



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
SEPTEMBER 22, 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 Walker

ROLL CALL

Commissioners Present: **Chairperson:** Christopher Walker
Vice Chairperson: Jeanne Tran-Martin
Commissioners: Amelia Castro, Deirdre Kelly, Luis Andres Perez, and AB Abdulrahman

Commissioners Absent: Michelle Lieberman

Staff Present:

Heather Allen, Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Scott Koehm, Principal Planner
Heidi Jacinto, Associate Planner
Bridgette Bambrick, Senior Secretary

Rafael Cobian, City Traffic Engineer
Cory Wilkerson, Principal Transportation Planner
Darrell Chin, Senior Project Manager
Monic Sary-Mak, Engineering Consultant
Shawn Azarhoosh, Principal Civil Engineer

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

Chairperson Walker presented the 10-day appeal rights for public hearing item No. 1. The appeal period for the public hearing item ends on Thursday, October 2, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00019

Location: This approximately 2.87-acre property is located at 472 South Anaheim Hills Road at the northeast corner of Anaheim Hills Road and Nohl Ranch Road.

Request: To approve a conditional use permit to construct a new 2,287-square-foot restaurant with a single drive-through lane and a tentative parcel map to subdivide the subject parcel into two 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 and 15315, Class 3 (New Construction) and Class 15 (Minor Land Divisions).

Approved Resolution No. PC2025-024 as amended to add Conditions of Approval No. 8, No. 22, No. 26, and No. 27, and renumbering the Conditions of Approval to reflect the change.

Approved Resolution No. PC2025-025 as amended to add Condition of Approval No. 9 and renumbering the Conditions of Approval to reflect the change.

MOTION:
(Perez/Abdulrahman)

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

Project Planner:
Heidi Jacinto
HJacinto@anaheim.net

[Item 1 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 7 minutes (5:04 p.m. to 5:11 p.m.)

COMMISSION UPDATES

Principal Planner Koehm reviewed the agenda for the upcoming Commission meeting on October 6, 2025, which will include two items: a Conditional Use Permit for a church in an existing industrial building, as well as a tentative parcel map request for an industrial condominium subdivision. The October 20, 2025, Commission meeting will have one public hearing item: a Conditional Use Permit and a tentative map request for condominium conversion of an existing apartment development.

Director Allen then updated the Commission that on October 6th, she will introduce them to the new Deputy Director for Planning Services, Joanne Hwang. Ms. Hwang was previously with the City of Anaheim and departed for a promotion at the City of Brea, and is now returning, having accepted the promotion to Deputy Director. Director Allen stated that she will attend the October 6, 2025, Commission meeting to introduce the Commissioners to Deputy Director Hwang. Deputy Director Hwang would then be leading Commission meetings from that point on.

Director Allen then reminded the Commissioners of the Joint Special Meeting (the Ethics and Brown Act training), being held on Thursday, September 25, 2025.

[Commission Updates Audio](#)

ADJOURNMENT – 5:14 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on October 6, 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, September 17, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
