



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
APRIL 7, 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:** Christopher Walker
Vice-Chairperson: Jeanne Tran-Martin
Commissioners: Amelia Castro, Deirdre Kelly, Michelle Lieberman, LuisAndres Perez, and AB Abdulrahman

Commissioners Absent: None

Staff Present:

Heather Allen, Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Scott Koehm, Principal Planner
Ivan Orozco, Associate Planner
Bridgette Bambrick, Senior Secretary
Jo Gutierrez, Senior Secretary
Crystal Gomez, Senior Secretary
David Kennedy, Associate Transportation Planner
Veronica Emami, Civilian Investigator
Chris Cooper, Police Sergeant
Cory Wilkerson, Principal Transportation Planner
Shawn Azarhoosh, Principal Civil Engineer
Monique Sary-Mak, Engineering Consultant

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

Chairperson Walker presented the 10-day appeal rights for Item No. 1. The appeal period for Item No.1 ends on Thursday, April 17, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00043

Location: This approximately 1.2-acre property is located at 125 East Ball Road at the northwest corner of Ball Road and Technology Circle.

Request: To approve a conditional use permit to construct a new 1,266-square foot Starbucks restaurant with a single drive-through lane and a tentative parcel map to subdivide the property into three parcels.

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 15303, Class 3 (New Construction) and Section 15015, Class 15 (Minor Land Divisions).

**Approved Resolution No.
PC2025-009.**

**Approved Resolution No.
PC2025-010.**

MOTION: (Lieberman/Perez)

VOTE: 7-0

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

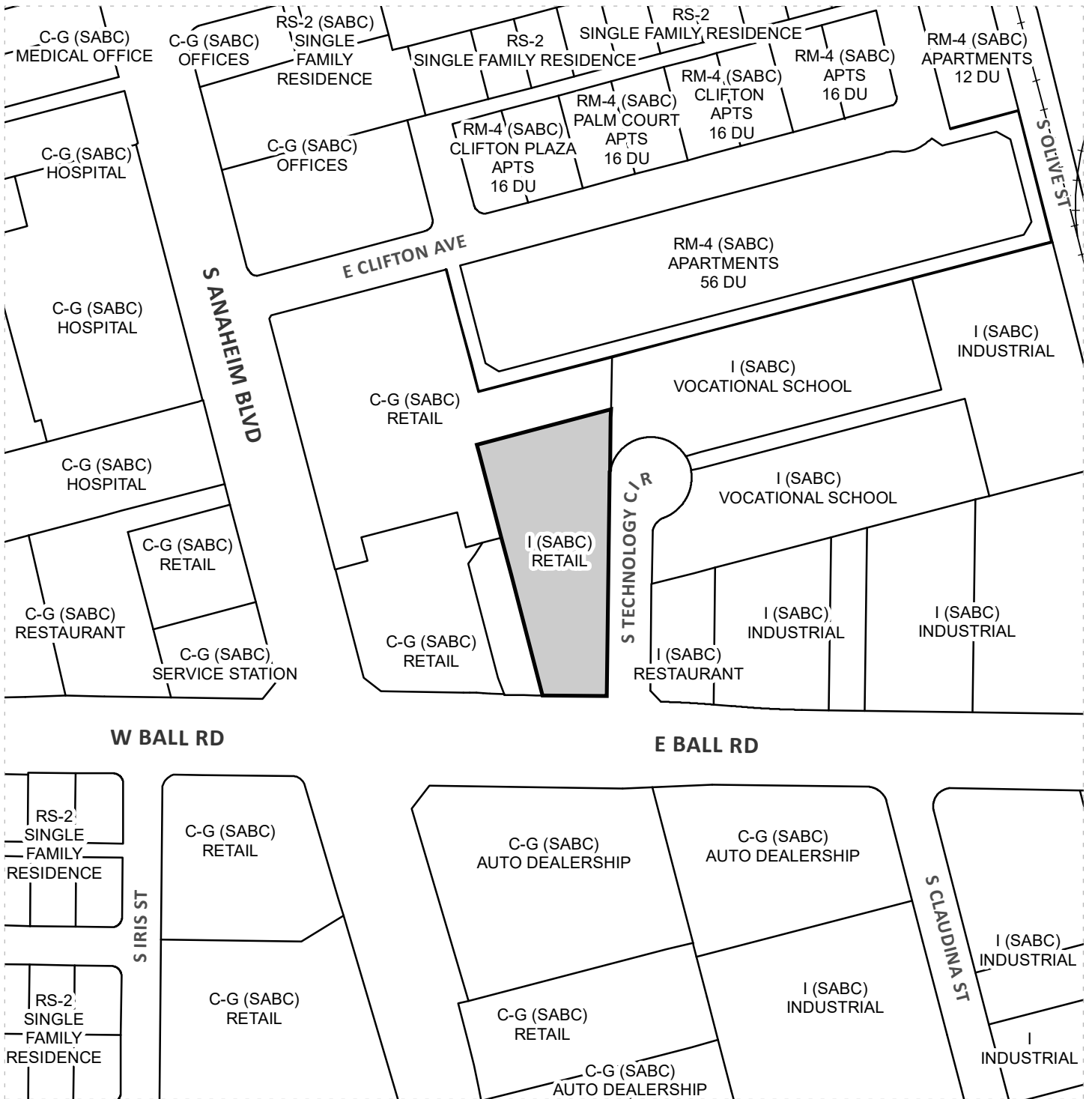
Project Planner:
Ivan Orozco
IOrozco@anaheim.net

[Item 1 Audio](#)

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 7 minutes (5:03 p.m. to 5:10 p.m.)



W BALL RD

E BALL RD



APN: 234-161-04

 Subject Property

DEV No. 2024-00043

Project Location: This approximately 1.2-acre property is located at 125 East Ball Road at the northwest corner of Ball Road and Technology Circle.



ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00068

Location: Citywide.

Request: A City-initiated amendment to Title 18 (Zoning) of the Anaheim Municipal Code adding Section 18.16.090 (Tobacco Retail Permit) to establish a new regulatory permit for tobacco retailers, including requirements and procedures for tobacco retail permits and regulations on retail sales of tobacco.

Environmental Determination The Planning Commission will consider whether the proposed action is exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3).

Recommended City Council approval of DEV2024-00068.

MOTION: (Castro/Perez)

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

Project Planner:
Heather Allen
HAllen@anaheim.net

[Item 2 Audio](#)

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 11 minutes (5:11 p.m. to 5:22 p.m.)

COMMISSION UPDATES

Principal Planner Koehm informed the Commission that the next meeting will be on May 5, 2025, as the April 21, 2025, meeting is cancelled due to a lack of Agenda items. On April 22, 2025, the City Council will consider the General Plan Update and Housing Element previously recommended for approval by the Planning Commission.

[Commission Updates Audio](#)

ADJOURNMENT – 5:23 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on May 5, 2025, 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 4:30 p.m. on Thursday, April 3, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.