

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
June 8, 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, the public and Staff conducted the meeting telephonically through Zoom.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER POWELL

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

ABSENT: COMMISSIONERS: NONE

OTHERS PRESENT:
DIR. OF COMM. DEV.: HO
SENIOR PLANNER: SCHAEFER
COMM. DEV. SECRETARY: LOPEZ
PLANNING MANAGER: RAMSLAND

PUBLIC COMMENT

The Chair asked if there was anyone on the phone conference or who had sent an email that wished to comment on any item not listed 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 had sent an email, or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Manley and seconded by Commissioner Nigsarian to approve the Consent Calendar. Motion passed. Munoz abstained.

1. Approving the Planning Commission Meeting Minutes of May 26, 2020.

NEW COMMISSIONER

Director Ho reported that at the Council meeting of June 1st, the City Council had reappointed Michelle Bernier to a second 4-year term and appointed Manuel Munoz for a

4-year term. He noted that the Council had also approved 2 alternates in the event that an unexpected vacancy occurs. He also informed the Commission that Mr. Munoz, had been sworn in by the Deputy City Clerk on June 2, 2020 in the Community Development Department offices. Director Ho congratulated them on their appointments and introduced Commissioner Munoz.

Commissioner Munoz thanked the Chair and Commissioners and said that he was excited to be a member of the Commission. He noted that he bought his first house in La Habra in 2012 and that he is employed as a planner. He is passionate about planning and loves La Habra and what it has to offer. He hopes to bring more visibility to the Commission and all the work they do so that everyone understands the importance of planning in the community.

REORGANIZATION

Director Ho facilitated the reorganization process. He gave a brief report on the process and opened the floor for a nomination for Chair for the 2020-2021 year.

Commissioner Manley nominated Commissioner Nigsarian for the position of Chair. He accepted the nomination. The nomination was seconded by Chair Bernier. The nominations were closed and the Commission approved;

A Motion of the Planning Commission of the City of La Habra appointing Commissioner Nigsarian as the Chair of the Planning Commission for 2020-2021.

Director Ho then opened the floor for nominations of Vice Chair for the 2020-2021 year. Chair Nigsarian nominated Commissioner Manley for the position of Vice Chair. He accepted the nomination and the nomination was seconded by Commissioner Powell. The nominations were closed and the Commission approved;

A Motion of the Planning Commission of the City of La Habra appointing Commissioner Manley as the Vice Chair of the Planning Commission for 2020-2021.

PUBLIC HEARINGS

1. Consideration of requests for Design Review 19-03 for exterior façade and site upgrades to an existing retail shopping center, Conditional Use Permit 20-07 for a restaurant, Conditional Use Permit 20-01 for a General Off-Sale License (ABC Type 21), and Conditional Use Permit 20-06 for an Instructional Tasting License (ABC Type 86) at 1610 West Imperial Highway.

Senior Planner Schaefer presented the staff report.

The Chair asked if any of the Commissioners had any questions.

Commissioner Munoz asked if any outdoor dining was proposed. Mr. Schaefer responded that none was proposed at this time but that it could be added later, under certain conditions, through an administrative process.

Vice Chair Manley asked if any modifications were proposed to the rear of the building, with particular reference to the loading docks. He noted that he would suspect that grocery stores would have more frequent deliveries. Mr. Schaefer noted that the current delivery area would be divided into two sections, with two delivery bays each. He explained that there was ample room for the vehicles to maneuver in the area. He noted that a new trash enclosure was also being added in the rear.

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

Stephen Jamieson, 426 Culver Boulevard, Playa Del Rey, CA 90293, spoke on behalf of the applicant for the grocery store. He thanked staff for their assistance during the application process. He stated that they had read the staff report and resolutions which includes all the proposed conditions. He further stated that all the conditions were acceptable to them and that he would be happy to answer any questions that the Commission might have of him or his technical staff that were also on the call.

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. There were no additional comments.

MOVED BY Vice Chair Manley and, seconded by Commissioner Powell APPROVING RESOLUTION NO. 20-20 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 19-03 FOR EXTERIOR FAÇADE AND SITE IMPROVEMENTS FOR THE EXISTING RETAIL SHOPPING CENTER AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: MANLEY, MUNOZ, POWELL, NIGSARIAN,
BERNIER

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

MOVED BY Commissioner Bernier and seconded by Vice Chair Manley APPROVING RESOLUTION NO. 20-21 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-07 FOR A RESTAURANT IN CONJUNCTION WITH A MARKET AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

MOVED BY Commissioner Powell and seconded by Commission Bernier APPROVING RESOLUTION NO. 20-22 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-01 FOR THE SALE OF ALCOHOLIC BEVERAGES (ABC TYPE 21 LICENSE, OFF-SALE GENERAL) IN CONJUNCTION WITH A MARKET AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

MOVED BY Commissioner Bernier seconded by Commissioner Munoz APPROVING RESOLUTION NO. 20-23 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-06 FOR INSTRUCTIONAL TASTING (ABC TYPE 86 LICENSE) IN CONJUNCTION WITH A MARKET AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

CONSIDERATION ITEMS:

1. Selection of a Planning Commission member to serve on the General Plan Advisory Committee (GPAC).

Planning Manager Ramsland presented the staff report.

