

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
September 15, 2020

**THE PLANNING COMMISSION MEETING WAS CONDUCTED TELEPHONICALLY VIA ZOOM. 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 6:32 p.m. The Commissioners, the public and Staff conducted the meeting telephonically through Zoom and live streamed through the City's YouTube media site.

**PLEDGE OF ALLEGIANCE:** LED BY COMMISSIONER BERNIER

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

**ABSENT: COMMISSIONERS:** NONE

**OTHERS PRESENT:**

DIR. OF COMM. DEV.: HO  
PLANNING MANAGER: RAMSLAND  
SENIOR PLANNER: SCHAEFER  
ASSOCIATE PLANNER: D. LOPEZ  
CITY ATTORNEY: DAVID SNOW  
CITY ATTORNEY: GINETTA GIOVINCO  
METIS: LLOYD ZOLA  
PLANNING COMMISSION SECRETARY: GONZALEZ  
COMM. DEV. SECRETARY: V. LOPEZ  
EXECUTIVE SECRETARY: HURT

**CONTINUED PUBLIC HEARING**

1. Consideration of a request for Final Environmental Impact Report 18-01 (SCH No 2015111045); General Plan Amendment 18-01 to change the land use designation from Open Space to Low Density Residential (0-8 units/acre) for Planning Areas 2, 3 & 4; Amendment #3 to the La Habra Hills Specific Plan; Adoption of the Rancho La Habra Specific Plan; Zone 18-01 to change the land use designation from La Habra Hills Specific Plan to Rancho La Habra Specific Plan for the area occupied by the Westridge Golf Course; Vesting Tentative Tract Map 17845, Design Review 18-01 through 18-05 for Rancho La Habra Specific Plan Areas 1, 2, 3, 4, and 6; and Development Agreement 18-01 for the Rancho La Habra Specific Plan at 1400 South La Habra Hills Drive.

Chair Nigsarian explained the hearing would pick up where it left off last night, which were comments from persons that wished to speak in opposition to the project. He also noted that due to some technical issues from the previous night's (September 14, 2020) meeting,

anyone who wished to speak on the project and were unable to connect, both in favor and opposition, would be heard at the end of those speaking in opposition.

He noted that anyone that wished to speak would be allowed to do so and there is no time limit placed on speaking, but asked the speakers to keep their comments to new information. He stated that he would like to see the public hearing adjourned tonight by 10:30 p.m., but will go later if necessary. He will continue the meeting to tomorrow night, if needed.

He stated that any correspondence received after 5:00 p.m. today would be added into the record and that after that the applicant would have the opportunity for rebuttal. Upon completion of the applicant's rebuttal the public hearing would be closed and the Commission would deliberate. He asked for the first speaker.

While Staff was queueing up the speakers, Andrew Ho, Director of Community Development, introduced the City's legal counsel from Richards Watson Gershon (RWG) present this evening; Mr. David Snow and Ms. Ginetta Giovinco.

Mr. James Lees, 2140 South Earl Court, La Habra, opened his comments by questioning the validity of the methods used by Lennar in collecting their letters of support. He stated that he believes they are creating a false narrative for the Commission and Council. He next addressed traffic issues and the significant and unavoidable impacts to intersections around the project and concurred with Mr. Faust's comments.

He also expressed his concerns on overcrowding of the City and that the proposed project would make excessive demands on City resources that the current residents will be left to pay far into the future.

He then spoke to the City's RHNA numbers and expressed his belief that they were doable without the Rancho La Habra project. He added that this project is not providing decent money for affordable housing.

He expressed his concern for the air and soil pollution that Commissioner Bernier expressed concerns about. He added that he also believed that wildlife will be damaged even if replacement land is purchased.

He also commented that the developer is in a hurry to have the project approved prior to the November election and that they do not care about the citizens of the City that get the long-term problems. He believed that when the City creates a park there will be a problem of homeless people living there. He stated that many residents came to La Habra because it is a small city and the general plan as approved promoted it as such. He stated the commenters who spoke in favor of the project do not live in La Habra and that it's a, "do it in your back yard not in my yard" idea. He concluded that the Council should put off a decision on the project until after the election and let the people decide.

