



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
SEPTEMBER 30, 2024, 5:00 P.M.
Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:03 P.M.

PLEDGE OF ALLEGIANCE – Led by Commissioner Perez

ROLL CALL

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

Commissioners Absent: Deirdre Kelly

Staff Present:

Ted White, Deputy City Manager
Heather Allen, Acting Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Nick Taylor, Principal Planner
Victoria Ticatorat, Administrative Assistant
Bridgette Bambrick, Senior Secretary
Terry Alford, Building Official
Scott Beery, Assistant Building Official
Richard Larochelle, Police Lieutenant

Mike Eskander, Development Services Manager
Rafael Cobian, City Traffic Engineer
Shawn Azarhoosh, Principal Civil Engineer
David Kennedy, Associate Transportation Planner
Gidti Ludesirishoti, Principal Engineer
Cory Wilkerson, Principal Transportation Planner
Pat Russell, Fire Chief
Robert McClellan, Deputy Chief
Lindsey Young, Fire Marshal

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2021-00137

Location: This approximately 76-acre property is along the south side of Santa Ana Canyon Road, generally between Eucalyptus Drive to the west and Festival Drive to the east.

Request: The applicant requests approval of a General Plan amendment, Specific Plan, Zoning reclassification, Zoning Code amendment, Tentative Tract Map, Final Plan, Discretionary Tree Removal Permit, and Development Agreement to permit and construct a 498-unit multiple-family residential building, six single-family detached residential lots, and 80,000 square feet of commercial uses in two buildings, with approximately 43.2 acres designated as Open Space.

Environmental Determination: The Planning Commission will consider whether to recommend City Council certification of Environmental Impact Report (EIR) No. 355 (SCH# 2023080600) and adoption of Mitigation Monitoring and Reporting Program No. 390.

Recommended City Council approval of Alternative #2 from EIR No. 355 and approved Resolution Nos. PC2024-031, PC2024-032, PC2024-033 and PC2024-034.

The Planning Commission also recommended that the City Council include a condition for project approval requiring the applicant to provide a covenant requiring the preservation and maintenance of all Open Space so that it could not be developed in the future.

**General Plan Amendment
MOTION:** (Walker/Tran-Martin)

VOTE: 4-2

Chairperson Walker and Commissioners Perez, Tran-Martin, and Kring voted yes. Commissioners Lieberman and Castro voted no. Commissioner Kelly was absent.

**Development Agreement
MOTION:** (Walker/Perez)

VOTE: 4-2

Chairperson Walker and Commissioners Perez, Tran-Martin, and Kring voted yes. Commissioners Lieberman and Castro voted no. Commissioner Kelly was absent.

**Tentative Tract Map
MOTION:** (Walker/Perez)

VOTE: 4-2

Chairperson Walker and Commissioners Perez, Tran-

Martin, and Kring voted yes.
Commissioners Lieberman and
Castro voted no.
Commissioner Kelly was
absent.

CEQA

MOTION: (Walker/Perez)

VOTE: 5-1

Chairperson Walker and
Commissioners Perez, Tran-
Martin, Lieberman and Kring
voted yes. Commissioner
Castro voted no.
Commissioner Kelly was
absent.

**Specific Plan Adoption,
Zoning Reclassification, and
Zoning Code Amendment**

MOTION: (Walker/Perez)

VOTE: 4-2

Chairperson Walker and
Commissioners Perez, Tran-
Martin, and Kring voted yes.
Commissioners Lieberman and
Castro voted no.
Commissioner Kelly was
absent.

Final Plan, Multi-Family

MOTION: (Walker/Perez)

VOTE: 4-2

Chairperson Walker and
Commissioners Perez, Tran-
Martin, and Kring voted yes.
Commissioners Lieberman and
Castro voted no.
Commissioner Kelly was
absent.

Tree Removal

MOTION: (Walker/Perez)

**The Planning Commission
also recommended that the
City Council include a
condition requiring the
applicant to evaluate the tree
removal plan to determine if
any additional trees could be
preserved and/or replanted.**

VOTE: 5-1

Chairperson Walker and Commissioners Perez, Tran-Martin, Lieberman and Kring voted yes. Commissioner Castro voted no. Commissioner Kelly was absent.

Project Planner:

Nick Taylor

ntaylor@anaheim.net

[Item 1 Audio](#)

IN GENERAL: One person spoke regarding the Housing Element.

Fifteen comment letters were received via email and are located at the following link: www.anaheim.net/planningcommissionpubliccomments

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

OPPOSITION: Fifty-six persons spoke in opposition to the request.

DISCUSSION TIME: 5 hours and 51 minutes (5:06 p.m. to 10:57 p.m.)

COMMISSION UPDATES

Acting Planning and Building Director Heather Allen informed the Commission that the next meeting will be on October 21, 2024, as the October 7, 2024 meeting is cancelled.

[Commission Updates Audio](#)

ADJOURNMENT – 10:59 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on October 21, 2024, at 5:00 p.m. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California. The meeting scheduled for October 7 has been canceled.

<p>Agenda Posting: A complete copy of the Planning Commission Agenda was posted at 6:45 p.m. on Thursday, September 26, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
