



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
MARCH 24, 2025, 5:00 P.M.
Council Chamber
200 South Anaheim Boulevard
Anaheim, California

CALL TO ORDER – 5:00 P.M.

PLEDGE OF ALLEGIANCE – Led by Commissioner Kelly

ROLL CALL

Commissioners Present: **Chairperson:** Absent
Vice-Chairperson: Jeanne Tran-Martin
Commissioners: Amelia Castro, Deirdre Kelly, Michelle Lieberman, LuisAndres Perez, and AB Abdulrahman

Commissioners Absent: Chairperson Walker

Staff Present:

Heather Allen, Acting Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Scott Koehm, Principal Planner
Nick Taylor, Principal Planner
Elaine Thienprasiddhi, Principal Planner
Christine Nguyen, Senior Planner
Lisandro Orozco, Senior Planner
Stacy Tran, Senior Planner
Bridgette Bambrick, Senior Secretary
Jo Gutierrez, Senior Secretary
Crystal Gomez, Senior Secretary
Rafael Cobian, City Traffic Engineer
Joseph Alcock, Principal Transportation Planner
Cory Wilkerson, Principal Transportation Planner

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

Vice-Chairperson Tran-Martin presented the 10-day appeal rights for item no. 1. The appeal period for item no. 1 ends on Thursday, April 3, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00033

Location: The approximately 7-acre site is located at 1331 North Euclid Street at the northwest corner of Euclid Street and Medical Center Drive in the City of Anaheim.

Request: Request to amend Conditional Use Permit No. 4177 to construct an 8,939 square foot service/repair addition to an existing automotive dealership and a variance to permit and retain a fence with a height greater than permitted by the Zoning Code within the street landscape and structural setback.

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) and Section 15303, Class 3 (New Construction of Small Structures).

Approved Resolution No. PC2025-006 as amended moving condition number 2 from “Prior to Grading Permit Issuance” to “On-Going During Project Grading, Construction and Operations” and renumbering the conditions of approval to reflect the change.

MOTION: (Perez/Castro)

VOTE: 6-0
Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.
Commissioner Walker was absent.

Project Planner:
Stacy Tran
sttran@anaheim.net

[Item 1 Audio](#)

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 8 minutes (5:03 p.m. to 5:11 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2021-00223

Location: Citywide.

Request: City-initiated General Plan Amendments to update the General Plan Land Use (including an amendment to Figure LU-4 Land Use Map) and Circulation Elements, and adopt a new Environmental Justice Element; amendments to Title 18 (Zoning) of the Anaheim Municipal Code (Code) modifying Chapters 18.06 (Multiple-Family Residential Zones), 18.10 (Industrial Zone), 18.14 (Public and Special-Purpose Zones), 18.20 (Platinum Triangle Mixed Use (PTMU) Overlay Zone), 18.24 (South Anaheim Boulevard Corridor (SABC) Overlay Zone), 18.38 (Supplemental Use Regulations), 18.42 (Parking and Loading), 18.70 (Final Plan Reviews), 18.90 (General Provisions), 18.92 (Definitions), 18.120 (Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards), 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards), rescinding Chapters 18.30 (Downtown Mixed Use (DMU) Overlay Zone) and 18.32 (Mixed Use (MU) Overlay Zone) and adding new Chapters 18.12 (Mixed-Use Zones) and 18.39 (Multiple-Family and Mixed-Use Objective Design Standards); a Zoning Reclassification amending the Zoning Map; and corresponding amendment to the Platinum Triangle Master Land Use Plan (PTMLUP), Adjustment No. 16 to the Anaheim Canyon Specific Plan No. 2015-1, and Adjustment No. 11 to the Beach Boulevard Specific Plan No. 2017-1.

Environmental Determination: The Planning Commission will consider whether to recommend that the City Council certify Final Program Environmental Impact Report (FPEIR) No. 356, adopt Findings of Fact and a Statement of Overriding Considerations, and Mitigation Monitoring Program (MMP) No. 394; and determine FPEIR No. 356 and MMP No. 394 is the appropriate environmental documentation for the Proposed Project under the California Environmental Quality Act.

Recommended City Council approval of the project and approved Resolution Nos. PC2025-007 and PC2025-008.

MOTION: (Perez/Abdulrahman)

VOTE: 6-0

Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.
Commissioner Walker was absent.

Project Planner:
Nick Taylor
ntaylor@anaheim.net

[Item 2 Audio](#)

IN GENERAL: One person spoke about the need for more outreach and notification and information to be provided in the Spanish language.
Five comment letters were received via email and are located at the following link: www.anaheim.net/planningcommissionpubliccomments

IN SUPPORT: One person spoke in support of the request.

OPPOSITION: Two persons spoke in opposition of the request.

DISCUSSION TIME: 64 minutes (5:11 p.m. to 6:15 p.m.)

COMMISSION UPDATES

Principal Planner Koehm reviewed the agenda for the upcoming Commission meeting on April 7, 2025, which will include two public hearing items: the Tobacco Retail Permit Ordinance (some revisions made since originally presented to the Commission) and the new construction of a Starbucks drive-through. At the March 25, 2025, City Council meeting, on the Consent Calendar are the General Plan and Housing Element annual progress reports and a nunc pro tunc for the Annual Code Update (approved in January) to correct some clerical drafting errors. The appeal of the denial of exterior alterations to the Mills Act property at 402 North Lemon Street has been withdrawn by the applicant. On April 22, 2025, the General Plan Update recommended for approval this evening will be presented to City Council along with the Housing Element.

Acting Director Allen added that in advance of the Tobacco Retail Permit Ordinance coming back before the Commission on April 7, 2025, the Commission Secretary will be coordinating 30-minute appointments with each Commissioner, along with a representative of the Police Department, to explain some of the changes to the Ordinance. Possible dates would be the 3rd, 4th, and 7th of April; those schedule emails will be forthcoming.

[Commission Updates Audio](#)

ADJOURNMENT – 6:17 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on April 7, 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 6:45 p.m. on Thursday, March 20, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
