



CITY OF ANAHEIM  
PLANNING COMMISSION  
ACTION AGENDA  
JANUARY 26, 2026, 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 Lieberman

**ROLL CALL**

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

**Commissioners Absent:** Deirdre Kelly

**Staff Present:**

Joanne Hwang, Deputy Planning and Building Director  
Leonie Mulvihill, Assistant City Attorney  
Scott Koehm, Principal Planner  
Grace Cho, Senior Planner  
Angeli Penalba, Senior Secretary

Cory Wilkerson, Principal Transportation Planner  
Shawn Azarhoosh, Principal Civil Engineer

[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, February 5, 2026, at 5:00 p.m.

**ITEM NO. 1**

**DEVELOPMENT APPLICATION NO. 2025-00037**

**Location:** 2461 West La Palma Avenue is within a 41-acre industrial office campus located at 2411-2463 West La Palma Avenue, 1212 North Hubbell Way, and 1200 North Electric Way at the northwest corner of West La Palma Avenue and North Gilbert Street.

**Request:** The applicant requests approval of an amendment to Conditional Use Permit No. 4074 to allow an existing Educational Institutions-Business use (American Career College) to expand into approximately 8,200 square feet of additional office space to serve as classrooms and to increase the maximum on-site enrollment to 440 students.

**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.  
PC2026-006.**

**MOTION:** (Castro/Lieberman)

**VOTE: 6-0**

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

Commissioner Kelly was absent.

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

[Item 1 Audio](#)

**IN GENERAL:** None

**IN SUPPORT:** None

**OPPOSITION:** None

**DISCUSSION TIME:** 9 minutes (5:05 p.m. to 5:14 p.m.)

**COMMISSION UPDATES**

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

- February 9, 2026: A request for a conditional use permit for a recovery center in an existing industrial building currently occupied by a food bank service.
- February 3, 2026: City Council to consider the Festival Residential Development project; Planning staff will be requesting continuance to March 3<sup>rd</sup> or March 24<sup>th</sup> council meeting.

[Commission Updates Audio](#)

## **ADJOURNMENT – 5:16 P.M.**

Adjourn to the next regularly scheduled Anaheim Planning Commission meeting on February 9, 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 10:30 a.m. on Thursday, January 22, 2026, inside the display case located in the foyer of the Council Chamber, in the outside display kiosk, and at the Central Library.