

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
October 26, 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 Nigsarian 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 BERNIER

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

**ABSENT: COMMISSIONERS:** NONE

**OTHERS PRESENT:**  
DIR. OF COMM. DEV.: HO  
SENIOR PLANNER: SCHAEFER  
COMM. DEV. SECRETARY: LOPEZ  
PLANNING COMMISSION SECRETARY: GONZALEZ

**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.

**PUBLIC HEARINGS**

1. Consideration of Planned Unit Development 20-01 and Tentative Parcel Map 2019-178 for a three-unit residential condominium complex at 508 South Walnut Street.

Senior Planner Schaefer presented the staff report to the Commission.

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

Commissioner Munoz asked if the developer would be responsible for maintaining the parkway. Senior Planner Schaefer responded that was correct they will maintain the parkway but the City trees would be maintained by the City.

Commissioner Manley asked if the chain link fence along the Orange County Flood Control (OCFC) will be removed or stay in place. Senior Planner Schaefer replied the applicant will need to discuss that with the OCFC agency.

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. There were none.

The Chair then asked if there was anyone who wished to speak in opposition to the request.

Ms. Bertha Valle, 500 West Fourth Avenue, La Habra, expressed her concern for additional traffic. She explained it is difficult to exit her driveway which is on Walnut Street at the bottom of the two hills of the roadway. Ms. Valley added that the speedbumps installed do not slow traffic.

Mr. Trinidad Santana asked how many units will be built. Chairman Nigsarian stated there will be three units proposed. Mr. Santana expressed he would prefer a single-family home instead of condominiums.

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

Commissioner Bernier asked staff if there will be garages for the units. Senior Planner Schaefer replied there will be garages for the units with one unit providing for a three-car garage and the other two units will provide for a two-car garage.

Commissioner Powell expressed that this was a good improvement for the area and that he was in support of the proposed project.

Commissioner Munoz stated he visited the site and believes that the project was the right scale for the area.

Chairman Nigsarian stated it looks like a good development and that the three units get us closer to meeting the RHNA numbers.

MOVED BY Commissioner Powell, seconded by Commissioner Bernier, APPROVING RESOLUTION NO. 20-34 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT PRECISE PLAN 20-01 FOR THE CONSTRUCTION OF A THREE-UNIT RESIDENTIAL CONDOMINIUM COMPLEX AT 508 SOUTH WALNUT, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

MOVED BY Commissioner Powell, seconded by Commissioner Bernier, APPROVING RESOLUTION NO. 20-35 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING TENTATIVE TRACT MAP 2019-178 FOR CONDOMINIUM PURPOSES FOR A THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 508 SOUTH WALNUT STREET, AS PER THE APPROVED MAP, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

COMMENTS FROM COMMISSIONERS:

Commissioner Bernier expressed her condolences to Deputy Director Jaramillo who recently lost his wife, Theresa. She also thanked staff for all their work on the Rancho La Habra Development project.

Commissioner Powell also expressed his condolences and asked the Chair to adjourn the meeting in memory of Theresa Jaramillo.

Commissioner Manley expressed his condolences and prayers to Carlos and his family.

Chair Nigsarian asked to adjourned the meeting in memory of Theresa Jaramillo.

ADJOURNMENT: 6:58 p.m. adjourned in memory of Theresa Jaramillo to November 9, 2020.

Respectfully submitted,

Carmen Gonzalez Avila  
Planning Commission Secretary