



CITY OF ANAHEIM
PLANNING COMMISSION
ACTION AGENDA
DECEMBER 1, 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 Castro

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 and Building Director
Joanne Hwang, Deputy Planning and Building Director
Leonie Mulvihill, Assistant City Attorney
Scott Koehm, Principal Planner
Elaine Thienprasiddhi, Principal Planner
Grace Cho, Senior Planner
Stacy Tran, Senior Planner
Amanda Lauffer, Senior Planner
Bridgette Bambrick, Senior Secretary

Rafael Cobian, City Traffic Engineer
Cory Wilkerson, Principal Transportation Planner
David Kennedy, Associate Transportation Planner
Gabreelle Gonzalez, Associate Engineer
Saarth Trivedi, Assistant Engineer
Monic Mak, Associate Engineer

[Welcome Audio](#)

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING ITEMS

Chairperson Walker presented the 10-day appeal rights for public hearing items No. 1 and No. 3. The appeal period for the public hearing items ends on Thursday, December 11, 2025, at 5:00 p.m.

ITEM NO. 1

DEVELOPMENT APPLICATION NO. 2025-00039

Location: This approximately 2.84-acre site is located at 1940 West Corporate Way, approximately 350 feet west of North Muller Street.

Request: To approve a conditional use permit to establish a Dance & Fitness Studio (Large) use within an existing industrial building and an administrative adjustment to provide fewer parking spaces than required by 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. PC2025-040.

MOTION: (Perez/Kelly)

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

Project Planner:
Grace Cho
gcho@anaheim.net

[Item 1 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 9 minutes (5:03 p.m. to 5:12 p.m.)

ITEM NO. 2

DEVELOPMENT APPLICATION NO. 2024-00058

Location: The approximately 0.97-acre project site (APN 082-271-05) is at 515 West Katella Avenue in an area of the City of Anaheim known as The Anaheim Resort.

Request: To approve general plan and specific plan amendments to increase the allowed density of the project site. These amendments are requested to permit and retain the unpermitted conversion of 72 hotel rooms to 107 hotel rooms and an increase of 6,394 SF in accessory uses. No physical expansion of the building is proposed.

Environmental Determination: The Planning Commission will consider whether a Mitigated Negative Declaration is the appropriate environmental

Recommended City Council approval of the project and approved Resolution Nos. PC2025-041, PC2025-042, and PC2025-043.

MOTION: (Perez/Kelly)

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

documentation for this request under the California Environmental Quality Act.

Project Planner:
Amanda Lauffer
alauffer@anaheim.net

[Item 2 Audio](#)

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 12 minutes (5:13 p.m. to 5:25 p.m.)

ITEM NO. 3

DEVELOPMENT APPLICATION NO. 2025-00013

Location: This approximately 4.5-acre property is located at 2625 and 2725 East Katella Avenue within the OCVIBE project, in an area of the City of Anaheim known as the Platinum Triangle.

Request: To approve a final site plan and a minor amendment to the OCVIBE Master Site Plan to construct a sixteen-story, 320-room hotel with approximately square feet of 14,200 meeting space/ballroom and a 3,000 square foot restaurant; over 50,000 square feet of entertainment uses (live music, bars, and restaurants); and over 100,000 square feet of outdoor, terrace, and garden spaces for the South Plaza Project in an area south of the Honda Center that is currently used as a surface parking lot. Associated requests include a variance to permit fewer trees than required by the Zoning Code; an administrative adjustment to permit fewer parking spaces for the hotel than required by the Zoning Code; a minor conditional use permit for an electronic message board sign; and a minor conditional use permit amendment to modify the OCVIBE Coordinated Sign Program and the OCVIBE Mural Plan to reflect updated signage and murals for South Plaza.

Environmental Determination: The Planning Commission will consider whether the previously certified Platinum Triangle Expansion Project Subsequent Environmental Impact Report No. 339 and associated

Approved Resolution Nos.
PC2025-044, PC2025-045,
PC2025-046, PC2025-047 and
PC2025-048.

MOTION: (Castro/Kelly)

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

Project Planner:
Stacy Tran
stran@anaheim.net

[Item 3 Audio](#)

Addenda are the appropriate environmental documentation for this request.

IN GENERAL: None

IN SUPPORT: None

OPPOSITION: None

DISCUSSION TIME: 16 minutes (5:26 p.m. to 5:42 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. She requested that the Commissioners confirm their attendance to the City Clerk’s Office if they had not already done so.

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

- 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 on Harbor Boulevard, a conditional use permit amendment request from Brewery X, and a conditional use permit for a new Porsche dealership.
- December 29, 2025: No items currently scheduled; a request to cancel that meeting will be part of the December 15, 2025, meeting agenda (provided no items from December 15, 2025, are continued).
- December 16, 2025 (City Council meeting): Annual Code Update and the Anaheim Hills Festival project.

[Commission Updates Audio](#)

ADJOURNMENT – 5:44 P.M.

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on December 15, 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 9:00 a.m. on Wednesday, November 26, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.</p>
