



# City of Anaheim Planning Commission Agenda

**Monday, August 30, 2010**

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

- Chairman: Stephen Faessel
  - Chairman Pro-Tempore: Peter Agarwal
  - Commissioners: Todd Ament, Joseph Karaki, Harry Persaud  
Victoria Ramirez, John Seymour
- 
- **Call To Order - 5:00 p.m.**
  - **Pledge Of Allegiance**
  - **Public Comments**
  - **Consent Calendar**
  - **Public Hearing Items**
  - **Commission Updates**
  - **Discussion (Staff overview of ARTIC Draft Environmental Impact Report)**
  - **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 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, August 26, 2010, 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 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)

## 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 public comments on agenda items with the exception of public hearing items.

### **Consent Calendar:**

The items on the Consent Calendar will be acted on by one roll call vote. There will be no separate discussion of these items prior to the time of the voting on the motion unless members of the Planning Commission, staff, or the public request the item to be discussed and/or removed from the Consent Calendar for separate action.

### **Minutes**

#### **ITEM 1A**

Receiving and approving the Minutes from the Planning Commission Meetings of July 7, 2010 and July 19, 2010. These minutes have been provided to the Planning Commission and are available for review at the Planning Department.

**Motion**

## Public Hearing Items

### ITEM NO. 2

**ENVIRONMENTAL IMPACT REPORT NO. 2010-00343**  
**GENERAL PLAN AMENDMENT NO. 2010-00480**  
**(DEV2010-00043)**

**Owners:** City of Anaheim  
200 South Anaheim Boulevard  
Anaheim, CA 92805

Orange County Transportation Authority  
550 South Main Street  
Orange, CA 92863

**Applicant:** Public Works Department  
Jamie Lai, Transit Manager  
City of Anaheim  
200 South Anaheim Boulevard  
Anaheim, CA 92805

**Location:** The total project area for the Environmental Impact Report is approximately 19 acres, with the majority of the project area (16 acres) located south of Katella Avenue, east of Douglass Road, north of the Orange (SR-57) Freeway and west of the Anaheim City Limits. The proposed General Plan Amendment pertains to Douglass Road, south of Katella Avenue and north of SR-57.

The applicant requests certification of an environmental impact report analyzing the proposed construction and operation of the Anaheim Regional Transportation Intermodal Center (ARTIC) and an amendment of the General Plan Circulation Element Figure C-1: Planned Roadway Network to reclassify Douglass Road, south of Katella Avenue from a local street to a secondary arterial.

Environmental Determination: Environmental Impact Report No. 2010-00343.

[Staff Report](#)

[New Correspondence](#)

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

**ITEM NO. 3**

**VARIANCE NO. 2010-04823**  
**(DEV2010-00106)**

**Owner:** Bhupinder Saggu  
7450 Hummingbird Circle  
Anaheim, CA 92808

**Applicant:** M. Desai  
2040 S. Santa Cruz Street  
Anaheim, CA 92805

**Location:** **7450 Hummingbird Circle**

The applicant proposes to permit the expansion of an existing single-family residence with a front yard setback and side yard setback less than required by code.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

Project Planner:  
Scott Koehm  
[skoehm@anaheim.net](mailto:skoehm@anaheim.net)

**ITEM NO. 4**

**CONDITIONAL USE PERMIT NO. 2010-05522**  
**(DEV2010-00127)**

**Owner:** Robin Hardy  
Grove Construction  
2031 Tweed Street  
Placentia, CA 92870

**Applicant:** Tom Christie  
Weartech International, Inc.  
13032 Park Street  
Santa Fe Springs, CA 90670

**Location:** **1177 North Grove Street**

The applicant proposes to establish a specialty welding and alloy parts manufacturing facility.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

Project Planner:  
Judy Dadant  
[jdadant@anaheim.net](mailto:jdadant@anaheim.net)

**ITEM NO. 5**

**CONDITIONAL USE PERMIT NO. 2010-05512**  
**VARIANCE NO. 2010-04824**  
**(DEV2010-00112)**

**Owner:** Richard Alvarez  
Alvarez Real Estate Management Corp.  
27999 Jefferson Avenue  
Temecula, CA 92590

**Applicants:** Rajee Dalal  
TR Trading Inc.  
14535 Valley View Avenue, Unit M  
Santa Fe Springs, CA 90670

Mitchell Gardner  
Aptus Group  
3750 Santa Fe Avenue, Suite 106  
Riverside, CA 92507

**Location:** **1072 North Armando Street**

The applicant proposes to establish an automotive repair facility with less parking than required by code.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Dave See  
[dsee@anaheim.net](mailto:dsee@anaheim.net)

**ITEM NO. 6**

**CONDITIONAL USE PERMIT NO. 2009-05410A  
(DEV2010-00072)**

**Owner:** Kazem Khoyloo  
2445 East Ball Road  
Anaheim, CA 92806

**Applicant:** Juan P. Aristizabal  
9423 Roundup Drive #F  
Montclair, CA 91763

**Location:** **2445 East Ball Road**

The applicant proposes to construct a drive-through car wash tunnel in conjunction with an existing service station.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines Class 1 (Existing Facilities).

