



City of Anaheim Planning Commission Agenda

Monday, November 16, 2015

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

- Chairman: Michelle Lieberman
- Chairman Pro-Tempore: Mitchell Caldwell
- Commissioners: Paul Bostwick, Bill Dalati, Grant Henninger, Victoria Ramirez, John Seymour

- **Call To Order - 5:00 p.m.**
- **Pledge Of Allegiance**
- **Public Comments**
- **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 on Thursday, November 12, 2015, 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

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 public comments on agenda items with the exception of public hearing items.

Public Hearing Items

ITEM NO. 2

CONDITIONAL USE PERMIT NO. 2015-05830
VARIANCE NO. 2015-05045
(DEV2015-00111)

Location: 5140 East La Palma Avenue, Suite 119

Request: To permit a martial arts studio within an existing industrial and office complex with fewer parking spaces than required by the Zoning Code.

Environmental Determination: The Planning Commission will consider whether to find the project to be Categorically Exempt from the provisions of the California Environmental Quality Act and Guidelines as a Class 1 (Existing Facilities) Categorical Exemption.

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Ashley Hefner
ahefner@anaheim.net

ITEM NO. 3

CONDITIONAL USE PERMIT NO. 2015-05823
VARIANCE NO. 2015-05047
(DEV2015-00090)

Location: 2013 East Ball Road

Request: To construct a new coffee shop with a drive through lane with a front yard setback less than required by the Zoning Code (Starbucks).

Environmental Determination: The Planning Commission will consider whether to find the project to be Categorically Exempt from the provisions of the California Environmental Quality Act and Guidelines as a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption.

[Staff Report](#)

[New Correspondence](#)

**Request for continuance
to December 14, 2015**

Project Planner:
Ashley Hefner
ahefner@anaheim.net

ITEM NO. 4

CONDITIONAL USE PERMIT NO. 2010-05486E
(DEV2009-00083E)

Location: **2232 South Harbor Boulevard**

Request: For a six-month compliance review of a conditional use permit for an existing theater, restaurant, and accessory uses and an amendment to the conditions of approval pertaining to operations.

Environmental Determination: The Planning Commission will consider whether a previously-approved Mitigated Negative Declaration is appropriate to serve as the environmental impact determination for this request per the California Environmental Quality Act (CEQA) guidelines.

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Elaine Thienprasiddhi
ethien@anaheim.net

ITEM NO. 5

GENERAL PLAN AMENDMENT NO. 2015-00502
RECLASSIFICATION NO. 2015-00279
TENTATIVE TRACT MAP NO. 17879
CONDITIONAL USE PERMIT NO. 2015-05796
VARIANCE NO. 2015-05011
(DEV2015-00041)

Location: **4540 East Riverdale Avenue**

Request: The following land use entitlements are requested to permit the development of a 75-unit small-lot single family residential project: amend the General Plan land use designation from School to Low Density Residential; reclassify the subject properties from the T (SC) (Transition, Scenic Corridor Overlay) Zone to the RS-4 (SC) (Single Family Residential, Scenic Corridor Overlay) Zone; a conditional use permit to allow a small-lot single-family residential development with modified development standards; a variance to allow a deviation of sound attenuation standards pertaining to maximum exterior noise within the rear yard of any single-family residential lot located within 600 feet from a freeway; and a tentative tract map to create an 81 (75 numbered, 6 lettered) lot single-family residential subdivision.

Environmental Determination: The Planning Commission will consider whether a Mitigated Negative Declaration is appropriate to serve as the environmental impact determination for this request per the California Environmental Quality Act (CEQA) guidelines.

[Staff Report](#)

[New Correspondence](#)

Project Planner:
Amy Vazquez
avazquez@anaheim.net

Adjourn to Monday, December 14, 2015 at 5:00 p.m.

The scheduled meeting of November 30, 2015 was cancelled due to a lack of agenda items.

CERTIFICATION OF POSTING

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

3:30 p.m.

(TIME)

November 12, 2015

(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: *Eleanor Morris*

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 10:00 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) 765-5139, antes de las 10:00 de la mañana un día habil antes de la reunión programada.