

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA

March 23, 2020

**THE PLANNING COMMISSION MEETING WAS CONDUCTED VIA TELECONFERENCE.
The public was able to participate by either calling in or sending an email.**

CALL TO ORDER: Chair Bernier called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:30 p.m. The Commissioners and the Public called in and City Staff was present in the Council Chamber located at 100 East La Habra Boulevard in La Habra, California.

PLEDGE OF ALLEGIANCE: LED BY Andrew Ho

PRESENT: (via phone) COMMISSIONERS: FERNANDEZ
NIGSARIAN
BERNIER
POWELL
MANLEY

ABSENT COMMISSIONERS: None

OTHERS PRESENT:

DIR. OF COMM. DEV.: HO
PLANNING MANAGER: RAMSLAND
SENIOR PLANNER: SCHAEFER
ASSISTANT PLANNER: LOPEZ
CITY ENGINEER: JOHANSEN
TRAFFIC MANAGER: PLOTNIK

PUBLIC COMMENT

The Chair asked if there was anyone on the phone conference or who has sent an email that wished to comment on any item not on the agenda. There were none.

CONSENT CALENDAR

The Chair explained the Consent Calendar procedures. She asked if there were any members of the public on the phone conference, or who has sent an email, or any Commissioner that wished to have any item removed. There were none.

Moved by Commissioner Powell and seconded by Commissioner Manley to approve the Consent Calendar. Commissioner Bernier and Commissioner Fernandez abstained on the January 27, 2020 minutes and Commissioner Nigsarian abstained on the February 10 minutes. Motion passed.

1. Approve Planning Commission Meeting Minutes of January 27, 2020.

Recommendation: That the Planning Commission approve the meeting minutes of January 27, 2020.

2. Approve Planning Commission Meeting Minutes of February 10, 2020.

Recommendation: That the Planning Commission approve the meeting minutes of February 10, 2020.

PUBLIC HEARINGS

- 1) Consideration of a request for Conditional Use Permit 19-27 for a restaurant and Conditional Use Permit 19-28 for an ABC Type 41 alcoholic beverage license in conjunction with a restaurant at 1464 South Harbor Boulevard.

Associate Planner Lopez presented the staff report. The Chair asked if any of the Commissioners had any questions. There were no Commissioner questions.

The Chair opened the public hearing and asked if there was anyone on the phone conference, or who has sent an email who wished to speak in favor of the request.

Mr. Peter Park, 1456 South Harbor Blvd, La Habra CA, the restaurant operator addressed the Commission. Spoke in favor of the request. He stated that while we are dealing with difficult times right now he was optimistic about the future. Getting more tenants will help everyone.

The applicant Mr. Byong Kim (BJ), 10200 Sepulveda Blvd., Ste 290, Mission Hills, CA, spoke in favor of the request. Mr. Kim thanked the City for having the meeting. Noted that it has been difficult for all his tenants in the center and opined on the current situation. He stated that it is important to get the approval so that his tenant can move forward with the construction documents and be ready to open when the crisis is over. The parking is all on site and the study has been approved, he added that he believes that the future is more take out and that getting the rest of the tenant spaces filled will help people to know about the center.

Staff indicated that no emails had been received by anyone wishing to speak on this item.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wish to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY COMMISSIONER FERNANDEZ, SECONDED BY COMMISSIONER POWELL APPROVING RESOLUTION NO. 20-04 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-27 TO OPERATE A RESTAURANT AT 1464 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	FERNANDEZ, POWELL, NIGSARIAN, MANLEY, BERNIER
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

MOVED BY COMMISSIONER POWELL, SECONDED BY COMMISSIONER NIGSARIAN APPROVING RESOLUTION NO. 20-05 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-28 FOR AN ON-SALE BEER AND WINE FOR A BONA FIDE PUBLIC EATING PLACE (ABC TYPE 41) LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1464 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: POWELL, FERNANDEZ, NIGSARIAN, MANLEY, BERNIER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

2) Consideration of:

- Environmental Impact Report 18-01 (SCH# 2019060214);
- General Plan Amendment 18-02;
- Zone Change 18-06;
- Planned Unit Development Master Plan 19-01;
- Development Agreement 18-04; and,
- Tentative Tract Map 18168
for the construction of a 58-unit residential condominium complex at 104-118 East Electric Avenue.

Staff confirmed the applicant and his consultants were on the conference call. They included: Ed Bonanni and Chris Segesman of Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach; Marc Blodgett of Blodgett Baylosis Environmental Planning, Hacienda Heights, CA; Kay Hsu of K2 Traffic Engineering, Inc., 1442 Irvine Blvd., Suite 210, Tustin, CA; Art Alvarado & Alan Scales of KTG, 17911 Von Karman Avenue, Suite 200, Irvine, CA; and Barry Foster of HDL, 120 S. State College Blvd., Suite 200, Brea, CA.

Senior Planner Schaefer presented the staff report. The Chair asked if any of the Commissioners had any questions.

Commissioner Nigsarian stated that traffic is of great concern to many of the citizens of La Habra. He noted that the Level of Services (LOS) at the two intersections closest to the project do not appear to be impacted and that they would remain the same after the construction of the project. Staff confirmed that this was correct.

