



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
AUGUST 26, 2024 5:00 P.M.
Council Chamber
200 South Anaheim Boulevard
Anaheim, California

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the regular meeting will include teleconference participation by Planning Commissioner Amelia Castro from: Elks Lodge No. 2663, 4684 N Highway Drive, Tucson, Arizona 85705

This Notice and Agenda will be posted at the teleconference location. Public comment on the agenda from this address shall be allowed pursuant to Government Code Section 54954.3.

CALL TO ORDER – 5:02 P.M.

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

PLEDGE OF ALLEGIANCE – Led by Commissioner Kelly

ROLL CALL

Commissioners Present: **Chairperson:** Christopher Walker
Vice Chairperson: Lucille Kring
Commissioners: Deirdre Kelly, Michelle Lieberman,
LuisAndres Perez, and Jeanne Tran-Martin (in-person)
Commissioner Amelia Castro (via teleconference)

Commissioners Absent: None

Staff Present:

Heather Allen, Deputy Planning and Building Director	Shawn Azarhoosh, Principal Civil Engineer
Leonie Mulvihill, Assistant City Attorney	Victor Aguirre, Associate Engineer
Scott Koehm, Principal Planner	Cory Wilkerson, Principal Transportation Planner
Jose Barriga, Senior Planner	Sergio Ramirez, Economic Development Director
Victoria Ticorat, Administrative Assistant	Shant Boodanian, Business Development Manager

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00023

Location: This approximately 5.83-acre property is located 3150 West Lincoln Avenue Unit 120, approximately 145 feet east of Western Avenue.

Request: The applicant requests approval of a conditional use permit to permit a banquet hall within an existing large commercial retail center.

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).

**Approved Resolution No.
PC2024-022.**

MOTION: (Perez/Kring)

VOTE: 7-0

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

Project Planner:
Jose Barriga
JMBarriga@anaheim.net

[Item 1 Audio](#)

OPPOSITION: None

DISCUSSION TIME: 6 minutes (5:05 p.m. to 5:11 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00020

Location: This approximately 3.72-acre property is located 1221 South Auto Center Drive, at the southwest corner of Ball Road and Phoenix Club Drive.

Request: The applicant requests approval of the following entitlements for an automobile sales dealership: (1) minor conditional use permit to permit a freestanding electronic readerboard sign; (2) variances for the electronic readerboard sign to exceed the permitted height, and sign area, and to permit two sign faces that are less than 180-degrees from one another; (3) a variance to exceed the number of permitted building wall signs; (4) a variance to exceed the maximum sign area for building wall signs.

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 11 (Accessory Structure).

Approved Resolution No. PC2024-023.

MOTION: (Perez/Kelly)

VOTE: 7-0
Chairperson Walker and Commissioners Castro, Kelly, Lieberman, Perez, Tran-Martin, and Walker voted yes

Project Planner:
Jose Barriga
JMBarriga@anaheim.net

[Item 2 Audio](#)

OPPOSITION: None

DISCUSSION TIME: 10 minutes (5:12 p.m. to 5:22 p.m.)

COMMISSION UPDATES

Principal Planner Koehm informed the Commission that the next meeting on September 9th will not have public hearing items but there will be a Workshop on Know Your Way which is the comprehensive evacuation strategy in the hills of east Anaheim in an event of a wildfire or other emergency.

[Commission Updates Audio](#)

ADJOURNMENT – 5:24 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on September 9, 2024, at 5:00 p.m. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.

Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 3:00 p.m. on Thursday, August 22, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library. The Agenda was also posted at Elks Lodge No. 2663, 4684 N Highway Drive, Tucson, Arizona 85705 on Thursday, August 22, 2024, at 4:11 p.m.