Ms. Julie Lomeli stated that she and her husband had sent an email which addressed many of the issues that have been raised by previous speakers, however, she wished to address two items. She questioned the validity of the letters in support of the project. She then referred to the Valencia development and noted they were glad it was approved

because it improved the City, but that would not be the case with the golf course. She asked the Chair if she could pass the phone to her husband.

Chairman Nigsarian asked the Attorney if it was okay for the caller to pass the call on to her husband to speak. Attorney Snow stated it would be okay.

Mr. Victor Lomeli stated that during COVID, traffic has been mild at the Beach Boulevard and Imperial Highway intersection, but would return to being congested when everyone returns to work. He stated that golf may be down nationally but that Westridge is doing well and he said that he needs to make reservations three days in advance to play there. He asked the Commission not to make the mistake for our future and stated that there are more people against, than in favor of this project.

Ms. Angela Caldera, Ryan Avenue, La Habra, stated that she moved to La Habra to escape a city of high density, no parking and traffic. She noted that in that city a golf course had been developed with a hotel and banquet rooms but retained the golf course and open space. She continued that she loves nature and openness and that was why she moved to La Habra, she stated that she believes Lennar did fear mongering during their comments the night before and that the decision by the Planning Commission on this project is a serious one. She stated that the Planning Commission should look at other places for development and that the Commission has an obligation and an opportunity to keep this open space and that there are many other things that can be done to improve the community for its residents but not building homes.

Mr. Robert Medrano, an East Whittier resident, addressed the Planning Commission. He noted that they have a difficult job and commended them on their public service. He noted he and his wife do about 80% of their shopping in La Habra because Whittier does not have the big anchor stores. He commented that the traffic before COVID, was horrendous and that he can't imagine adding traffic from 450 additional homes. He commented that occasionally he and his neighbors go elsewhere because of the traffic and that if the homes are built this would happen more often which will hurt more than help business in La Habra. He opined that the average household in east Whittier/Friendly Hills/La Mirada, spends on the average of \$1,000 in La Habra a year and that with 10,000 households that would cost the City millions in lost revenue. He concluded by stating that everyone who wants the project are either affiliates or special interests or are a few residents with interest. This will hurt the City by creating traffic and congestion.

Mr. Julie Edwards, 528 South Walnut Street, La Habra, stated that she is opposed to this project for all the reasons that have been previously stated by others regarding traffic. She also expressed concerns regarding lack of City resources for fire and police, and noted she is frequently told there are not enough officers available and that they will get to them when they can, she said that by adding more residents it will add to the problem. She also expressed concern regarding soil contamination from the previous oil field operations and that digging up the soil and putting dust into the air would be a bad idea. She closed by expressing her concerns about overcrowding.

Ms. Randi Hetrick commented she was on hold the night before and appreciated that the meeting was continued to this evening. She commented she lives near Toledo and Beach and was not happy when Costco was opened, and that the proposed project would be

“insult to injury”. Traffic is bad and she finds it difficult to navigate the intersections already. She has an issue with changing the zoning and stated that many other cities have more parks and open space than La Habra. She expressed how she loves the open space and believes it uplifts La Habra and that it is unfair to the homeowners who purchased homes with golf course views and will now have houses there.

Ms. Jody Wickersham stated she has seen La Habra turn from a very small rural community to a metropolis. She expresses her concern about animals and the way the City handles animal control and wondered what they would do about coyotes when they are displaced. She suggested postponing the project until there can be a live meeting instead of Zoom stating that there are people in La Habra that do not have access or know how to use it. She expressed that she did not think there was enough input to allow Lennar to wipe out the little bit of open space land left. We should appreciate what we have and not allow Lennar to take it out. She stated her concerns with traffic and that she can't imagine adding 400 or so more cars. She concluded by saying she has lived here a long time and seen La Habra go downhill and felt that if Lennar is building more housing, then she would have to move out and that she didn't move to the La Habra to be pushed around by developers.