Commissioner Manley noted that the plans show structures at 104 and 106 E. Electric Ave. He asked if they were still there. Senior Planner Schaefer replied that yes they were and that they had been used by various business operators over the last 50 years but they would be demolished as part of the project.

The Chair opened the public hearing and asked if there was anyone who wished to speak in favor of the request. She asked if they had received an email on this project. Planning Manager Ramsland replied that they had not.

Chris Segesman, the project manager for Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach, CA, addressed the Commission. He thanked the members of the Planning Commission for taking the time today, considering all the things that are going on in the world. He thanked Chris Schaefer and the City staff for working with them to create a project that cleans up a blighted area of the City. He stated that they had worked on many designs to come up with a project that would further the goals of the City to have a top-quality development. He noted that all of his consultants were on the line if the Commission had any questions.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition. There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

Environmental Impact Report

MOVED BY COMMISSIONER POWELL SECONDED BY COMMISSIONER FERNANDEZ APPROVING RESOLUTION NO. 20-06 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT 18-01 (SCH #2019060214) "VOLARA TOWNHOMES" FOR A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT FOR THE PROPERTIES AT 104-118 EAST ELECTRIC AVENUE, SUBJECT TO THE MITIGATION MONITORING AND REPORTING PROGRAM, AND THE STATEMENT OF FINDINGS OF FACT HERETO ATTACHED AS EXHIBITS "A" AND "B".

The roll call vote was as follows:

AYES:	COMMISSIONERS:	POWELL, FERNANDEZ, NIGSARIAN, MANLEY, BERNIER
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

General Plan Amendment

MOVED BY COMMISSIONER, FERNANDEZ SECONDED BY COMMISSIONER MANLEY APPROVING RESOLUTION NO. 20-07 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 18-02 CHANGING THE LAND USE DESIGNATION FROM "LIGHT INDUSTRIAL" TO "RESIDENTIAL MULTI-FAMILY 1" FOR THE PROPERTY AT 118 EAST ELECTRIC AVENUE, AS PER EXHIBIT "A."

The roll call vote was as follows:

AYES:	COMMISSIONERS:	FERNANDEZ, MANLEY, POWELL, NIGSARIAN, BERNIER
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

Zone Change

MOVED BY COMMISSIONER NIGSARIAN, SECONDED BY COMMISSIONER POWELL APPROVING RESOLUTION NO. 20-08 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE 18-06 APPLYING THE R-4 "MULTIPLE FAMILY DWELLING" ZONE TO 118 EAST ELECTRIC AVENUE AND APPLYING THE PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE FOR THE PROPERTIES AT 104-118 EAST ELECTRIC AVENUE AND, AS PER EXHIBIT "A."

The roll call vote was as follows:

AYES: COMMISSIONERS: NIGSARIAN, POWELL, FERNANDEZ, MANLEY, BERNIER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Planned Unit Development

MOVED BY COMMISSIONER MANLEY SECONDED BY COMMISSIONER NIGSARIAN APPROVING RESOLUTION NO. 20-09 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT MASTER PLAN 19-01 FOR THE PROPERTY AT 104-118 EAST ELECTRIC AVENUE, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: MANLEY, NIGSARIAN, POWELL, FERNANDEZ, BERNIER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Development Agreement

MOVED BY COMMISSIONER POWELL, SECONDED BY COMMISSIONER FERNANDEZ APPROVING RESOLUTION NO. 20-10 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING DEVELOPMENT AGREEMENT 18-04 WITH BONANNI DEVELOPMENT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 104-118 EAST ELECTRIC AVENUE AS PER ATTACHMENT "A".

The roll call vote was as follows:

AYES: COMMISSIONERS: POWELL, FERNANDEZ, NIGSARIAN, MANLEY, BERNIER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Tentative Tract Map

MOVED BY COMMISSIONER NIGSARIAN, SECONDED BY COMMISSIONER FERNANDEZ APPROVING RESOLUTION NO. 20-11 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING TENTATIVE TRACT MAP 18168 FOR CONDOMINIUM PURPOSES FOR A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 104-118 EAST ELECTRIC AVENUE, AS PER THE APPROVED MAP, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: NIGSARIAN, FERNANDEZ, POWELL, MANLEY, BERNIER
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

COMMENTS FROM STAFF:

Director Ho thanked the Commission for working with Staff and participating in the teleconferencing, and noted that the City Council will be using the same format for future meetings. He noted that the teleconference was put together very quickly and that over the next couple of weeks we would be getting better technology to make it smoother with better audio quality.

He informed the Commission that City Hall hours and services have been modified but that we will remain open and in communication with applicants to keep projects moving. He added that he will also keep in touch with the Commission over the next couple of weeks if they had questions regarding the services and hours.

COMMENTS FROM COMMISSIONERS:

Commissioner Manley, indicated that this is an unusual circumstance, and thanked everyone for making this happen for the projects and the community.

Chair Bernier asked about this being her and Commissioner Fernandez's last meeting, since their terms were up. Director Ho responded that the Council had not completed the interview process, and that the current Commissioners would have to serve until replaced.

ADJOURNMENT: 7:23 p.m. adjourn to Monday, April 13, 2020

Respectfully submitted,

Roy Ramsland
Planning Manager