



**CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
MARCH 25, 2024, 5:00 P.M.**

Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:02 P.M.

PLEDGE OF ALLEGIANCE – Led by Commissioner Walker

ROLL CALL

Commissioners Present: **Chairperson:** Lucille Kring
Commissioners: Amelia Castro, Michelle Lieberman, Luis Andres Perez, Jeanne Tran-Martin, and Christopher Walker

Commissioners Absent: None

Staff Present:

Heather Allen, Deputy Planning and Building Director	Cork Wilkerson, Principal Transportation Planner
Leonie Mulvihill, Assistant City Attorney	Shawn Azarhoosh, Principal Civil Engineer
Scott Koehm, Principal Planner	Victor Aguirre, Associate Engineer
Thomas Gorham, Contract Planner	Gabreelle Gonzalez, Associate Engineer
Heather Flores, PC Secretary	Victoria Ticatorat, Administrative Assistant

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

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.

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).

Approved Resolution No. PC2024-009 with Condition No. 5 removed.

MOTION: (Lieberman/Castro)

VOTE: 6-0

Chairperson Kring and Commissioners Castro, Lieberman, Perez, Tran-Martin, and Walker voted yes.

Project Planner:
Thomas Gorham
tgorham@anaheim.net

[Item 1 Audio](#)

IN SUPPORT: Four persons spoke in support of the request.

OPPOSITION: One person spoke in opposition of the request.

DISCUSSION TIME: 55 minutes (5:06 p.m. to 6:01 p.m.)

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 Categorical 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).

**Approved Resolution No.
PC2024-010.**

MOTION: (Castro/Perez)

VOTE: 6-0

Chairperson Kring and Commissioners Castro, Lieberman, Perez, Tran-Martin, and Walker voted yes.

*Project Planner:
Thomas Gorham
tgorham@anaheim.net*

[Item 2 Audio](#)

IN GENERAL: One comment letter received via email and is located at the following link:
www.anaheim.net/planningcommissionpubliccomments

OPPOSITION: None

DISCUSSION TIME: 7 minutes (6:03 p.m. to 6:10 p.m.)

Chairperson Kring presented the 10-day appeal rights for all public hearing items. The appeal period for the public hearing items ends on Thursday, April 4, 2024, at 5:00 p.m.

COMMISSION UPDATES

Principal Planner Koehm stated the Annual Code Update and the La Quinta Inn projects were approved by City Council at the second reading on March 19, 2024. The City Council will hear the Annual Reports for the Housing Element and General Plan on March 26, 2024. The April 8, 2024 Planning Commission Meeting will be cancelled due to lack of items. The April 22, 2024 Planning Commission Meeting has one item scheduled regarding a time extension for a self-storage. Principal Planner Koehm stated other items could be added to that meeting.

Commissioner Lieberman asked for an update on Scholarship Prep. Deputy Director Allen stated a new application has not been received.

[Commission Updates Audio](#)

ADJOURNMENT – 6:14 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on April 22, 2024, at 5:00 p.m. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.

<p>Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 6:00 p.m. on Thursday, March 21, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
