



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
NOVEMBER 17, 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 Perez

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 Building Director
Joanne Hwang, Deputy Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Scott Koehm, Principal Planner
Sean Nicholas, Principal Planner
Elaine Thienprasiddhi, Principal Planner
Nicholas Taylor, Principal Planner
Amanda Lauffer, Senior Planner
Lisandro Orozco, Senior Planner
Stacy Tran, Senior Planner
Heidi Jacinto, Associate Planner
Bridgette Bambrick, Senior Secretary
Marc Archibald, Community Preservation and Licensing Manager

Scott Beery, Building Official
Rafael Cobian, City Traffic Engineer
Cory Wilkerson, Principal Transportation Planner
Shawn Azarhoosh, Principal Civil Engineer
Aram Eftekhari, Associate Engineer
David Kennedy, Associate Transportation Planner
Ana Straabe, Principal Project Planner
Jose Jimenez, Parks Manager
Sjany Larson-Cash, Community Services Director
Pat Russell, Fire Chief
Lindsey Young, Fire Marshal
Gidti Ludesirishoti, Principal Civil Engineer
Madhvi Vora, Associate Engineer
Monic Sary-Mak, Associate Engineer

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF 2026 MEETING CALENDAR

Commissioner Perez moved, seconded by Commissioner Castro, to approve the 2026 meeting calendar. Motion carried 7-0.

[Approval of 2026 Meeting Calendar Audio](#)

PUBLIC HEARING ITEMS

Chairperson Walker presented the 10-day appeal rights for public hearing items No. 1 and No. 5. The appeal period for the public hearing items ends on Monday, December 1, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2025-00033

Location: This approximately 2.64-acre property is located at **5472 East La Palma Avenue**, approximately 600 feet east of Brasher Street.

Request: To approve a conditional use permit to establish an Automotive – Repair and Modification: Major use for Tesla Anaheim Collision Center 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 Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 (Existing Facilities).

Approved Resolution No. PC2025-031.

MOTION:
(Abdulrahman/Lieberman)

VOTE: 7-0
Chairperson Walker and Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.

Project Planner:
Heidi Jacinto
HJacinto@anaheim.net

[Item 1 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 12 minutes (5:06 p.m. to 5:18 p.m.)

ITEM NO. 2

**OC River Walk Environmental Impact Report #357
(SCH# 2023030639)**

Location: The project site is located along the Santa Ana River corridor, generally extending from Orangewood Avenue north past Ball Road to the existing Anaheim Coves at Burris Basin. It generally encompasses approximately a 2-mile stretch of the Santa Ana River (River), covering approximately 111-acres. It is approximately 15 miles upstream from the Pacific Ocean and adjacent to Angel Stadium, Anaheim Regional Transportation Intermodal Center, the Honda Center, and the Arena Corporate Center buildings on the west side of the River in the City of Anaheim. On the east side of the River, in the City of Orange, the project is near the Sandra Hutchens Regional Law Enforcement Training Center, the Orange County Public Works offices, the Stadium Promenade shopping mall, the Extended Stay America, and the Kinder Morgan Orange Terminal. The project is primarily located in the City of Orange and partially located in the City of Anaheim, with many different landowners and jurisdictional bodies.

Request: The Planning Commission will review the Environmental Impact Report for the OC River Walk project. The OC River Walk project consists of various multi-purpose improvements to transform the Santa Ana River corridor and portions of the existing Santa Ana River Trail, along with related off-site improvements necessary for implementation of the Master Plan.

Environmental Determination: The Planning Commission will consider whether to recommend to City Council certification of Environmental Impact Report No. 357 (SCH# 2023030639) and adoption of Mitigation and Monitoring Program No. 398.

Recommended City Council approval of the project and approved Resolution No. PC2025-032.

MOTION: (Perez/Tran)

VOTE: 7-0
Chairperson Walker and Commissioners Abdulrahman, Castro, Kelly, Lieberman, Perez, and Tran-Martin voted yes.

Project Planner:
Ana Straabe
AStraabe@anaheim.net

[Item 2 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 10 minutes (5:19 p.m. to 5:29 p.m.)

ITEM NO. 3

DEVELOPMENT APPLICATION NO. 2025-00041, ADJUSTMENT NO. 17 TO THE DISNEYLAND RESORT SPECIFIC PLAN NO. 92-1, ADJUSTMENT NO. 15 TO THE ANAHEIM RESORT SPECIFIC PLAN NO. 92-2, ADJUSTMENT NO. 16 TO THE ANAHEIM CANYON SPECIFIC PLAN NO. 2015-1 (SP 2015-1) ZONING AND DEVELOPMENT STANDARDS; ADJUSTMENT NO. 10 TO THE BEACH BOULEVARD SPECIFIC PLAN NO. 2017-1 (SP 2017-1) AND TITLE 18 OF THE ANAHEIM MUNICIPAL CODE – ANNUAL CODE UPDATE

Location: City-wide

Request: A City-initiated amendment to Title 18 (Zoning) of the Anaheim Municipal Code (Code) modifying Chapters 18.04 (Single-Family Residential Zones); 18.06 (Multiple-Family Residential Zones); 18.08 (Commercial Zones); 18.10 (Industrial Zone), 18.12 (Mixed-Use Zone), 18.14 (Public and Special-Purpose Zones), 18.16 (Regulatory Permits); 18.18 (Scenic Corridor (SC) Overlay Zone); 18.36 (Types of Uses); 18.38 (Supplemental Use Regulations); 18.39 (Multiple-Family and Mixed-Use Objective Design Standards); 18.40 (General Development Standards); 18.42 (Parking and Loading); 18.44 (Signs); 18.46 (Landscape and Screening); 18.62 (Administrative Reviews); 18.66 (Conditional Use Permits); 18.92 (Definitions); 18.114 (Disneyland Resort Specific Plan No. 92-1 (SP 92-1) Zoning and Development Standards); 18.116 (Anaheim Resort Specific Plan No. 92-2 (SP 92-2) Zoning and Development Standards); 18.120 (Anaheim Canyon Specific Plan No. 2015-1 (SP 2015-1) Zoning and Development Standards); 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards). The proposed amendments are to provide clarity, create consistency of terms, definitions, and processing; streamline approval processes; comply with changes in State law; and amend development standards to reflect current market trends.

