



City of Anaheim Planning Commission Agenda

Monday, September 28, 2020

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. In addition, members of the public can submit comments electronically for Planning Commission consideration by sending them to 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 3:00 p.m. the day of the meeting. Those comments, as well as any comments received after 3:00 p.m., will be distributed to the Planning Commission members and will be made part of the official public record of the meeting. Contact the Planning and Building Department at 714-765-5139, the project planner listed below, or 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 on **Thursday, September 24, 2020**, 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 Building and Planning Department at 714-765-5139 or planningcommission@anaheim.net during regular business hours.

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, 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

RECLASSIFICATION NO. 2017-00308
CONDITIONAL USE PERMIT NO. 2019-06010
VARIANCE NO. 2019-05122
TENTATIVE PARCEL MAP NO. 2017-146
(DEV2017-00069)

Location: **1679 West Cerritos Avenue**

Request: The applicant requests approval of the following land use entitlements: i) a Reclassification to rezone the property from the T (Transition) zone to the RS-4 (Single-Family Residential) zone; ii) a Conditional Use Permit to permit the development of a three unit, single-family detached small lot subdivision in the RS-4 zone; iii) a Variance to permit the newly subdivided lots to front onto a private driveway easement where direct access to a public or private street or alley is required; and iv) a Tentative Parcel Map to create a 3-lot single-family residential subdivision.

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 Conversion or Construction of Small Structures).

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Wayne Carvalho
wcarvalho@anaheim.net

ITEM NO. 3

**MITIGATED NEGATIVE DECLARATION
RECLASSIFICATION NO. 2019-00324
CONDITIONAL USE PERMIT NO. 2019-06040
DEVELOPMENT AGREEMENT NO. 2020-00003
(DEV2019-00087)**

Location: **1122 North Anaheim Boulevard**

Request: The applicant requests approval of the following land use entitlements to allow construction of a 269-unit, four-story (with a six-story parking structure), multiple-family residential development with modified development standards: (i) a Zoning Reclassification to implement the Mixed-Use (MU) Overlay zone; (ii) a conditional use permit to allow a multiple-family residential development with modified development standards in the proposed MU Overlay zone; and (iii) a development agreement for a proposed 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.

This item was continued from the August 17, 2020 and September 14, 2020 Planning Commission meetings.

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Scott Koehm
skoehm@anaheim.net

Adjourn to Monday, October 12, 2020 at 5:00 p.m.

CERTIFICATION OF POSTING

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

11:45 a.m.
(TIME)

September 24, 2020
(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 10:00 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 10:00 de la mañana un día habil antes de la reunión programada.