



City of Anaheim Planning Commission Agenda

Monday, October 28, 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**
- **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 on Thursday, October 24, 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

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 and September 30, 2019 Planning Commission meetings.

**Request for continuance
to November 13, 2019**

Project Planner:
Susan Kim
skim@anaheim.net

ITEM NO. 3

VARIANCE NO. 2018-05113
(DEV2018-00112)

Location: 112-114 North Carleton Avenue

Request: The applicant requests approval of a variance to allow (i) a reduced structural setback adjacent to an alley; (ii) a reduced structural setback adjacent to an interior property line; and (iii) allowing for the encroachment of recreational leisure areas into the interior landscape setback areas in conjunction with a new four-unit apartment complex.

Environmental Determination: The Planning Commission will consider whether the proposed project 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).

Resolution No. _____

Project Planner:
Wayne Carvalho
wcarvalho@anaheim.net

ITEM NO. 4

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.

This item was continued from the September 30, 2019 Planning Commission meeting.

Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____

Project Planner:
Nick Taylor
ntaylor@anaheim.net

ITEM NO. 5

ENVIRONMENTAL IMPACT REPORT NO. 351
GENERAL PLAN AMENDMENT NO. 2017-00515
RECLASSIFICATION NO. 2017-00309
CONDITIONAL USE PERMIT NO. 2017-05931
MISCELLANEOUS CASE NO. 2017-00654
VESTING TENTATIVE TRACT MAP NO. 18104
SPECIMEN TREE REMOVAL PERMIT NO. 2018-00006
(DEV2017-00039)

Location: 6501-6513 Serrano Avenue

Request: The applicant requests approval of the following land use entitlements: (i) amend the General Plan land use designation from Neighborhood Center Commercial to Low-Medium Density Residential; (ii) a Zoning Reclassification from the C-G (General Commercial) to the RM-3 (Multiple-Family Residential) zone; (iii) a conditional use permit to permit the construction of 58 attached, two and three story, single-family residential units with modified development standards; (iv) a Density Bonus and Tier II density bonus incentives to permit affordable units for moderate income occupants; (v) a vesting tentative tract map to establish a 1-lot, 58-unit condominium subdivision; and (vi) a specimen tree removal permit to remove Pepper trees in the Scenic Corridor (SC) Overlay Zone.

Environmental Determination: The Planning Commission will consider whether to recommend City Council certification of Environmental Impact Report No. 2018-00351 (SCH# 2018121031) and adoption of a Mitigation Monitoring and Reporting Program, and Findings of Fact.

Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____
Resolution No. _____

Project Planner:
Nick Taylor
njtaylor@anaheim.net

Adjourn to Wednesday, November 13, 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)

October 23, 2019
(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.