

## LETTER 12

## ANAHEIM HILLS CITIZENS' COALITION

May 3, 2004

Sheri Vander Dussen, Planning Director  
City of Anaheim  
200 S. Anaheim Boulevard  
Anaheim, California 92805

Re: Initial comment to Draft EIR 330

12-1 Based on our review of the documents so far, we are concerned that commitments made in the Canyon Area General Plan, although implied, are weakly stated by the proposed General Plan, and almost disregarded in some Zoning Code revisions, particularly the maximum permitted height and requirements for freestanding signs. Even the staff report makes several references to bringing canyon area codes closer to provisions for other zones in the City.

If there is commitment to preserve the nature of the area, integrity of neighborhoods, etc., current codes should be maintained or strengthened rather than weakened. If development issues in the canyon were no different from other areas, there would have been no need for a separate planning area in the first place.

Following is our Board's input at this time:

1. The proposed change to maximum permitted height in the Scenic Corridor Overlay zone will have significant adverse impacts on the canyon area:
- a) The 25 ft. height maximum has shaped the community at large, with a scale of mass that keeps the area from being dominated by the homes. The new height maximum does not support the proposed General Plan's commitment to continued preservation of the uniqueness and scenic qualities of the canyon area.
  - 12-2 b) The height ordinance was revised some years ago to allow more architectural flexibility. Since then, very few waivers have been requested; most have been minor administrative adjustments. Waivers should continue to be considered on a case by case basis.
  - c) If the height maximum is changed, hillside residents who now look over rooftops that are uniformly at 25 ft. could lose "views" or parts of views when neighbors remodel or build on vacant lots, with no opportunity to protest. This affects quality of life and values of homes.
  - d) This change could be problematic to Homeowner Associations who deny architectural changes which are inconsistent with tract appearance, but which will now be allowed by the zoning code, placing HOAs at odds with the zoning code, with only legal recourse.
  - e) The proposed change could allow intrusion into scenic public vistas which the proposed General Plan seeks to encourage and preserve.

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- 12-3 | 2. In keeping with various introductory statements in the proposed General Plan, regarding continuing commitments and preserving integrity of neighborhoods, please include the following wording in the Community Policy Area section: ***"The Goals and Policies of the Canyon Area General Plan (1977) are incorporated in full by reference."*** Prior revisions to the Anaheim General Plan have included similar wording.
  
- 12-4 | 3. A key Policy in the Residential element of the Canyon Area General Plan is missing in the Community Policy Area section. The following should be included: ***"Encourage and maintain living areas which preserve the amenities of hillside living and which retain the overall low density, semi-rural, uncongested character of the Santa Ana Canyon."*** This Policy describes the community which has been guided by the Canyon Area General Plan and demonstrates commitment to retention of the area's atmosphere.

Thank you for your consideration of this input.

Sincerely,



Board of Directors, Anaheim Hills Citizens' Coalition  
 Patrick J. Pepper, Chair  
 Sonja Grewal, Secretary  
 Susan Siegmann, Treasurer,  
 Jim Gallagher, Member-at-Large  
 Peggy Gallagher, Member-at-Large

## 2. *Response to Comments*

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### 12. **Response to Comments From Patrick J. Pepper, Chair, Anaheim Hills Citizens' Coalition, Dated May 3, 2004**

- 12-1 Although not related to the DEIR, your comments regarding the Hill and Canyon Area are hereby noted, included in the official environmental record of the proposed project, and will be forwarded to the appropriate City of Anaheim decision-makers for their review and consideration.
- 12-2 As requested in your comment letter, the City is no longer proposing an increase 25 foot height limit within the Scenic Corridor Overlay Zone.
- 12-3 Several goals and policies from the Canyon Area General Plan (1977) are currently addressed in the updated General Plan. Staff will continue to work with residents of the area to incorporate appropriate goals and policies which have not been addressed into the updated General Plan.
- 12-4 The following policy will be added to the General Plan to apply to the Canyon Area Community Policy Area: "Encourage and maintain living areas which preserve the amenities of hillside living and which retain the overall lower density, semi-rural, uncongested character of the Santa Ana Canyon."



## 2. *Response to Comments*

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