



# CITY OF ANAHEIM PLANNING COMMISSION AGENDA – AUGUST 1, 2022

Council Chamber, City Hall  
200 South Anaheim Boulevard  
Anaheim, California 92805

Dave Vadodaria  
Chairperson

Lucille Kring  
Chairperson Pro Tem

David Heywood  
Commissioner

LuisAndres Perez  
Commissioner

Michael Mouawad  
Commissioner

Natalie Meeks  
Commissioner

Steve White  
Commissioner

**ORDER OF BUSINESS:** Public sessions of all meetings of the Anaheim Planning Commission begin at 5:00 P.M. All meetings are in the Anaheim City Hall, Council Chamber, 200 South Anaheim Boulevard, Anaheim, CA 92805. Pursuant to Government Code Section 54954.2(a)(2), no action or discussion by the Planning Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

**REPORTS:** All agenda items and reports are available for review at the Anaheim Planning and Building Department and [www.anaheim.net/planningcommission](http://www.anaheim.net/planningcommission) no later than 72 hours prior to the meeting. Click on the link to the agenda for the corresponding meeting date. The agenda contains links to the staff report and other informational materials. Any writings or documents provided to a majority of the Planning Commission after posting of the agenda regarding any item on the 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.

**PUBLIC COMMENT:** The public may comment on matters not appearing on the agenda, but within the subject matter jurisdiction of the Planning Commission. Those wishing to speak on a regular business or a public hearing item on the agenda may do so when the Chairperson calls that specific item. Public comments are limited to three minutes per speaker, unless a different time limit is announced. The total amount of time allocated for public comments on non-agenda items shall be limited to ten minutes. The City uses speaker cards that must be submitted to the Planning Commission Secretary in order to address the Planning Commission. Speakers shall refrain from profane language and other disruptive remarks or behavior which disrupts or disturbs the meeting, or risk being removed (AMC 1.12.017). Additionally, members of the public may correspond with the Planning Commission, on any agenda items or matters within their jurisdiction, by submitting comments electronically for Planning Commission consideration by sending them to [planningcommission@anaheim.net](mailto:planningcommission@anaheim.net). 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. Those comments, as well as any comments received after that time, will be distributed to the Planning Commission, posted on the City's website, and will be made part of the official public record of the meeting. Current and archived public comments are available at [www.anaheim.net/planningcommissionpubliccomments](http://www.anaheim.net/planningcommissionpubliccomments).

**APPEAL OF PLANNING COMMISSION ACTIONS:** Any action taken by the Planning Commission regarding 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.



CITY OF ANAHEIM  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
AUGUST 1, 2022, 5:00 P.M.

Council Chamber  
200 South Anaheim Boulevard  
Anaheim, California

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

Public comments will be allowed on matters not appearing on the agenda, but within the Planning Commission's jurisdiction.

**WORKSHOP**

Environmental Justice and Safety Elements of the General Plan

**PUBLIC HEARING ITEMS**

**ITEM NO. 1**

**DEVELOPMENT APPLICATION NO. 2021-00157**

(Continued from May 23, 2022. The July 18, 2022 meeting was cancelled.)

**Location: 145 South Vista Grande**

**Request:** The applicant requests an amendment to the Circulation Element of the General Plan to add a new access point on Santa Ana Canyon Road, and Tentative Parcel Map No. 2021-177 to subdivide an existing 3.48 acre property into two parcels.

**Environmental Determination:** The Planning Commission will consider whether an Addendum to the General Plan Environmental Impact Report (EIR No. 330) and Housing Opportunity Sites Rezoning Project (SEIR No. 346) is the appropriate environmental documentation for this request under the California Environmental Quality Act.

**Request for continuance.**

[Staff Report](#)

[Attachment 1 - Continuance Request](#)

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

## **ITEM NO. 2**

### **DEVELOPMENT APPLICATION NO. 2022-00021**

**Location:** 1250 North Tustin Avenue

**Request:** The applicant requests approval of a parking variance to provide fewer parking stalls than required by code and a minor conditional use permit to permit an Educational Institutions Use- Business with up to thirty students in an existing building.

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

[Staff Report](#)

[Attachment 1 – Draft Resolution](#)

[Attachment 2 – Project Plans](#)

[Attachment 3 – Letter of Request and Operation](#)

[Attachment 4 – Parking Justification Letter](#)

[Attachment 5 – Aerial and Vicinity Maps](#)

*Project Planner:*  
Elizabeth Yee  
[eyee@anaheim.net](mailto:eyee@anaheim.net)

## **COMMISSION UPDATES**

### **ADJOURNMENT**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on August 15, 2022 at 5:00 P.M. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.

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) 765-5351, 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) 765-5351, antes de las 8:00 de la mañana un día hábil antes de la reunión programada.

### CERTIFICATION OF POSTING

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

5:00 p.m.  
(TIME)

July 28, 2022  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Susana Barrios*

ANAHEIM CITY PLANNING COMMISSION