The Chair asked if any of the Commissioners had any questions or comments.

Vice Chair Manley suggested that it might be a good idea to also appoint an alternate. Chairman Nigsarian and Commissioner Munoz concurred. Chair Nigsarian nominated Commissioner Bernier to be the representative.

The Chair asked if there were any comments from the audience. There were none.

Chair Nigsarian moved and Commissioner Munoz seconded.

A MOTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA
APPOINTING COMMISSIONER BERNIER TO SERVE ON THE GENERAL PLAN
ADVISORY COMMITTEE (GPAC)

The Commission also opted to appoint an alternate to the GPAC.

Vice Chair Manley nominated Commissioner Munoz and the nomination was seconded by Commissioner Bernier.

A MOTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA
APPOINTING COMMISSIONER MUNOZ TO SERVE AS AN ALTERNATE ON THE
GENERAL PLAN ADVISORY COMMITTEE (GPAC)

COMMENTS FROM STAFF

Director Ho congratulated Chair Nigsarian and Vice Chair Manley on their appointments. He indicated that he had one administrative item regarding the format for Commission meetings as we move forward. He explained that the City Council had gone back to conducting live meetings in the Council Chamber, with modifications to ensure social distancing. He asked if the Commission was interested in doing the same. He noted that there were a number of logistical issues involved including not having all the Commissioners at the dias, staff sitting in the audience and the public either at a remote location or perhaps "socially" spaced in the chamber.

He explained that we would need to come to a consensus soon and that he wanted to have a dialog with the Commission regarding how we move forward. Shall we continue to teleconference or go live for the next meeting? He also noted that we will be honoring former Commissioner Fernandez at the next live meeting, but that there was no hurry and that Ray is fine with waiting.

Chair Nigsarian commented that he and Andrew had had a conversation about this earlier in the day and that he wanted to share what was discussed with the Commission. He commented that the Commission does not have the same resource as the Council and there could be logistical problems such as having sufficient staffing for example, if we needed to escort meeting attendees from a remote site to the Chamber. He felt that it might be best to have at least one more teleconference meeting so there was time to work on the logistics. He asked for a round table discussion, and called on Vice Chair Manley.

Vice Chair Manley said that he could support the idea of having the next meeting via teleconference and moving back into the Chamber after that, however, if any of the

Commissioners were opposed to that, he could support that, but really was not opposed to getting back to live meetings.

Commissioner Bernier stated that she and Andrew had had the same conversation. She noted that she is dealing with medical issues in her family and would feel more comfortable continuing with the teleconferencing for a while longer.

Commissioner Powell stated that teleconferencing is fine with him as long as it's necessary and until such time as we can facilitate a safe in person meeting.

Commissioner Munoz said that he can go either way, which ever was best for the Commission and the community.

Chair Nigsarian asked Director Ho if it would be more helpful for staff if we continued with teleconferencing for the next meeting. Director Ho responded that yes it would be helpful and that he would touch base with everybody after the next meeting to see how we are doing.

COMMENTS FROM COMMISSIONERS:

Chair Nigsarian thanked the Commission in their vote of confidence and that he is looking forward to having smooth running and productive meetings and hopefully it will be a good year. He thanked Commissioner Bernier for a great year and her leadership. He congratulated Vice Chair Manley on his new post and was confident that he would do a great job. He also welcomed Commissioner Munoz and noted that he was eminently qualified and that his institutional knowledge would be an asset to the Commission.

Vice Chair Manley congratulated Nigsarian on his appointment as Chair, thanked Commissioner Bernier for a great job and welcomed Commissioner Munoz. He said he was looking forward to seeing everyone together in the future.

Commissioner Bernier congratulated Commissioner Munoz and said she looked forward to meeting him. She offered her congratulations to the Chair and Vice Chair on their appointments, and noted that it is going to be a good year.

Commissioner Powell concurred with the previous comments and congratulated everyone on their appointments.

ADJOURNMENT: 7:12 p.m. to June 22, 2020.

Respectfully submitted,

Roy N. Ramsland Jr.
Planning Manager