



CITY OF ANAHEIM  
PLANNING COMMISSION  
ACTION AGENDA  
MAY 5, 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 Perez

**ROLL CALL**

**Commissioners Present:** **Chairperson:** Christopher Walker  
**Vice Chairperson:** Jeanne Tran-Martin  
**Commissioners:** Amelia Castro, LuisAndres Perez, and AB Abdulrahman

**Commissioners Absent:** Michelle Lieberman and Deirdre Kelly

**Staff Present:**

Heather Allen, Planning and Building Director  
Leonie Mulvihill, Assistant City Attorney  
Scott Koehm, Principal Planner  
Stacy Tran, Senior Planner  
Bridgette Bambrick, Senior Secretary  
Jo Gutierrez, Senior Secretary  
Crystal Gomez, Senior Secretary  
Rafael Cobian, City Traffic Engineer  
Cory Wilkerson, Principal Transportation Planner  
Shawn Azarhoosh, Principal Civic Engineer  
Mika Takayasu, Project Manager II  
Andy Nogal, Deputy Director of Housing & Communit  
Development  
Kevin Clausen, Community Investment Manager

Saarth Trivedi, Senior Engineering Aide  
Victor Aguirre, Associate Engineer

[Welcome Audio](#)

**PUBLIC COMMENTS**

There were no public comments.

## 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, May 15, 2025, at 5:00 p.m.

### ITEM NO. 1

#### DEVELOPMENT APPLICATION NO. 2024-00017

**Location:** This approximately 2.4-acre property is located at 310 South Magnolia Avenue and 2564 West Broadway, approximately 160 feet south of Broadway.

**Request:** To approve a tentative tract map to create a one-lot condominium map to construct 53 single-family attached townhomes. Three of the units would be available for very low-income buyers.

**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 15315, Class 15 (Minor Land Divisions).

**Approved Resolution No. PC2025-011 as amended, revising condition number 56 to include:**

“...unless mandated by state law”.

**MOTION:** (Perez/Castro)

**VOTE: 5-0**

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

Commissioners Lieberman and Kelly were absent.

*Project Planner:*  
Stacy Tran  
[stran@anaheim.net](mailto:stran@anaheim.net)

[Item 1 Audio](#)

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**IN GENERAL:** One person spoke from the single-family homes adjacent to the development regarding privacy concerns and maintaining existing gate access to the project site.

Two comment letters were received via email and are located at the following link: [www.anaheim.net/planningcommissionpubliccomments](http://www.anaheim.net/planningcommissionpubliccomments)

**IN SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 13 minutes (5:06 p.m. to 5:24 p.m.)

**ITEM NO. 2**

**DEVELOPMENT APPLICATION NO. 2024-00057**

**Location:** This approximately 9.6-acre property is located where Stage Coach Road intersects with Butterfield Lane, Ladera Lane, and Montefino Lane, approximately 957 feet south of East Nohl Ranch Road.

**Request:** To approve a Discretionary Specimen Tree Removal Permit to remove five specimen trees within the Camino Grande Villas residential development. A total of twelve replacement trees are proposed to be planted within the homeowner's association open space areas.

**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 15301, Class 1 (Existing Facilities).

**Approved Resolution No.  
PC2025-012.**

**MOTION:** (Perez/Abdulrahman)

**VOTE: 5-0**  
Chairperson Walker and Commissioners Abdulrahman, Castro, Perez and Tran-Martin voted yes.  
Commissioners Lieberman and Kelly were absent.

*Project Planner:*  
Stacy Tran  
[stran@anaheim.net](mailto:stran@anaheim.net)

[Item 2 Audio](#)

**SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 4 minutes (5:25 p.m. to 5:29 p.m.)

**COMMISSION UPDATES**

Principal Planner Koehm reviewed the agenda for the upcoming Commission meeting on May 19, 2025, which will include three public hearing items: an indoor trampoline facility and an indoor golf training facility as well as an expansion request for an existing animal boarding facility to allow for an outdoor play area. On the agenda for the May 13, 2025, City Council meeting will be the adoption of the General Plan Update ordinances for the zoning implementation actions and the Tobacco Retail Permit Ordinance.

[Commission Updates Audio](#)

**ADJOURNMENT – 5:30 P.M.**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on May 19, 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 1:30 p.m. on Thursday, May 1, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.