



# City of Anaheim Planning Commission Agenda

**Monday, April 26, 2021**

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

- Chairperson: Kimberly Keys
- Chairperson Pro-Tempore: Natalie Meeks
- Commissioners: Lucille Kring, Rosa Mulleady, Luis Andres Perez  
Dave Vadodaria, Steve White

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Public Comments**
- **Workshop on Case Processing Overview**
- **Public Hearing Items**
- **Commission Updates**
- **Discussion**
- **Adjournment**

## **SPECIAL NOTICE DURING COVID-19 PANDEMIC**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that Planning Commission members may participate in this meeting remotely.

**PUBLIC PARTICIPATION:** Pursuant to Executive Order N-29-20 and given the current health concerns, members of the public can access the meeting live on-line, with audio and limited video, at [www.anaheim.net/planning](http://www.anaheim.net/planning). **Public participation may occur in three ways:** (1) members of the public can submit comments electronically for Planning Commission consideration by sending them to [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) or directly to the project planner as indicated on each item below. **To ensure distribution to the Planning Commission prior to consideration of the agenda, please submit comments prior to 1:30 p.m. the day of the meeting.** Public comments submitted after 1:30 p.m. will be posted to the Planning Commission website the day after the meeting. Email addresses and phone numbers will be redacted; (2) members of the public can provide in-person comments during the Planning Commission meeting in the City Council Chambers. Social distancing measures will be in place, and masks are required. Once the Chamber has

reached health and safety capacity, the participant will be asked to exit the building once their comments have been made; and (3) members of the public can contact the Planning and Building Department at 714-765-5139, the project planner as indicated on each item below, or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net) with any questions. A copy of the staff report may be obtained on the City of Anaheim website [www.anaheim.net/planning](http://www.anaheim.net/planning) on **Thursday, April 22, 2021**, 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 by contacting the Planning and Building Department at 714-765-5139 during regular business hours, or by contacting the project planner as indicated on each item below.

**ACCESSIBILITY:** 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, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Building and Planning Department at 714-765-5139 or [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net), no later than 8:00 a.m. on the day of the scheduled meeting.

### **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.

#### **Workshop on Case Processing Overview**

## Public Hearing Items

### ITEM NO. 2

**CONDITIONAL USE PERMIT NO. 2019-06031**  
**VARIANCE NO. 2021-05152**  
**(DEV2018-00040)**

**Location:** **125 North State College Boulevard**

**Request:** The applicant requests a conditional use permit to construct a car wash with ancillary vacuums and a variance to exceed the maximum wall height allowed by the Anaheim Municipal 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 15303, Class 3 (New Construction or Conversion of Small Structures).

[Staff Report](#)

[New Correspondence](#)

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

### ITEM NO. 3

**FINAL SITE PLAN NO. 2020-00003**  
**MISCELLANEOUS PERMIT NO. 2020-00746**  
**CONDITIONAL USE PERMIT NO. 2021-06102**  
**TENTATIVE TRACT MAP NO. 19022**  
**(DEV2020-00278)**

**Location:** **100-130 South Beach Boulevard, and**  
**2952-2970 West Lincoln Avenue**

**Request:** The applicant requests approval of the following land use entitlements: (i) a Final Site Plan and Miscellaneous Permit for a horizontal mixed-use project consisting of 134 single-family attached residences (condominiums) with ten percent of the units affordable to moderate income buyers and a Tier II Development Incentive to permit reduced building-to-building setbacks; 100 affordable multiple-family attached units (apartments) affordable to residents of various levels of income; and 5,000 square feet of commercial/retail space; (ii) a tentative tract map for a three-lot subdivision to include one lot with 134 "airspace" condominium lots; and (iii) a conditional use permit to permit the relocation of an existing telecommunications antenna that would exceed the height limit by more than ten percent.

**Environmental Determination:** The Planning Commission will consider whether Environmental Impact Report No. 350, prepared for the Beach Boulevard Specific Plan, adequately analyzed the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

[Staff Report](#)

[New Correspondence](#)

*Project Planner:*  
Nick Taylor  
[njtaylor@anaheim.net](mailto:njtaylor@anaheim.net)

**Adjourn to Monday, May 24, 2021 at 5:00 p.m.**

*The scheduled meeting of May 10, 2021 was cancelled  
due to a lack of agenda items.*

**CERTIFICATION OF POSTING**

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

11:30 a.m.  
(TIME)

April 22, 2021  
(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 8:00 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 8:00 de la mañana un día hábil antes de la reunión programada.