



# City of Anaheim Planning Commission Agenda

**Monday, September 30, 2019**

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

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

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Public Comments**
- **Public Hearing Items**
- **Planning 101 Study Session**
- **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, September 26, 2019, 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. 2

#### ZONING CODE AMENDMENT NO. 2019-00162 (DEV2019-00061)

**Location:** Citywide

**Request:** A City-initiated amendment to Title 18 (Zoning) of the Anaheim Municipal Code modifying Section 18.38.125 (Emergency Shelter and Recuperative Care/Medical Respite) of Chapter 18.38 (Supplemental Use Regulations) to allow transitional and supportive housing to co-locate with an Emergency Shelter, subject to the approval of a conditional use permit.

Environmental Determination: The Planning Commission will consider whether the proposed action is exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15060(c)(2), in that the activity will not result in a direct or reasonably foreseeable indirect change in the environment.

*This item was continued from the September 4, 2019 Planning Commission meeting.*

**Request for continuance  
to October 28, 2019**

*Project Planner:*  
*Susan Kim*  
[skim@anaheim.net](mailto:skim@anaheim.net)

**ITEM NO. 3**

**MITIGATED NEGATIVE DECLARATION**  
**GENERAL PLAN AMENDMENT NO. 2018-00522**  
**RECLASSIFICATION NO. 2018-00315**  
**CONDITIONAL USE PERMIT NO. 2018-05975**  
**VARIANCE NO. 2019-05127**  
**TENTATIVE TRACT MAP NO. 18170**  
**(DEV2018-00081)**

**Location:** Southwest corner of Cerritos Avenue  
and Anaheim Boulevard directly east of  
Interstate 5 (I-5) Freeway.

**Request:** The applicant requests approval of the following land use entitlements: (i) amend the General Plan land use designation from General Commercial to Mid Density Residential; (ii) a Zoning Reclassification from the C-G (General Commercial) to the RM-3.5 (Multiple-Family Residential) zone; (iii) a conditional use permit to permit the construction of 292 attached single-family residential units with modified development standards and density bonus incentives to permit affordable units for moderate income occupants; (iv) a tentative tract map to establish a 1-lot, 292-unit condominium subdivision; and (v) a variance to permit garages with dimensions that are less than required by the Municipal Code.

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.

**Request for continuance  
to October 28, 2019**

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

**Adjourn to Monday, October 14, 2019 at 5:00 p.m.**

## CERTIFICATION OF POSTING

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

1:00 p.m.  
(TIME)

September 25, 2019  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: Eleanor Morris

ANAHEIM CITY PLANNING COMMISSION

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