



City of Anaheim Planning Commission Agenda

Monday, April 15, 2019

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

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

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Items of Public Interest**

Oath or Affirmation of Allegiance:

Swearing in of Planning Commissioners Natalie Meeks, Rosa Mulleady,
Dave Vadodaria and Steve White

- **Appointments**
Planning Commission Chairperson and Chairperson Pro-Tempore
- **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, April 11, 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.

Items of Public Interest

Oath or Affirmation of Allegiance: Planning Commissioners Natalie Meeks, Rosa Mulleady, Dave Vadodaria and Steve White

Planning Commission Appointments

Appointment of a Planning Commission Chairperson (Motion)
Appointment of a Planning Commission Chairperson Pro-Tempore (Motion)

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

CONDITIONAL USE PERMIT NO. 2019-06005
PUBLIC CONVENIENCE OR NECESSITY NO. 2019-00145
(DEV2019-00015)

Location: 2100-2120 East Howell Avenue

Request: The applicant requests approval of (i) a conditional use permit to allow a bar with sales of beer and wine for on and off-premises consumption within an existing industrial building; and, (ii) an associated Determination of Public Convenience or Necessity to permit the sale of beer and wine for on and off-premises consumption.

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 15301 (Class 1 Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Scott Koehm
skoehm@anaheim.net

ITEM NO. 3

CONDITIONAL USE PERMIT NO. 4177A
(DEV2018-00145)

Location: 1331 North Euclid Street

Request: The applicant requests approval of an amendment to a previously-approved Conditional Use Permit to construct a new 4,010 square foot car wash facility for an existing automobile dealership facility (Miller Toyota).

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).

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Wayne Carvalho
wcarvalho@anaheim.net

ITEM NO. 4

DEVELOPMENT AGREEMENT NO. 99-01E **(DEV2010-00166I)**

Location: **Anaheim GardenWalk Project Site**

Request: To amend the Development Agreement between the City of Anaheim and Westgate Resorts Anaheim, LLC for the Westgate Timeshare Project within the Anaheim GardenWalk Project to extend the Commencement of Construction date from March 23, 2019 to October 1, 2021.

Environmental Determination: The Planning Commission will consider whether the previously approved Mitigated Negative Declaration and subsequent addenda analyzed the environmental impacts of the proposed amendment to the Development Agreement pursuant to the requirements of the California Environmental Quality Act (CEQA) and that no further environmental analysis shall be prepared pursuant to Section 15162 of the CEQA Guidelines.

ITEM NO. 5

ZONING CODE AMENDMENT NO. 2019-00160 **(DEV2019-00031)**

Location: **Citywide**

Request: A City-initiated amendment to Title 18 (Zoning) of the Anaheim Municipal Code modifying Chapters 18.08 (Commercial Zones), 18.36 (Types of Uses) and 18.38 (Supplemental Use Regulations) to facilitate the conversion of existing motel and other viable commercial and office structures to allow multiple-family, transitional and supportive housing for low-income persons subject to certain development and performance standards.

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 15301, Class 1 (Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Elaine Thienprasiddhi
ethien@anaheim.net

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Gustavo Gonzalez
ggonzalez@anaheim.net

Adjourn to Monday, April 29, 2019 at 5:00 p.m.

CERTIFICATION OF POSTING

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

2:45 p.m.
(TIME)

April 10, 2019
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Eleanor Morris*

ANAHEIM CITY PLANNING COMMISSION

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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.

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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.