



# City of Anaheim Planning Commission Agenda

**Monday, March 28, 2022**

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

- Chairperson: Natalie Meeks
- Chairperson Pro-Tempore: Dave Vadodaria
- Commissioners: Lucille Kring, LuisAndres Perez, Steve White, Phillip Wolfgramm, David Heywood

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Roll Call**
- **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](http://www.anaheim.net/planning) on Thursday, March 24, 2022, 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

#### DEVELOPMENT PERMIT NO. 2021-00224

**Location:** 2429 East Ball Road

**Request:** Approval of a conditional use permit and a determination of public convenience or necessity to permit the sales of alcoholic beverages for off-premises consumption (Type 21 Off-Sale General ABC License) in conjunction with an existing 2,274 square convenience store.

**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

[Att. 1 Draft Conditional Use Permit and Public Convenience or Necessity Resolution](#)

[Att. 2 Applicant Letter of Request](#)

[Att. 3 Project Plans](#)

[Att. 4 Police Department Memo 3.17.22](#)

[Att. 5 Vicinity Map](#)

[Att. 6 Aerial Map](#)

*Project Planner:*  
Thomas Gorham  
[tgorham@anaheim.net](mailto:tgorham@anaheim.net)

### ITEM NO. 3

#### CONDITIONAL USE PERMIT NO. 2021-06117, AND TENTATIVE TRACT MAP NO. 19170 (DEV2021-00023)

**Location:** 1075-1085 North Harbor Boulevard, and 523 West Victor

**Request:** A conditional use permit and tentative tract map to permit a multiple-family attached development (townhomes) consisting of 31-residential dwelling units with modified development standards.

**Environmental Determination:** The Planning Commission will consider whether a Class 32 (Infill Development) categorical exemption is the appropriate environmental documentation for this request under the California Environmental Quality Act.

#### Staff Report

[Att. 1 Draft Conditional Use Permit Resolution](#)

[Att. 2 Draft Tentative Tract Map Resolution](#)

[Att. 3 Class 32 Exemption](#)

[Att. 4 Project Description](#)

[Att. 5 Project Justification Letter](#)

[Att. 6. Project Plans](#)

[Att. 7 Community Outreach Summary](#)

*Project Planner:*  
Nick Taylor  
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**ITEM NO. 4**

**VARIANCE NO. 2021-05153**  
**(DEV2021-00094)**

**Location: 100 South Manchester Avenue**

**Request:** The applicant requests to construct an 18,000 square foot administration and bus maintenance facility for the Anaheim Transportation Network with building and landscaping setbacks that are less than required by Code; and to permit fewer parking spaces than required by Code.

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 15332, Class 32 (In-fill Development Projects).

[Staff Report](#)

[ATT 1Draft Resolution](#)

[ATT 2 Project Plans](#)  
[DEV2021-00094](#)

[ATT 3 Letter of Request](#)  
[DEV2021-00094](#)

[ATT 4 Driveway Deviation](#)  
[DEV2021-00094](#)

[ATT 5 Variance](#)  
[Justification-Parking](#)  
[DEV2021-00094](#)

[ATT 6 Variance](#)  
[Justification-Setbacks](#)  
[DEV2021-00094](#)

[ATT 7 CEQA Class 32](#)  
[Categorical Exemption](#)  
[Environmental Checklist](#)

[ATT 8 DEV2021-](#)  
[00094 VICINITY](#)

[ATT 9 DEV2021-](#)  
[00094 AERIAL](#)

**Project Planner:**  
**Thomas Gorham**  
**tgorham@anaheim.net**

**Adjourn to Monday, April 11, 2022 at 5:00 p.m.**

## CERTIFICATION OF POSTING

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

4 p.m.  
(TIME)

March 24, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Simonne Fannin*

ANAHEIM CITY PLANNING COMMISSION

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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.

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