[Staff Report](#)

[New Correspondence](#)

Project Planner:  
Vanessa Norwood  
[vnorwood@anaheim.net](mailto:vnorwood@anaheim.net)

**ITEM NO. 7**

**DEVELOPMENT AGREEMENT NO. 2010-00002  
(DEV2010-00064)**

**Owner/**

**Applicant:** Irvine Company  
Dan Miller  
550 Newport Center Drive  
Newport Beach, CA 92660

**Location:** The Mountain Park project site consists of approximately 3,000 acres located generally in Gypsum Canyon in the City of Anaheim. The site is located immediately south of the Riverside (SR-91) Freeway, and the Eastern Transportation Corridor (SR-241) bisects the site into eastern and western segments.

The applicant requests a Development Agreement by and between the City of Anaheim and Irvine Land Company LLC and Irvine Community Development Company LLC to provide for the development of the Mountain Park Specific Plan; a planned community consisting of 2,500 residential units, public park and school site, and various public and private infrastructure improvements.

Environmental Determination: Previously-Certified Environmental Impact Report No. 331.

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Ted White  
[twhite@anaheim.net](mailto:twhite@anaheim.net)

**ITEM NO. 8**

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT  
NO. 2005-00007 (DAG2005-00007)  
(DEV2010-00030)**

**Owner:** MacQuarie Platinum Katella, Inc.  
10100 Santa Monica Boulevard, Suite 1800  
Los Angeles, CA 90067

**Applicant:** First Western Development Services  
Dale Pinney  
8129 Lake Balinger Way, Suite 104  
Edmonds, WA 98026

**Location:** **1331 East Katella Avenue**

The applicant requests an amendment to Development Agreement No. 2005-00007, extending the construction commencement date for the project by four additional years.

Environmental Determination: CEQA Previously-Certified Environmental Impact Report No. 330 and a Previously-Approved Mitigated Negative Declaration.

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Vanessa Norwood  
[vnorwood@anaheim.net](mailto:vnorwood@anaheim.net)

**ITEM NO. 9**

**VARIANCE NO. 2010-04813\*  
(DEV2010-00084)**

**Owner/  
Applicant:** Paul and Sandra Frattone  
3 Hughes  
Irvine, CA 92618

**Location:** **611 East Adele Street**

The applicant proposes to construct a metal industrial building with a side yard setback area that is smaller than required by Code.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines Class 3 (Small Structures).

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Vanessa Norwood  
[vnorwood@anaheim.net](mailto:vnorwood@anaheim.net)

\*Advertised as Conditional Use Permit No. 2010-04813

**ITEM NO. 10**

**TENTATIVE PARCEL MAP NO. 2010-112**  
**VARIANCE NO. 2010-04818**  
**(DEV2010-00081)**

**Owners:** Joann Harper  
P.O. Box 1161  
Parowan, UT 84761

Mark Lamph  
370 Country Hill Road  
Anaheim, CA 92808

**Applicant:** George Box  
7321 East Singingwood Drive  
Anaheim, CA 92808

**Location:** **370 South Country Hill Road and**  
**7561, 7571 & 7581 East Country Hill Lane**

The applicant proposes to establish a 4-lot residential subdivision with lots having less net area than required by code.

Environmental Determination: A Negative Declaration has been determined to serve as the appropriate environmental documentation for this project in accordance with the provisions of CEQA.

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Vanessa Norwood  
[vnorwood@anaheim.net](mailto:vnorwood@anaheim.net)

**Adjourn to Monday, September 13, 2010 at 5:00 p.m.**

## CERTIFICATION OF POSTING

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

4:30 p.m.

(TIME)

August 25, 2010

(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: \_\_\_\_\_

*Eleanor Morris*

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.

### RIGHTS OF APPEAL TO CITY COUNCIL FROM PLANNING COMMISSION ACTION

Any action taken by the Planning Commission this date regarding Reclassifications, Conditional Use Permits, Variances, Tentative Tract and Parcel Maps will be final 10 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.

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 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.

**SCHEDULE  
2010**

September 13
September 27
October 11
October 25
November 8
November 22
December 6
December 20