



# Anaheim Planning Commission Action Agenda

**Wednesday, July 6, 2022**

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

**Commissioners Present:** **Chairperson:** Natalie Meeks  
**Chairperson Pro-Tempore:** Dave Vadodaria  
Lucille Kring, Luis Andres Perez, David Heywood,  
Steve White, Michael Mouawad

**Commissioners Absent:** None

**Staff Present:**

Ted White, Planning and Building Director  
Niki Wetzel, Deputy Planning and Building Director  
Leonie Mulvihill, Assistant City Attorney  
Scott Koehm, Principal Planner  
Susana Barrios, Administrative Assistant

Thomas Gorham, Contract Planner  
Rafael Cobian, City Traffic Engineer  
Lisandro Orozco, Senior Planner  
Nick Taylor, Senior Planner  
Ivan Orozco, Associate Planner

**Agenda Posting:** A complete copy of the Planning Commission Agenda was posted at 5:00 p.m. on Thursday, June 30, 2022, inside the display case located in the foyer of the Council Chamber and in the outside display kiosk.

**Published:** Anaheim Bulletin Newspaper on Thursday, May 5, 2022. (Item 2)

- **Call to Order – 5:00 p.m.**  
Chairperson Meeks presented the 10-day appeal rights for all public hearing items. The appeal period for the public hearing items end on Monday, July 18, 2022.

[Welcome Audio](#)

- **Pledge of Allegiance led by Commissioner Vadodaria**
- **Roll Call**
- **Items of Public Interest**

**Oath of Affirmation of Allegiance** [Audio](#)

Jennifer Hall, Assistant City Clerk, administered the Oath of Affirmation of Allegiance to newly appointed Planning Commissioner Michael Mouawad.

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- **Planning Commission Reorganization** [Audio](#)

**New Chairperson Nomination:**

Commissioner Perez nominated Commissioner White to serve as Chairperson. Commissioner Meeks nominated Commissioner Vadadoria to serve as Chairperson.

Commissioner Kring moved, seconded by Commissioner Meeks, to close nominations. Motion carried 7-0.

Planning Commission appointed Commissioner Vadadoria to serve as Chairperson. (In favor of Commissioner White: 3 yes votes, 2 no votes, 2 abstentions; In favor of Vadadoria: 6 yes votes, 1 no vote).

**New Chairperson Pro-Tempore Nomination:**

Chairperson Vadadoria nominated Commissioner Kring to serve as Chairperson Pro-Tempore. Commissioner Perez nominated Commissioner Heywood to serve as Chairperson Pro-Tempore.

Commissioner Meeks moved, seconded by Commissioner White, to close nominations. Motion carried 7-0.

Planning Commission appointed Commissioner Kring to serve as Chairperson Pro-Tempore. (In favor of Commissioner Kring: 5 yes votes, 2 abstentions; In favor of Heywood: 2 yes votes, 2 no votes, 3 abstentions).

- **Public Comments:** None. **Note: *Public Comments were reopened at the end of the meeting.***
- **OC Vibe Workshop** – Presented by Brian Myers representing OC Vibe. [Workshop Audio](#)
- **Commission Updates** [Audio](#)

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**Public Hearing Items:**

**ITEM NO. 1** (Continued from June 6, 2022)

**DEVELOPMENT PERMIT NO. 2021-00188,**  
**CONDITIONAL USE PERMIT NO. 2021-06121 AND**  
**TENTATIVE TRACT MAP NO. 19177**

**Location:** 1442 North Dale Avenue

**Request:** The applicant requests approval for an 18-unit, two-story, single-family attached residential development with 10-percent of the units affordable to moderate income buyers, with an affordable housing development incentive, and a density bonus. The request includes the following land use entitlements: i) a conditional use permit for a single-family attached residential development with modified development standards; and ii) a tentative tract map to establish a 1-lot, 18-unit condominium subdivision.

**Environmental Determination:** The Planning Commission will consider whether to find the project Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Class 32 (Infill Development)

**Resolution No. PC2022-068**  
**Resolution No. PC2022-069**

**MOTION:** White/Meeks

**Approved with added conditions of approval to:** (i) Require that the TTM depict location of the easements for ingress/egress, vehicular access, sewer, public utilities, and incidental purposes described in the easement legal rights as depicted on the encumbrance map, and include provisions ensuring the perpetual maintenance of those easements; (ii) Require compliance with South Coast AQMD rules to minimize construction emissions of dust particulates; and (iii) Require owner/developer to repave portions of private roadway within the Parkdale HOA community that are used during construction activity.

**VOTE: 6-1**

Chairperson Meeks and Commissioners Vadodaria, Kring, Perez, Heywood and Mouawad voted yes. Commissioner White voted no.

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

[Item 1 Audio](#)

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**OPPOSITION:** Five persons spoke expressing opposition to the subject request. Two pieces of written correspondence were received in opposition to the subject request.

**IN SUPPORT:** One piece of written correspondence was received in favor of the subject request.

**DISCUSSION TIME:** 1 hour (5:53 to 6:53 p.m.)

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**ITEM NO. 2**

**MITIGATED NEGATIVE DECLARATION**  
**DEVELOPMENT PERMIT 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:

- 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 Planning Commission will consider whether a Mitigated Negative Declaration is the appropriate environmental documentation for this request under the California Environmental Quality Act.

