



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
JANUARY 27, 2025, 5:00 P.M.

Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 4:58 P.M.

PLEDGE OF ALLEGIANCE – Led by Commissioner Tran-Martin.

ROLL CALL

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

Commissioners Absent: None

Staff Present:

Heather Allen, Acting Planning and Building Director

Leonie Mulvihill, Assistant City Attorney

Scott Koehm, Principal Planner

Jose Barriga, Senior Planner

Amanda Lauffer, Senior Planner

Nicholas Barrera, Associate Planner

Bridgette Bambrick, Senior Secretary

Nick Taylor, Principal Planner

Elaine Thienprasiddhi, Principal Planner

Lisandro Orozco, Senior Planner

Christine Nguyen, Senior Planner

Cory Wilkerson, Principal Transportation Planner

Rafael Cobian, City Traffic Engineer

Shawn Azarhoosh, Principal Civil Engineer

David Kennedy, Associate Transportation Planner

Joe Alcock, Principal Transportation Planner

[Welcome Audio](#)

ITEM OF PUBLIC INTEREST

Theresa Bass, City Clerk, administered the oath of office to reappointed Planning Commissioners Christopher Walker and LuisAndres Perez and newly appointed Commissioner Abdulmageed Abdulrahman.

[Audio](#)

PUBLIC COMMENTS

There were no public comments.

[Public Comment Section Audio](#)

PUBLIC HEARING ITEMS

Chairperson Waker presented the 10-day appeal rights for all public hearing items. The appeal period for the public hearing items ends on Thursday, February 6, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2023-00016

(Continued from January 13, 2025)

Location: This approximately 1.93-acre site is located at 1761 West Katella Avenue, at the northeast corner of Humor Drive and Katella Avenue.

Request: Request to construct a new detached 52,871 square foot, three-level (two-story with basement), self-storage building within an existing self-storage facility for Extra Space Storage. Vehicular access will be provided on Humor Drive via a driveway with one-way circulation exiting on Humor Drive. The Proposed Project will provide a minimum 21 parking spaces to serve the development. The project requires a Conditional Use Permit to permit the expansion of the existing self-storage facility and an increase in the maximum floor area ratio in the General Commercial zone.

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 Resolution No. PC2025-001.

Approved Resolution No. PC2025-002 as amended revising condition number 53 as follows:

“Any trash, discarded materials, or items placed outside the self-storage property, including adjacent properties, shall be removed within 24 hours by Business Operator or Owner, and a visual survey shall be conducted at open and close of business hours daily to ensure compliance. Additionally, no outdoor storage is permitted on the property.”

MOTION: (Castro/Tran-Martin)

SUBSIDIARY MOTION: (Walker/Perez)

To add additional conditions to remove trash 24 hours from the neighbor’s trash dumpster and physically walk the property to ensure compliance.

VOTE: 6-1

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

Commissioner Lieberman
voted no.

Project Planner:
Jose Barriga
JMBarriga@anaheim.net

[Item 1 Audio](#)

OPPOSITION: Two persons spoke in opposition.

DISCUSSION TIME: 41 minutes (5:04 p.m. to 5:45 p.m.)

ITEM NO. 2

PLANNING AND ZONING APPLICATION NO. 2024-00546

Location: This approximately 0.19-acre property is located at 402 North Lemon Street, at the northwest corner of Lemon Street and Adele Street.

Request: Appeal of a denial by the Planning and Building Director. The applicant requests approval of exterior alterations to a Mills Act property to permit and retain the replacement of all wood windows with vinyl windows. This request was denied by the Planning and Building Director.

Environmental Determination: Pursuant to Section 15270 of the State California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), CEQA does not apply to disapproved projects.

Approved Resolution No.
PC2025-003.

MOTION: (Perez/Lieberman)

VOTE: 6-1
Chairperson Walker and Commissioners Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.
Commissioner Abdulrahman voted no.

Project Planner:
Amanda Lauffer
alauffer@anaheim.net

[Item 2 Audio](#)

OPPOSITION: None

DISCUSSION TIME: 29 minutes (5:46 p.m. to 6:15 p.m.)

WORKSHOP

General Plan Update including Draft Program Environmental Impact Report, updated Circulation Element, and changes to the Land Use Element.

[Workshop Audio](#)

The following item was heard out of order.

PLANNING COMMISSION REORGANIZATION

New Vice-Chairperson Nomination:

Commissioner Perez nominated Commissioner Tran-Martin to serve as Vice-Chairperson.

Chair Walker moved, seconded by Commissioner Perez to close nominations. Motion carried 7-0.

Planning Commission appointed Commissioner Tran-Martin to serve as Vice-Chairperson (In favor of Commissioner Tran-Martin: 7 yes votes)

[Planning Commission Reorganization Audio](#)

COMMISSION UPDATES

Principal Planner Koehm reviewed the items to be presented at the next Commission meeting on February 10, 2025, (an automobile repair facility and the taking of nominations to fill the vacant seat on the Underground Conversion Subcommittee). He also stated that the Transitional and Supportive Housing Amendment would be on the agenda for the City Council meeting on January 28, 2025, for adoption.

[Commission Updates Audio](#)

ADJOURNMENT – 6:52 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on February 10, 2025, 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 4:30 p.m. on Thursday, January 23, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
