



CITY OF ANAHEIM  
PLANNING COMMISSION  
ACTION AGENDA  
DECEMBER 15, 2025, 5:00 P.M.  
Council Chamber  
200 South Anaheim Boulevard  
Anaheim, California

**TELECONFERENCE NOTICE**

Pursuant to Government Code Section 54953, Subdivision (b), the regular meeting will include teleconference participation by Planning Commissioner Michelle Lieberman from: 6030 Clements Place, Valley Springs, CA 95252.

This Notice and Agenda will be posted at the teleconference location. Public comment on the agenda from this address shall be allowed pursuant to Government Code Section 54954.3.

**CALL TO ORDER** – 5:00 P.M.

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Kelly

**ROLL CALL**

**Commissioners Present:** **Chairperson:** Christopher Walker  
**Vice Chairperson:** Jeanne Tran-Martin  
**Commissioners:** AB Abdulrahman, Deirdre Kelly, Luis Andres Perez, and Jeanne Tran-Martin (**in-person**)  
Commissioner Michelle Lieberman (**via teleconference**)

**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  
Nicholas Taylor, Principal Planner  
Grace Cho, Senior Planner  
Lisandro Orozco, Senior Planner  
Bridgette Bambrick, Senior Secretary  
Andy Nogal, Deputy Housing and Community Development Director

Sergio Ramirez, Economic Development Director  
Rafael Cobian, City Traffic Engineer  
Cory Wilkerson, Principal Transportation Planner  
Shawn Azarhoosh, Principal Civil Engineer  
Gabrielle Gonzalez, Associate Engineer  
Victor Aguirre, Associate Engineer  
Saarth Trivedi, Assistant Engineer  
Mike Lyster, Chief Communications Officer  
Rachel Fitzgerald, Civilian Investigator

[Welcome Audio](#)

**PUBLIC COMMENTS**

One speaker commented on the City's Housing Element and associated public comment process.

[Public Comments Audio](#)

## 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 Friday, December 26, 2025, at 5:00 p.m.

### ITEM NO. 1

#### DEVELOPMENT APPLICATION NO. 2025-00021

**Location:** This approximately 2.84-acre project site is located at 1501-1553 West Lincoln Avenue and 255 North Manchester Court, at the northeast corner of West Lincoln Avenue and North Loara Street.

**Request:** To approve a conditional use permit to construct an Automotive – Vehicles Sales, Lease & Rental use and Automotive Repair and Modification (Major) use, to allow an increase to the maximum floor area, and to establish a comprehensive sign program for a new Porsche dealership and service facility. The proposed project also includes a request for variances to permit: (1) a reduced landscape setback, (2) freeway-oriented signage, (3) increased freestanding sign dimensions, and (4) fewer parking spaces than required by the Zoning Code, along with a tentative parcel map to consolidate multiple parcels into a single lot for 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 15332, Class 32 (In-Fill Development Projects).

**Approved Resolution Nos.  
PC2025-049 and PC2025-050.**

**MOTION:** (Kelly/Castro)

**VOTE: 7-0**

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

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

[Item 1 Audio](#)

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**IN GENERAL:** One person spoke with concerns associated with the aviation lines running under the property and water quality.

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

**OPPOSITION:** None

**DISCUSSION TIME:** 21 minutes (5:08 p.m. to 5:29 p.m.)

**ITEM NO. 2**

**DEVELOPMENT APPLICATION NO. 2022-00010**

**Location:** This approximately 4.29-acre property is located at 3191 East La Palma Avenue, approximately 607 feet east of North Kraemer Boulevard. **Off-Site Parking Location:** 3199 and 3321 East La Palma Avenue.

**Request:** Approval to amend a conditional use permit to: 1) modify operational characteristics; 2) permit and retain an outdoor dining area; and 3) permit valet parking operations for Brewery X. The applicant also seeks a variance to provide fewer parking spaces than required by the Zoning Code in conjunction with 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).

**Approved Resolution No.  
PC2025-051.**

**MOTION:** (Tran-Martin/Castro)

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

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

[Item 2 Audio](#)

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**IN GENERAL:** One person spoke with concerns associated with the water quality; Three comment letters were received via email and are located at the following link: [www.anaheim.net/planningcommissionpubliccomments](http://www.anaheim.net/planningcommissionpubliccomments)

**IN SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 15 minutes (5:29 p.m. to 5:44 p.m.)

**ITEM NO. 3**

**DEVELOPMENT APPLICATION NO. 2025-00019**

**Location:** This approximately 25-acre property is located at 1400-1600 South Douglass Road at the northwest corner of East Stanley Cup Way and South River 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 and a minor amendment to the OCVIBE Master Site Plan to construct two multiple-family residential buildings with a total of 530 for-rent residential dwelling units and a new Neighborhood Park; a minor conditional use permit amendment to modify the OCVIBE Mural Plan to revise the location and dimensions of murals; a minor deviation for exterior sound attenuation for outdoor common recreational areas; and a tentative tract map to reflect new building footprints and street alignments. A total of 35 residential dwelling units would be available for moderate-income residents.

**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.

Approved continuance to a date certain of January 12, 2026.

**MOTION:** (Perez/Castro)

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

*Project Planner:*  
Lisandro Orozco  
[LOrozco@anaheim.net](mailto:LOrozco@anaheim.net)

[Item 3 Audio](#)

**ITEM NO. 4**

**DEVELOPMENT APPLICATION NO. 2025-00035**

**Location:** This approximately 2.48-acre property is located at 300 South Harbor Boulevard at the southeast corner of South Harbor Boulevard and West Broadway

**Request:** To approve a parking variance to permit fewer parking spaces than required by the Zoning Code to facilitate medical office uses within an existing office building.

**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 continuance to a date certain of January 12, 2026.

**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](mailto:gcho@anaheim.net)

[Item 4 Audio](#)

## **CANCELLATION OF DECEMBER 29, 2025, PLANNING COMMISSION MEETING**

**MOTION:** (Tran-Martin/Perez)

**VOTE: 7-0**

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

[Cancellation of December 29, 2025, Meeting Audio](#)

## **COMMISSION UPDATES**

Principal Planner Koehm reminded the Commission that the Anaheim Hills project is to be considered by the City Council at their next meeting (December 16, 2025).

[Commission Updates Audio](#)

## **ADJOURNMENT – 5:47 P.M.**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on January 12, 2026, 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 3:00 p.m. on Friday, December 12, 2025, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.