



Anaheim Planning Commission Action Agenda

March 28, 2022

Anaheim City Hall, Council Chambers
200 S. Anaheim Boulevard, Anaheim, CA 92805

Commissioners Present:

Chairperson Pro-Tempore: Dave Vadodaria
DR Heywood, Lucille Kring, LuisAndres Perez, Steve White, Phillip
Wolfgramm

Commissioners Absent: Chairperson Meeks

Staff Present:

Ted White, Planning and Building Director	Mike Eskander, Development Services Manager
Niki Wetzel, Deputy Planning and Building Director	Rafael Cobian, City Traffic Engineer
Leonie Mulvihill, Assistant City Attorney	Shawn Azarhoosh, Principal Engineer
Scott Koehm, Principal Planner	Lisandro Orozco, Senior Planner
Jesse Penunuri, Code Enforcement Supervisor	Nick Taylor, Senior Planner
Simonne Fannin, PC Secretary	Thomas Gorham, Contract Planner
Kevin Clausen, Project Manager	

Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 4 p.m. on Thursday, March 24, 2022, inside the display case located in the foyer of the Council Chamber and in the outside display kiosk.

- **Call to Order – 5:00 p.m.**
Chairperson Pro-Tempore Vadodaria presented the 10-day appeal rights for all public hearing items.
The appeal period for the public hearing items end on Thursday, April 7, 2022.

[Welcome Audio](#)

- **Audience Attendance: 23**
- **Pledge of Allegiance by Commissioner Wolfgramm**
- **Roll Call**
- **Public Comments: None**
- **Public Hearing Items**
- **Commission Updates - [Audio](#)**
- **Discussion**
- **Adjournment**

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Public Hearing Items:

ITEM NO. 2

DEVELOPMENT PERMIT NO. 2022-00224

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).

Resolution No. PC2022-049
(White/Kring)

Approved

With an added Condition of Approval No. 28 allowing the applicant one year to replace the existing trash enclosure and to remove the existing pole sign.

VOTE: 6-0

Commissioners Heywood, Kring, Perez, Vadodaria, White and Wolfgramm voted yes.
Chairperson Meeks was absent.

Project Planner:
Thomas Gorham
tgorham@anaheim.net

[Item 2 Audio](#)

OPPOSITION: No persons spoke in opposition to the subject request.

DISCUSSION TIME: 15 minutes (5:06 to 5:21 p.m.)

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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.

**Resolution No. PC2022-050
Resolution No. PC2022-051**

(Perez/Kring)

Approved

VOTE: 5-1

Commissioners Heywood, Kring, Perez, Vadodaria and Wolfgramm voted yes. Commissioner White voted no. Chairperson Meeks was absent.

Project Planner:

Nick Taylor

njtaylor@anaheim.net

[Item 3 Audio](#)

OPPOSITION: 3 persons spoke in opposition to the subject request.

DISCUSSION TIME: 45 minutes (5:22 to 6:07 p.m.)

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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 Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development Projects).

Resolution No. PC2022-052
(White/Perez)

Approved

VOTE: 6-0

Commissioners Heywood, Kring, Perez, Vadodaria, White and Wolfgramm voted yes.
Chairperson Meeks was absent.

Project Planner:
Thomas Gorham
tgorham@anaheim.net

[Item 4 Audio](#)

OPPOSITION: No persons spoke in opposition to the subject request.

DISCUSSION TIME: 15 minutes (6:08 to 6:23 p.m.)

MEETING ADJOURNED AT 6:28 P.M.
TO MONDAY, APRIL 11, 2022 AT 5:00 P.M.