**MOTION:** White/Perez

**Approved continuance to a date certain of August 1, 2022.**

**VOTE:** 5-2

Chairperson Meeks and Commissioners Vadodaria, White, Perez and Heywood voted yes. Commissioners Kring and Mouawad voted no.

**Note: This item was reconsidered at the end of the agenda.**

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

[Item 2 Audio](#)

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**OPPOSITION:** None

**DISCUSSION TIME:** 38 minutes (6:55 to 7:33 p.m.)

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**ITEM NO. 3**

**CONDITIONAL USE PERMIT NO. 2021-06125**  
**DEVELOPMENT PERMIT 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 to find the project Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**Resolution No. PC2022-072**

**MOTION:** Kring/Perez

**Approved**

**VOTE: 6-0**

Chairperson Meeks and Commissioners Vadodaria, Kring, Perez, Heywood and Mouawad voted yes. (Commissioner White recused.)

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

[Item 3 Audio](#)

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**OPPOSITION:** None

**DISCUSSION TIME:** 9 minutes (7:34 to 7:43 p.m.)

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**ITEM NO. 4**

**DEVELOPMENT PERMIT NO. 2021-00131**

**Location:** This approximately 4.3-acre property (Lot 5, Tract No. 17703) is located approximately 380 feet south of the intersection of East Katella Avenue and South Metro Drive, in an area of the City of Anaheim known as the Platinum Triangle.

**Request:** The applicant requests approval of the final site plan for a multiple-family development with 73-residential dwelling units (for sale) and a conditional use permit to allow for above ground-mounted utility facilities to be located within the interior setback and to allow for ground-floor private residential patios to encroach into the required setback between buildings.

**Environmental Determination:** The Planning Commission will consider whether the previously certified Platinum Triangle Expansion Project Subsequent Environmental Impact Report No. 339 and associated Addenda, are the appropriate environmental documentation for this request under the California Environmental Quality Act.

**Resolution No. PC2022-073**  
**Resolution No. PC2022-074**

**MOTION: Perez/Kring**

**Approved**

**VOTE: 6-0**

Chairperson Meeks and Commissioners Vadodaria, Kring, Perez, White and Mouawad voted yes. (Commissioner Heywood recused.)

*Project Planner:*  
*Lisandro Orozco*  
[LOrozco@anaheim.net](mailto:LOrozco@anaheim.net)

[Item 4 Audio](#)

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**IN SUPPORT:** One piece of written correspondence was received in favor of the subject request.

**DISCUSSION TIME:** 13 minutes (7:44 to 7:57 p.m.)

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**ITEM NO. 5**

**DEVELOPMENT PERMIT NO. 2022-00022**

**Location:** 1426 South Allec Street

**Request:** The applicant requests approval of a Conditional Use Permit for an existing vehicle towing facility and automotive impound yard.

**Environmental Determination:** The Planning Commission will consider whether to find the project Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3), (Common Sense).

**Resolution No. PC2022-075**

**MOTION:** Kring/Perez

**Approved**

**VOTE: 7-0**

Chairperson Meeks and Commissioners Vadodaria, Kring, Perez, White, Heywood and Mouawad voted yes.

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

[Item 5 Audio](#)

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**OPPOSITION:** One piece of written correspondence was received in opposition to the subject request.

**DISCUSSION TIME:** 5 minutes (7:58 to 8:03 p.m.)

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**ITEM NO. 6**

**DEVELOPMENT PERMIT NO. 2022-00017**

**Location: 2951 West Ball Road**

**Request:** The applicant requests approval of a conditional use permit to allow the operation of a 3,300-square foot indoor recreational facility located on the second floor of an existing commercial 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).

**Resolution No. PC2022-076**

**MOTION: White/Perez**

**Approved**

**VOTE: 7-0**

Chairperson Meeks and Commissioners Vadodaria, Kring, Perez, White, Heywood and Mouawad voted yes.

*Project Planner:*

*Ivan Orozco*

[IOrozco@anaheim.net](mailto:IOrozco@anaheim.net)

[Item 6 Audio](#)

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**OPPOSITION:** None

**DISCUSSION TIME:** 5 minutes (8:04 to 8:09 p.m.)

**Public Comments** were reopened at 8:09 p.m. [Audio](#)

One speaker commented on gun reform laws. A second speaker requested a reconsideration of Item No. 2.

Motion made by Commissioner White, seconded by Commissioner Perez, to approve a reconsideration of Item No. 2. Motion carried 7-0.



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**ITEM NO. 2 (Reconsideration)**

**MITIGATED NEGATIVE DECLARATION**  
**DEVELOPMENT PERMIT 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:

- 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 Planning Commission will consider whether a Mitigated Negative Declaration is the appropriate environmental documentation for this request under the California Environmental Quality Act.

**Resolution No. PC2022-070**  
**Resolution No. PC2022-071**

**MOTION: Kring/Perez**

**Approved, recommended City Council Approval**

**VOTE: 6-1**

Chairperson Meeks and Commissioners Vadodaria, Kring, White, Heywood and Mouawad voted yes. Commissioner Perez voted no.

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

[Item 2 Audio](#)

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**OPPOSITION:** None

**DISCUSSION TIME:** 3 minutes (8:15 to 8:18 p.m.)

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**MEETING ADJOURNED AT 8:22 P.M.**  
**TO MONDAY, AUGUST 1, 2022 AT 5:00 P.M.**

The scheduled meeting of July 18, 2022 was cancelled and the item scheduled for that meeting will be agendized on August 1, 2022.