



# City of Anaheim Planning Commission Agenda

**Monday, June 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
- 
- **Call To Order - 5:00 p.m.**
  - **Pledge Of Allegiance**
  - **Roll Call**
  - **Public Comments**
  - **Underground Conversion Subcommittee Appointment**  
[Planning Commission Report](#)  
[Project Selection and District Information](#)
  - **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, June 2, 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

**DEVELOPMENT PROJECT 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 a Class 32 (Infill Development) categorical exemption is the appropriate environmental documentation for this request under the California Environmental Quality Act.

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

[Staff Report](#)

[Correspondence](#)

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

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

[ATT 3 Conditional Use Permit Justification Letter](#)

[ATT 4 Public Outreach Summary](#)

[ATT 5 Class 32 Checklist](#)

[ATT 5a Class 32 Checklist Appendices](#)

[ATT 6 Density Bonus Memorandum of Understanding](#)

[ATT 7 Project Plans](#)

[ATT 8 Aerial Map](#)

[ATT 9 Vicinity Map](#)

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

**Adjourn to Monday, June 20, 2022 at 5:00 p.m.**

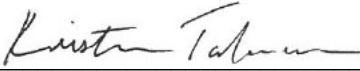
## CERTIFICATION OF POSTING

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

5:00 p.m.  
(TIME)

June 2, 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.