



CITY OF ANAHEIM  
PLANNING COMMISSION  
ACTION AGENDA  
JULY 28, 2025, 5:00 P.M.  
Council Chamber  
200 South Anaheim Boulevard  
Anaheim, California

**CALL TO ORDER** – 5:01 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  
Grace Cho, Senior Planner  
Bridgette Bambrick, Senior Secretary

Shawn Azarhoosh, Principal Civil Engineer  
Cory Wilkerson, Principal Transportation Planner

[Welcome Audio](#)

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING ITEMS**

The appeal period for the public hearing items ends on Thursday, August 7, 2025, at 5:00 p.m.

**ITEM NO. 1**

**DEVELOPMENT APPLICATION NO. 2024-00053**

**Location:** This approximately 4.46-acre property is located at **405 North Dale Avenue**, approximately 650 feet south of West Crescent Avenue

**Request:** Approval of a Conditional Use Permit to permit a freestanding identification sign for a religious assembly use located in a single-family residential zone.

**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 15311, Class 11 (Accessory Structures – On-Premise Signs).

**Approved Resolution No.  
PC2025-020.**

**MOTION:**  
(Perez/Abdulrahman)

**VOTE: 6-0-1**  
Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.  
Chairperson Walker recused himself.

*Project Planner:*  
Grace Cho  
[GCho@anaheim.net](mailto:GCho@anaheim.net)

[Item 1 Audio](#)

**IN GENERAL:** Father Christopher Retelas thanked the Commission for their support.

**DISCUSSION TIME:** 8 minutes (5:05 p.m. to 5:13 p.m.)

The following item was heard out of order.

**PLANNING COMMISSION REORGANIZATION**

**New Chairperson Nomination:**

Commissioner Tran-Martin nominated Commissioner Walker to serve as Chairperson.

Commissioner Tran-Martin moved, seconded by Commissioner Kelly, to close nominations.

Planning Commission appointed Commissioner Walker to serve as Chairperson. Motion carried 7-0.

**New Vice-Chairperson Nomination:**

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

Commissioner Perez moved, seconded by Commissioner Kelly, to close nominations.

Planning Commission appointed Commissioner Tran-Martin to serve as Vice-Chairperson. Motion carried 7-0.

[Planning Commission Reorganization Audio](#)

## COMMISSION UPDATES

Principal Planner Koehm reviewed the agenda for the upcoming Commission meeting on August 11, 2025, which will include two items: a proposed preschool on Brookhurst Avenue and clarifying technical amendments related to the Sixth Cycle Housing Element. At the August 25, 2025, Commission meeting, the Public Hearing Item will be a request for a Conditional Use Permit for a large equipment rental yard on La Palma in the Anaheim Canyon area.

[Commission Updates Audio](#)

## ADJOURNMENT – 5:18 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on August 11, 2025, at 5:00 p.m. in the Council Chamber, 200 South Anaheim Boulevard, Anaheim, California.

<p><b>Agenda Posting:</b> A complete copy of the Planning Commission Agenda was posted at 3:30 p.m. on Thursday, July 24, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
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