



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
NOVEMBER 3, 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, Michelle Lieberman, LuisAndres Perez, and AB Abdulrahman

Commissioners Absent: None

Staff Present:

Joanne Hwang, Deputy Planning and Building Director Shawn Azarhoosh, Principal Civil Engineer
Leonie Mulvihill, Assistant City Attorney Cory Wilkerson, Principal Transportation Planner
Scott Koehm, Principal Planner
Jose Barriga, Senior Planner
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 all public hearing items. The appeal period for the public hearing items ends on Thursday, November 13, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2024-00076

(Continued from October 20, 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 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.
PC2025-026.**

MOTION: (Castro/Lieberman)

VOTE: 7-0

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

*Project Planner:
Nicholas Barrera
NBarrera@anaheim.net*

[Item 1 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 6 minutes (5:03 p.m. to 5:09 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00004

Location: This approximately 0.16-acre property is located at 3341 West Ball Road, approximately 147 feet east of Westvale Drive.

Request: To approve a conditional use permit to convert an existing commercial building into a Senior Living Facility (Large) with a variance to permit fewer parking spaces than required by the Zoning Code.

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

**Approved Resolution No.
PC2025-030.**

MOTION: (Perez/Abdulrahman)

VOTE: 7-0

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

*Project Planner:
Jose M. Barriga
JMBarriga@anaheim.net*

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 11 minutes (5:09 p.m. to 5:20 p.m.)

COMMISSION UPDATES

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

- 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, the Anaheim Hills Festival residential development, and a conditional use permit request for a Tesla auto repair facility.
- December 1, 2025: A density modification request from the Wyndham Hotel, a final site plan for South Plaza at OC Vibe, and a conditional use permit request for an indoor softball training facility.
- December 15, 2025: A final site plan for the residential component at OC Vibe.

[Commission Updates Audio](#)

ADJOURNMENT – 5:22 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on November 17, 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 10:00 a.m. on Thursday, October 30, 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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