



CITY OF ANAHEIM  
PLANNING COMMISSION  
ACTION AGENDA  
OCTOBER 6, 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 Lieberman

**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 Christopher Walker

**Staff Present:**

Heather Allen, Planning and Building Director  
Joanne Hwang, Deputy Planning and Building Director  
Leonie Mulvihill, Assistant City Attorney  
Scott Koehm, Principal Planner  
Grace Cho, Senior Planner  
Nicholas Barrera, Associate Planner  
Bridgette Bambrick, Senior Secretary

Mike Eskander, Development Services Manager  
Shawn Azarhoosh, Principal Civil Engineer  
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 the public hearing items. The appeal period for the public hearing items ends on Thursday, October 16, 2025, at 5:00 p.m.

**ITEM NO. 1**

**DEVELOPMENT APPLICATION NO. 2024-00076**

**Location:** This approximately 1-acre property is located at 621-631 South East Street, approximately 406 feet north of South Street.

**Request:** To approve a tentative parcel map to subdivide an existing industrial property into one lot for condominium purposes to create eight airspace units.

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

**Approved continuance to a date certain of October 20, 2025.**

**MOTION:** (Lieberman/Castro)

**VOTE: 6-0**

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

*Project Planner:*  
Nicholas Barrera  
[NBarrera@anaheim.net](mailto:NBarrera@anaheim.net)

[Item 1 Audio](#)

**IN GENERAL:** None

**IN SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 3 minutes (5:03 p.m. to 5:06 p.m.)

**ITEM NO. 2**

**DEVELOPMENT APPLICATION NO. 2025-00004**

**Location:** This approximately 0.52-acre property is located at 2544 West Woodland Drive, approximately 625 feet east of North Magnolia Avenue. **Off-Site Parking**

**Location:** 2540-2532 West Woodland Drive, approximately 760 feet east of North Magnolia Avenue.

**Approved Resolution No. PC2025-027.**

**MOTION:** (Perez/Kelly)

**VOTE: 6-0**

Commissioners Abdulrahman, Castro, Kelly, Lieberman,

October 6, 2025

**Request:** To approve a conditional use permit to permit a Community & Religious Assembly use within an existing 7,500-square-foot office building and a shared parking permit to provide off-site parking spaces.

**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).

Perez, and Tran-Martin voted yes.  
Commissioner Walker was absent.

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

[Item 2 Audio](#)

**IN GENERAL:** None

**IN SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 9 minutes (5:06 p.m. to 5:15 p.m.)

## COMMISSION UPDATES

Director Allen introduced the Commission to the new Deputy Director for Planning Services, Joanne Hwang. She stated Ms. Hwang would be leading the Commission meetings moving forward.

Principal Planner Koehm reviewed the agenda for the upcoming Commission meeting on October 20, 2025, which will include two items: the continued Item No. 1 from this evening's meeting, and a conditional use permit for a condominium conversion of an existing apartment complex.

[Commission Updates Audio](#)

## ADJOURNMENT – 5:16 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on October 20, 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 10:00 a.m. on Thursday, October 2, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.
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