



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
JUNE 3, 2024, 5:00 P.M.
Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:00 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, June 13, 2024, at 5:00 p.m.

PLEDGE OF ALLEGIANCE – Led by Commissioner Walker

ROLL CALL

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

Commissioners Absent: None

Staff Present:

Heather Allen, Deputy Planning and Building Director	Shawn Azarhoosh, Principal Civil Engineer
Leonie Mulvihill, Assistant City Attorney	Cory Wilkerson, Principal Transportation Planner
Scott Koehm, Principal Planner	Oscar Ochoa, Senior Code Officer Planner
Ivan Orozco, Associate Planner	Naiim Khoury, Development Services Consultant
Thomas Gorham, Contract Planner	Monic Sary-Mak, Development Services Consultant
Heather Flores, PC Secretary	Saarth Trivedi, Public Works Intern

PUBLIC COMMENTS

There were no public comments.

[Welcome Audio](#)

PUBLIC HEARING ITEMS

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2020-00294

Location: 1204 North Brookhurst Avenue

Request: The applicant requests approval of a tentative parcel map to subdivide one lot into three lots for a future single-family residential development.

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 15315, Class 15 (Minor Land Divisions).

Approved Resolution No.
PC2024-013.

MOTION: (Castro/Walker)

VOTE: 7-0

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

Project Planner:
Thomas Gorham
tgorham@anaheim.net

[Item 1 Audio](#)

IN GENERAL: Two comment letters received via email and are located at the following link:
www.anaheim.net/planningcommissionpubliccomments

OPPOSITION: One

DISCUSSION TIME: 30 minutes (5:04 p.m. to 5:34 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2023-00018

Location: 727 South East Street

Request: The applicant requests approval of a conditional use permit to demolish an existing service station and construct a new 2,129 square-foot single-story service station and convenience store with a variance to permit a street setback less than required by the Zoning Code (15 feet required; 5 and 8 feet proposed).

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 Exemption.

**Approved Resolution No.
PC2024-014.**

MOTION: (Tran-Martin/Walker)

VOTE: 7-0

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

*Project Planner:
Ivan Orozco
iorozco@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: One

DISCUSSION TIME: 13 minutes (5:34 p.m. to 5:45 p.m.)

COMMISSION UPDATES

Principal Planner Scott Koehm informed the Planning Commission that the Gypsum Canyon Cemetery Project will be heard on June 17, 2024. He also informed the Commission there are two items on July 1, 2024, a drive through restaurant and a workshop for The Hills Preserve.

Chairperson Kring asked about the appeal on the determination of Public Convenience or Necessity for Adventure Land. Principal Planner Koehm stated the appeal was denied and the Planning Commission decision was upheld.

[Commission Updates Audio](#)

ADJOURNMENT – 5:47 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on June 17, 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 12:00 p.m. on Thursday, May 30, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
--