



# City of Anaheim Planning Commission Agenda

**Monday, June 20, 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, David Heywood
- 
- **Call To Order - 5:00 p.m.**
  - **Pledge Of Allegiance**
  - **Roll Call**
  - **Public Comments**
  - **OC Vibe Workshop**
  - **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, June 16, 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.

### **OC Vibe Workshop**

## Public Hearing Items

### ITEM NO. 1

#### CONDITIONAL USE PERMIT NO. 2021-06125 DEVELOPMENT APPLICATION NO. 2021-00126

**Location:** 1100 North Tustin Avenue

**Request:** The applicant requests approval of a conditional use permit to demolish an existing 15,372 square foot two-story office building and construct an approximately 6,500 square foot drive through car wash with associated office space and sixteen self-service onsite vacuuming stations.

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](#)

[ATT No. 1 Resolution](#)

[ATT No. 2 1100 N Tustin Ave Site Plan](#)

[ATT No. 3 Letter of Request](#)

[ATT No. 4 Letter of Justification](#)

[ATT No. 5 Parking Analysis](#)

[ATT No. 6 Noise Study](#)

[ATT No. 7 Trip Generation](#)

[ATT No. 8 Queuing Analysis](#)

[ATT No. 9 Aerial Map](#)

[ATT No. 10 Vicinity Map](#)

*Project Planner:*  
Elizabeth Yee  
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### ITEM NO. 2

#### MITIGATED NEGATIVE DECLARATION DEVELOPMENT PROJECT NO. 2020-00248 GENERAL PLAN AMENDMENT NO. 2021-00536 RECLASSIFICATION NO. 2021-00336 CONDITIONAL USE PERMIT NO. 2021-06097 TENTATIVE TRACT MAP NO. 19141 DEVELOPMENT AGREEMENT

**Location:** This property is located on north side of Broadway, approximately 275 feet east of Euclid Street (1661-1673 West Broadway).

**Request:** The applicant requests approval of the following zoning entitlements:

[Staff Report](#)

[ATT No. 1 Draft City Council MND Resolution](#)

[ATT No. 2 Draft Planning Commission General Plan Amendment Resolution](#)

[ATT No. 3 Draft City Council Reclassification Ordinance](#)

[ATT No. 4 Draft City Council Conditional Use Permit Resolution](#)

- 1) A General Plan amendment to amend the land use designation from Office – Low to Mid Density Residential;
- 2) A zoning reclassification from the C-G (General Commercial) zone to the RM-3.5 (Multiple-Family Residential) zone;
- 3) A conditional use permit (CUP) to allow for the construction of a 34-unit, attached single-family residential project with modified development standards;
- 4) A tentative tract map to permit a 1-lot, 34 unit subdivision for condominium purposes; and
- 5) A development agreement to permit a voluntary financial contribution to support the City's affordable housing programs.

Environmental Determination: The City of Anaheim, as Lead Agency, has completed a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the proposed project in compliance with Section 15070 to 15075 of State of California Environmental Quality Act (CEQA) Guidelines. The Draft IS/MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels. The Draft IS/MND will be released for a 20-day Public Review and Comment Period from May 5, 2022 to May 25, 2022.

[ATT No. 5 Draft City Council Tentative Tract Map Resolution](#)

[ATT No. 6 Draft Planning Commission Development Agreement Resolution](#)

[ATT No. 6a Draft Development Agreement](#)

[ATT No. 7 Initial Study Mitigated Negative Declaration](#)

[ATT No. 7a ISMND Appendices](#)

[ATT No. 8 Project Description](#)

[ATT No. 9 Project Plans](#)

[ATT No. 10 Applicant Community Outreach Summary](#)

[ATT No. 11 Comments Received and Response to ISMND Comments](#)

[ATT No. 12 Aerial Map](#)

[ATT No. 13 Vicinity Map](#)

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**Adjourn to Wednesday, July 6, 2022 at 5:00 p.m.**

## CERTIFICATION OF POSTING

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

5:00 p.m.  
(TIME)

June 16, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: 

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.

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