Environmental Determination: The Planning Commission will consider whether the proposed action is exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines Section 15016 (b)(3).

Recommended City Council approval of DEV No. 2025-00041.

MOTION: (Perez/Kelly)

VOTE: 7-0

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

Project Planner:

Sean Nicholas

SNicholas@anaheim.net

[Item 3 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 19 minutes (5:29 p.m. to 5:48 p.m.)

ITEM NO. 4

DEVELOPMENT APPLICATION NO. 2023-00043

Location: The project site consists of the entirety of the existing 85.7-acre Anaheim Hills Festival Specific Plan, generally located south of Santa Ana Canyon Road between Festival Drive and Roosevelt Road, in the City of Anaheim.

Request: To approve a General Plan Amendment, Specific Plan Amendment, Zoning Code Amendment, Final Site Plan, and Development Agreement to establish a new Development Area (DA 5) within the existing boundaries of the Anaheim Hills Festival Specific Plan to accommodate residential uses in combination with the site's existing commercial development. DA 5 would be created by reallocating land from the existing DA 2, reducing its size from approximately 48 acres to 31.8 acres. The resulting 16.2-acre area would form the new DA 5. All proposed development would be confined to DA 5, which encompasses Assessor's Parcel Numbers (APNs) 354-451-19 and 354-451-32. The proposed project includes the demolition of an approximately 62,676-square-foot cinema within DA 5 to construct a 447-unit multiple-family residential community.

Environmental Determination: The Planning Commission will consider whether to recommend City Council certification of Environmental Impact Report No. 358 (SCH# 2024010859) and adoption of Mitigation Monitoring Program No. 397.

Recommended City Council approval of the project and approved Resolution Nos. PC2025-033, PC2025-034, PC 2025-035 (as amended to add Condition of Approval No. 43 and renumber the Conditions of Approval to reflect the change), and PC2025-036.

MOTION: (Tran-Martin/Perez)

VOTE: 6-1

Chairperson Walker and Commissioners Abdulrahman, Castro, Lieberman, Perez, and Tran-Martin voted yes. Commissioner Kelly voted no.

Project Planner:
Amanda Lauffer
ALauffer@anaheim.net

[Item 4 Audio](#)

IN GENERAL: One person spoke about the environmental and economic impact. In addition to the public comments included in the staff report, 18 additional comment letters were received via email and are located at the following link: www.anaheim.net/planningcommissionpubliccomments

IN SUPPORT: Two persons spoke in support of the request.

OPPOSITION: Thirteen persons spoke in opposition to the request.

DISCUSSION TIME: 2 hours, 10 minutes (5:48 p.m. to 7:58 p.m.)

ITEM NO. 5

DEVELOPMENT APPLICATION NO. 2024-00077

Location: This approximately 3.23-acre property is located at 1715 South Douglass Road within the OCVIBE project, in an area of the City of Anaheim known as the Platinum Triangle.

Request: To approve a final site plan to construct a seven-story, 1,840-stall parking structure called Parking Deck A; a minor amendment to the OCVIBE Master Site Plan to reflect the changes proposed for Parking Deck A; a minor conditional use permit for reduced structural setbacks along South Douglass Road and California State Route 57; and a minor conditional use permit amendment to modify the OCVIBE Mural Plan for one additional mural.

Environmental Determination: The Planning Commission will consider whether the previously certified Platinum Triangle Expansion Project Subsequent Environmental Impact Report No. 339 and associated Addenda are the appropriate environmental documentation for this request under the California Environmental Quality Act.

**Approved Resolution Nos.
PC2025-037, PC2025-038, and
PC2025-039.**

MOTION: (Tran-
Martin/Abdulrahman)

VOTE: 7-0
Chairperson Walker and
Commissioners Abdulrahman,
Castro, Kelly, Lieberman,
Perez, and Tran-Martin voted
yes.

Project Planner:
Lisandro Orozco
LOrozco@anaheim.net

[Item 5 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 15 minutes (7:58 p.m. to 8:13 p.m.)

COMMISSION UPDATES

Deputy Director Hwang reminded the Commissioners of the upcoming mandatory Ethics and Brown Act training scheduled for Tuesday, December 2, 2025, at 5:00 p.m. in the Council Chambers. She requested that the Commissioners confirm their attendance to the City Clerk's Office by November 28th. For those unable to attend on December 2, 2025, the City Clerk's office will work directly with them regarding a potential 'makeup' training date.

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

- 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, a request for a parking variance for the Bank of America building in downtown, a conditional use permit amendment request from Brewery X, and possibly a conditional use permit for a new Porsche dealership at Lincoln and Loara. Lastly, a possible request for the Commission to cancel the December 29, 2025, Commission meeting.

[Commission Updates Audio](#)

ADJOURNMENT – 8:14 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on December 1, 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 5:15 p.m. on Thursday, November 13, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.