



City of Anaheim Planning Commission Agenda

Monday, March 15, 2010

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

- Chairman: Panky Romero
 - Chairman Pro-Tempore: Stephen Faessel
 - Commissioners: Peter Agarwal, Todd Ament, Kelly Buffa, Joseph Karaki, Victoria Ramirez
-
- **Call To Order - 3:30 p.m.**
 - **Pledge Of Allegiance**
 - **Public Comments**
 - **Consent Calendar**
 - **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 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, March 11, 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

Anaheim Planning Commission Agenda - 3:30 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 Meeting of March 1, 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

CONDITIONAL USE PERMIT NO. 2010-05478 (DEV2010-00012)

Owner: Richard M. Alvarez
Alvarez, Richard M. TR
of E.A. Annuity Trust-Armando
27999 Jefferson Avenue
Temecula, CA 92590

Applicant: James Sanders
Anaheim Hills Auto Care
3911 East La Palma Avenue, #1A
Anaheim, CA 92807

Location: 3000 East La Palma Avenue

The applicant proposes to establish an auto repair facility in an existing industrial building.

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:
vnorwood@anaheim.net

ITEM NO. 3

VARIANCE NO. 2010-04809
(DEV2010-00013)

Owner and Applicant: Sassan A. Mackay/Talebdoost, Feryal
451 South Mohler Drive
Anaheim, CA 92808

Location: **451 South Mohler Drive**

The applicant proposes to permit the expansion of an existing single-family residence with a 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:
vnorwood@anaheim.net

ITEM NO. 4

GENERAL PLAN AMENDMENT NO. 2009-00475
RECLASSIFICATION NO. 2009-00229
(DEV2009-00069)

Owner: Carl L. Karcher
Karcher Partners
P.O. Box 2985
Newport Beach, CA 92659

Applicant: James Yoder
Steadfast Companies
4343 Von Karman Avenue, Suite 300
Newport Beach, CA 92660

Location: **401 West Carl Karcher Way**

The applicant proposes to redesignate the property from the Office Low and Industrial designations to the General Commercial land use designation and reclassify the property from the Industrial (I) and Transition (T) zones to the General Commercial (C-G) zone to permit a future commercial development.

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

[Staff Report](#)

[New Correspondence](#)

Project Planner:
dsee@anaheim.net

ITEM NO. 5

**ZONING CODE AMENDMENT NO. 2010-00089
(DEV2010-00010)**

Owner: Christine Goeyvaerts
RRM Properties, LTD
200 South Main Street, Suite 200
Corona, CA 92882

Applicant: Ted Frattone
Hunsaker & Associates
Three Hughes
Irvine, CA 92618

Location: **Tract No. 17289 is located east of the
Mountain Park Specific Plan area**

The applicant requests to amend Chapter 18.18 (Scenic Corridor (SC) Overlay Zone) of the Anaheim Municipal Code to allow a 30-foot structural height for single family homes in Tract No. 17289.

Environmental Determination: The proposed action is Categorically Exempt from the requirement to prepare additional environmental documentation per Section 21080 of the California Public Resources Code (Statutory Exemption).

[Staff Report](#)

[New Correspondence](#)

Project Planner:
dsee@anaheim.net

Adjourn to Monday, March 29, 2010 at 3:30 p.m.

CERTIFICATION OF POSTING

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

4:30 p.m.

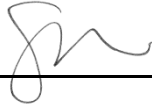
(TIME)

March 10, 2010

(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: _____



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

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department, (714) 765-5139. Notification no later than 10:00 a.m. on the Friday before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**SCHEDULE
2010**

March 29
April 12
April 26
May 10
May 24
June 7
June 21
July 7 (Wednesday)
July 19
August 2
August 16
August 30
September 13
September 27
October 11
October 25
November 8
November 22
December 6
December 20