



# Anaheim Planning Commission Action Agenda

**May 9, 2022**

Anaheim City Hall, Council Chamber  
200 S. Anaheim Boulevard, Anaheim, CA 92805

**Commissioners Present:** **Chairperson:** Natalie Meeks  
**Chairperson Pro-Tempore:** Dave Vadodaria  
Lucille Kring, Luis Andres Perez, Steve White, Phillip Wolfgramm  
DR Heywood arrived to the meeting at 5:03 p.m.

**Commissioners Absent:** None

**Staff Present:**

Ted White, Planning and Building Director  
Niki Wetzel, Deputy Planning and Building Director  
Leonie Mulvihill, Assistant City Attorney  
Scott Koehm, Principal Planner  
Stephanie Rodriguez, PC Secretary  
Thomas Gorham, Contract Planner  
Nick Taylor, Senior Planner  
Ivan Orozco, Associate Planner  
David See, Contract Planner  
Jose Barriga, Associate Planner  
Simonne Fannin, PC Secretary  
Sylvia Frias, CE Supervisor

Mike Lyster, Ext Affairs Manager  
Rafael Cobian, City Traffic Engineer  
Tom Morton, Executive Director Cnv/Spt/E  
Keith Linker, Acting Development Services Manager  
Shawn Azarhoosh, Principal Engineer  
Kevin Clausen, Project Manager II  
David Kennedy, Associate Transportation Planner  
Cesar Morales, Associate Engineer  
Laura Alcalá, Community Investment Manager  
Jonathan Monroe, Traffic Control Supervisor  
Maria Vega Velez, Traffic Control Supervisor  
Jonathan Yopez, Lt. Police Department

**Agenda Posting:** A complete copy of the Planning Commission Agenda was posted at 4 p.m. on Thursday, May 5, 2022, inside the display case located in the foyer of the Council Chamber and in the outside display kiosk.

**Published:** Anaheim Bulletin Newspaper on Thursday, April 28, 2022

- **Call to Order – 5:00 p.m.**  
Chairperson Meeks presented the 10-day appeal rights for all public hearing items.  
The appeal period for the public hearing items end on Thursday, May 19, 2022.

[Welcome Audio](#)

- **Audience Attendance:** 34
- **Pledge of Allegiance by Commissioner White**
- **Roll Call**
- **Appreciation Plaque presented to Commissioner Wolfgramm**
- **Public Comments:** None
- **Public Hearing Items**
- **Commission Updates - [Audio](#)**

May 9, 2022  
PLANNING COMMISSION ACTION AGENDA

---

- Discussion
- Adjournment

May 9, 2022  
PLANNING COMMISSION ACTION AGENDA

---

**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. PC2022-055**  
**Resolution No. PC2022-056**  
(Kring/Perez)

**Approved**

**VOTE: 7-0**

Chairperson Meeks and Commissioners Kring, Heywood, Wolfgramm, Perez, Vadodaria and White voted yes.

*Project Planner:*  
*Thomas Gorham*  
*tgorham@anaheim.net:*

**[Item 1 Audio](#)**

---

**OPPOSITION:** None

**DISCUSSION TIME:** 11 minutes (5:05 to 5:16 p.m.)

May 9, 2022  
PLANNING COMMISSION ACTION AGENDA

---

**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. PC2022-057  
Resolution No. PC2022-058  
Resolution No. PC2022-059  
Resolution No. PC2022-060  
Resolution No. PC2022-061  
(Perez/Kring)

**Approved**

**VOTE: 7-0**

Chairperson Meeks and Commissioners Kring, Heywood, Wolfgramm, Perez, Vadodaria and White voted yes.

*Project Planner:*  
*Nick Taylor*  
*njtaylor@anaheim.net*

[\*Item 2 Audio\*](#)

---

**OPPOSITION:** None

**DISCUSSION TIME:** 22 minutes (5:16 to 5:38 p.m.)

May 9, 2022  
PLANNING COMMISSION ACTION AGENDA

---

**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

Resolution No. PC2022-062  
Resolution No. PC2022-063  
Resolution No. PC2022-064  
Resolution No. PC2022-065

(Kring/Vadodaria)

**Approved**

**VOTE:4-1**

Chairperson Meeks and Commissioners Kring, Wolfgramm, Vadodaria voted yes.  
Commissioner White voted no.

Commissioners Heywood and Perez recused themselves.

*Project Planner:*  
*Project Planner:*  
*David See*  
*dsee@anaheim.net*

[Item 3 Audio](#)

**May 9, 2022**  
**PLANNING COMMISSION ACTION AGENDA**

---

use permit to permit the continued operation of the City National Grove of Anaheim, 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

---

**OPPOSITION:** None

**IN GENERAL:** 10 persons spoke in favor of the subject request.

**DISCUSSION TIME:** 68 minutes (5:38 to 6:46 p.m.)

**MEETING ADJOURNED AT 6:51 P.M.**  
**TO MONDAY, MAY 23, 2021 AT 5:00 P.M.**