



# CITY OF ANAHEIM PLANNING COMMISSION AGENDA – MARCH 25, 2024

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

Lucille Kring  
Chairperson  
District 1

Jeanne Tran-Martin  
Commissioner  
District 2

Michelle Lieberman  
Commissioner  
District 3

LuisAndres Perez  
Commissioner  
District 4

Christopher Walker  
Commissioner  
District 5

Amelia Castro  
Commissioner  
District 6

Vacant  
At-Large

**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  
MARCH 25, 2024, 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.

**PUBLIC HEARING ITEMS**

**ITEM NO. 1**

**DEVELOPMENT APPLICATION NO. 2022-00031**

**Location:** 300 – 330 West Broadway and 310 South Lemon Street

**Request:** The applicant requests approval of the following: a conditional use permit to establish a public charter school with up to 480 students between Transitional Kindergarten (TK) to 6th Grade at an existing church and school site; a variance to install a fence with a height greater than permitted by the Zoning Code in the required street setback (6 feet proposed; 3 feet permitted); a variance to permit a landscape setback less than required by the Zoning Code (15 feet required; 0 feet proposed); and a variance to permit an existing play area within a required setback (15 feet required; 0 feet proposed). The request also includes an off-site parking agreement for 50 staff parking spaces located at 310 South Lemon Street.

**Resolution No.** \_\_\_\_\_

[Staff Report](#)

[Attachment 1 – Draft Conditional Use Permit and Variance Resolution](#)

[Attachment 2 – Applicant Letter of Request and Project & Operations Summary](#)

[Attachment 3 – Project Plans](#)

[Attachment 4 – Parking, Drop-Off, and Pick-Up Circulation Plan](#)

[Attachment 5 – Parking Analysis](#)

**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); Section 15302, Class 2 (Replacement or Reconstruction); and Section 15303, Class 3 (New Construction or Conversion of Small Structures).

[Attachment 6 – Noise Study](#)

[Attachment 7 – Traffic Impact Analysis](#)

[Attachment 8 – Aerial and Vicinity Maps](#)

[Attachment 9 – Letters of Support](#)

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

**ITEM NO. 2**

**DEVELOPMENT APPLICATION NO. 2023-00046**

**Location:** 1801 West Romneya Drive

**Request:** The applicant requests a variance to permit and retain a fence with a height greater than permitted by the Zoning Code within the required street setback (6 feet proposed; 3 feet permitted).

**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.** \_\_\_\_\_

[Staff Report](#)

[Attachment 1 – Draft Variance Resolution](#)

[Attachment 2 – Variance Justification](#)

[Attachment 3 – Letter of Operation](#)

[Attachment 4 – Project Plans](#)

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

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

**COMMISSION UPDATES**

**ADJOURNMENT**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on April 8, 2024, 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:

6:00 p.m.  
(TIME)

March 21, 2024  
(DATE)

LOCATION: COUNCIL CHAMBER DISPLAY CASE AND COUNCIL DISPLAY KIOSK

SIGNED: J. Bostner-Fisher

ANAHEIM CITY PLANNING COMMISSION