



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
OCTOBER 20, 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 Tran-Martin

ROLL CALL

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

Commissioners Absent: AB Abdulrahman and Deirdre Kelly

Staff Present:

Joanne Hwang, Deputy Planning and Building Director	Rafael Cobian, City Traffic Engineer
Leonie Mulvihill, Assistant City Attorney	Cory Wilkerson, Principal Transportation Planner
Scott Koehm, Principal Planner	Shawn Azarhoosh, Principal Civil Engineer
Stacy Tran, Senior Planner	Victor Aguirre, Associate Engineer
Nicholas Barrera, Associate Planner	
Bridgette Bambrick, Senior Secretary	

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

Chairperson Walker presented the 10-day appeal rights for public hearings. The appeal period for the public hearing items ends on Thursday, October 30, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00076

(Continued from October 6, 2025)

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 Categorical 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 November 3, 2025.

MOTION: (Lieberman/Perez)

VOTE: 5-0

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

Project Planner:
Nicholas Barrera
NBarrera@anaheim.net

[Item 1 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 1 minute (5:03 p.m. to 5:04 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00029

Location: This approximately 1.39-acre property is located at 207 South Western Avenue, approximately 800 feet south of Lincoln Avenue

Request: To approve a conditional use permit and tentative tract map for an airspace subdivision to convert an existing 21-unit apartment complex into a 21-unit condominium development.

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 Resolution No. PC2025-028 as amended to add Condition of Approval No. 18.

Approved Resolution No. PC2025-029 as amended to add Condition of Approval No. 24.

MOTION: (Perez/Tran-Martin)

VOTE: 5-0

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

Project Planner:
Stacy Tran
STran@anaheim.net

[Item 2 Audio](#)

IN GENERAL: In addition to the public comments included in the staff report, three additional comment letters were received via email and are located at the following link: www.anaheim.net/planningcommissionpubliccomments

IN SUPPORT: None

OPPOSITION: One person spoke in opposition to the request.

DISCUSSION TIME: 24 minutes (5:04 p.m. to 5:28 p.m.)

COMMISSION UPDATES

Principal Planner Koehm reviewed the agenda for the upcoming Commission meetings as follows:

- November 3, 2025: The continued Item No. 1 from this evening’s meeting and a senior living facility.
- November 17, 2025: The annual code update, the OC Riverwalk EIR (presented by the Community Services department), a final site plan for parking deck A at OC Vibe, and the Anaheim Hills Festival residential development.

- December 1, 2025: A density modification request from the Wyndham Hotel and two more final site plans for OC Vibe (the South Plaza and residential component).

Commissioner Lieberman shared information about the annual Anaheim Fall Festival & Halloween Parade.

[Commission Updates Audio](#)

ADJOURNMENT – 5:29 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on November 3, 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 4:00 p.m. on Thursday, October 16, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.