards](#)

[ATT 9 Project Plans](#)

*Project Planner:*  
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**ITEM NO. 3**

**AMENDMENT TO DEVELOPMENT AGREEMENT NO. 2020-00002 (DEV2022-00020), TENTATIVE TRACT MAP NO. 19146 (DEV2020-00127A), CONDITIONAL USE PERMIT NO. 2021-06111 (DEV2020-00127A ), AND CONDITIONAL USE PERMIT NO. 2021-06116 (DEV2020-00127A)**

**Location: 2000 Gene Autry Way (Angel Stadium Property) and 2200 East Katella Avenue (City National Grove of Anaheim Property)**

**Request: AMENDMENT TO DEVELOPMENT AGREEMENT NO. 2020-00002 (DEV2022-00020):** The applicant requests an amendment to the Disposition and Development Agreement by and between the City of Anaheim and SRB Management, LLC (the DDA) relating to the development of the Stadium District Sub-Area A Project (Angel Stadium Property). The DDA includes a master site plan that provides the framework for the development of the site with a mixed-use community of up to 5,175 residential dwelling units, 1.75 million square feet of commercial uses (including up to 943 new hotel rooms), 2.7 million square feet of office space, public parks up to 13.2 acres, a site for a fire station, the retention and maintenance of the existing 45,500-seat Angel Stadium, with an option for the applicant to replace the existing stadium with a new stadium of the same approximate size and seating capacity.

**TENTATIVE TRACT MAP NO. 19146 (DEV2020-00127A):** The applicant requests approval of a tentative tract map to permit the subdivision and redevelopment of the Angel Stadium of Anaheim property by creating lots for future mixed-use development areas, the stadium, public park sites, private street system, condominium air space for individual ownership of residential or commercial units and common ownership of associated landscape, private recreation, and parking and access drive areas.

**CONDITIONAL USE PERMIT NO. 2021-06111 (DEV2020-00127A):** The applicant requests approval of a conditional use permit to permit the continued operation of the Angel Stadium of Anaheim property, including events within the stadium and on the property, sale and consumption of alcoholic beverages, and a coordinated sign program.

**CONDITIONAL USE PERMIT NO. 2021-06116 (DEV2020-00127A):** The applicant requests approval of a conditional use permit to permit the continued operation of the City National Grove of Anaheim,

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

[Staff Report](#)

[New Correspondence](#)

[ATT No. 1 Draft DA Ordinance](#)

[ATT No. 2 Draft PC DDA Resolution](#)

[ATT No. 3 Amended DDA](#)

[ATT No. 4 Draft TTM Resolution](#)

[ATT No. 5 Draft CUP Resolution Stadium](#)

[ATT No. 6 Draft CUP Resolution Grove](#)

[ATT No. 7 Project Description-TTM19146](#)

[ATT No. 8 Project Description-Stadium](#)

[ATT No. 9 Project Description-Grove](#)

[ATT No. 10 Stadium Land Use Plan](#)

[ATT No. 10 Stadium Phasing Plan](#)

[ATT No. 10 TTM19146 plans](#)

[ATT No. 11 App B Soils Reports](#)

[ATT No. 11 App C PWQMP](#)

[ATT No. 11 App D Hydro Report](#)

[ATT No. 11 App E Traffic Study](#)

including concerts and events, sale and consumption of alcoholic beverages, and a coordinated sign program.

Environmental Determination: The Planning Commission will consider whether an Appendix N Initial Study Checklist in connection with SEIR No. 339 is the appropriate environmental documentation and determine that the project is in substantial conformance with the project which was previously analyzed under a Sustainable Communities Environmental Assessment (SCEA) pursuant to the California Environmental Quality Act

[ATT No. 11 App F Sewer Study](#)

[ATT No. 11 App G WaterSystemStudy](#)

[ATT No. 11 Appendix N](#)

[ATT No. 11 SCEA App A Stadium Master Plan](#)

[ATT No. 11 Sewer Study](#)

[ATT No. 12 DDA dated Oct 6 2020](#)

[ATT No. 13 Coordinated Sign Program-Stadium](#)

[ATT No. 13 Stadium Billboard](#)

[ATT No. 14 Coordinated Sign Program \(Grove\)](#)

[ATT No. 15 Master Site Plan](#)

[ATT No. 16 Conceptual Development Renderings](#)

*Project Planner:*  
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**Adjourn to Monday, May 23, 2022 at 5:00 p.m.**

## CERTIFICATION OF POSTING

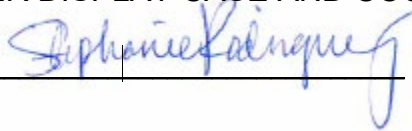
I hereby certify that a complete copy of this agenda was posted at:

7:30 p.m.  
(TIME)

May 5, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: \_\_\_\_\_



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.