



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
DECEMBER 2, 2024, 5:00 P.M.

Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:00 P.M.

PLEDGE OF ALLEGIANCE – Led by Chair Walker

ROLL CALL

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

Commissioners Absent: None

Staff Present:

Heather Allen, Acting Planning and Building Director
Ryan Hodge, Deputy City Attorney
Scott Koehm, Principal Planner
Stacy Tran, Senior Planner
Victoria Ticorat, Administrative Assistant
Bridgette Bambrick, Senior Secretary
Cory Wilkerson, Principal Transportation Planner
Shawn Azarhoosh, Principal Civic Engineer
Victor Aguirre, Associate Engineer
Veronica Emami, Civilian Investigator

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF 2025 MEETING CALENDAR

Vice Chair Kring moved, seconded by Commissioner Castro to approve the 2025 meeting calendar. Motion carried 7-0.

[Approval of 2025 Meeting Calendar Audio](#)

PUBLIC HEARING ITEMS

Chair Walker presented the 10-day appeal rights for all public hearing items. The appeal period for the public hearing on Item No. 2 ends on Thursday, December 12, 2024, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2020-00023

Location: This approximately 8.61-acre property is located at 2300 East Winston Road approximately 290 feet west of Sunkist Street.

Request: Request to construct a transit facility comprised of a 47,340-square foot truck terminal building, 12,355-square foot maintenance building, and a private fueling station. Vehicular access will be provided on Winston Road via two driveways. The Proposed Project will provide a minimum 120 parking spaces to serve the development.

Environmental Determination: The Planning Commission will consider whether a Mitigated Negative Declaration is the appropriate environmental documentation for this request under the California Environmental Quality Act.

Approved continuance to a date certain of December 16, 2024.

MOTION: (Leiberman/Tran-Martin)

VOTE: 7-0

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

Project Planner:
Stacy Tran
stran@anaheim.net

[Item 1 Audio](#)

DISCUSSION TIME: 2 minutes (5:04 p.m. to 5:06 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00049

Location: This approximately 0.23-acre property is located at 150 West Center Street Promenade at the southwest corner of Anaheim Boulevard and Center Street Promenade.

Request: The applicant requests approval of a conditional use permit to permit an amusement arcade and a bar with sales of beer for on and off-premises consumption within an existing mixed-use building.

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 15301, Class 1 (Existing Facilities).

Approved Resolution No. PC2024-035 as amended with a new condition to require all exterior doors to be closed at 10:00 p.m. and remain closed for the duration of the operating hours.

MOTION: (Perez/Lieberman)

VOTE: 7-0

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

Project Planner:
Scott Koehm
skoehm@anaheim.net

[Item 2 Audio](#)

IN SUPPORT: The applicant’s agent spoke in support of the request.

OPPOSITION: None

DISCUSSION TIME: 9 minutes (5:06 p.m. to 5:17 p.m.)

COMMISSION UPDATES

Principal Planner Koehm confirmed that the transit facility item and one code amendment item would be on the December 16, 2024 meeting agenda and there is no scheduled meeting on December 30, 2024 as is not part of the 2024 Planning Commission meeting calendar. He stated that the Annual Code Update would be introduced at the December 17, 2024, City Council meeting.

[Commission Updates Audio](#)

ADJOURNMENT – 5:18 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on December 16, 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 9:00 a.m. on Wednesday, November 27, 2024, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.