Ms. Laura Rodriguez, 718 West Fourth Avenue, La Habra, stated she had previously lived in Los Angeles County which is very congested and did not have many parks available. She came to La Habra to enjoy the ability to walk to school and interact with the neighbors which have become family. She spoke about her neighborhood (El Campo) and the neighbors. She said she was very disappointed and offended that in the Lennar presentation, Mr. Han stated they were coming to build a “community”. She said there is already a community here, noting the Corn Festival, and local churches, such as Our Lady of Guadalupe Church, who are supportive and give to the community and cited examples of programs to help people during the COVID problems. She stated she lives with her parents and that she would need a second income to afford a home in or around her area. She added that her community was concerned with the additional traffic, and by saying that the developer didn't have any concern about the loss of open space and building more homes and destroying the golf course it will make it more unlikely for people to spend time in La Habra. We care about our community we want La Habra to have roots, for all to be together and supportive.

Mr. Pankaj Mehta, said that he understood that it was the City's duty to review development proposals for improvements to the City. But there is a right way and not so right way to consider proposals. He commented that he had heard emotions in the pleas from citizens as well as neighborhoods surrounding City of La Habra. He concurred with Mr. Lees' comments. He really would like City officials to consider this decision. He indicated that he hoped they would make the appropriate decision.

Ms. Darna Magpayo stated she missed the meeting yesterday because she was unable to use Zoom and wondered how many others missed it as well. She is deeply concerned and has several questions of the Rancho project and asked why it would it be in the best interest of the City of La Habra to continue the Rancho La Habra project.

She stated that the City of La Habra's web site states we need to protect and preserve open space and asked that we support and defend this as it is part of the La Habra mission

statement. She believes that to re-zone the current open space that is Westridge would not align with that statement. Recreational areas bring joy, enhances the way of life and are a beautiful point of pride for the citizens of La Habra which is consistent with these statements.

She expressed concerns with the points made in the EIR regarding the significant and unavoidable impacts. She stated that she had contacted officials from the Department of Wildlife to question if the project potentially violates the current deed restrictions under the previous La Habra Specific Plan. She indicated that the department shared their concerns regarding the area. She noted that she cannot understand why the City Council would rezone this site knowing it is not beneficial to the residents.

She added that this is the last open space in the City and it should not be destroyed and that although the property is privately owned, it was enjoyed by all, noted that the driving range is always busy. She was uncertain how the builder could say that the golf course's future was already decided, and she was nervous as to how they could decide that. She noted that when building West Hills and Westridge in the La Habra Specific Plan, that open space was removed and she thought that the golf course and trails were promised as open spaces in exchange for the homes; it is not right to change that now. She added that the trails are there but she cannot remember when they have been opened or maintained and that they have been locked and inaccessible for years. They will do the same with the new trails. She hoped the City listens to the residents and considers those that could not communicate because they cannot use or access Zoom. She concluded, please follow what your website says and make a choice that benefits all and that preserves their future.

Ms. Cyndy Scotti, La Habra resident, stated she had previously lived in West Los Angeles and moved here because there was less traffic. She added she was unable to get on-line last night and may repeat traffic issues that were previously addressed. She also brought up the topic of toxic soil. She stated that disturbing the soil was not safe. She said that within a year of buying their property she was diagnosed with lupus and on her street, there were two more people that were diagnosed with autoimmune disease, which has caused her to question the soil in the original Westridge development. She opined that there may be more people in the community dealing with the same medical issue. Also, she didn't know if the integrity of the soil was discussed last night. She said a neighbor who moved in after them wished to build a pool and they were designated to one area on their property because they were on a capped oil well. She was sure there are more capped oil wells in the area proposed. She concluded that we have lots of concerned citizens and we need open space more than ever.

Mr. Cliff Schellenger stated he lives in the Country Hills West neighborhood and that many have spoken eloquently about the things that make La Habra special. He expressed concerns about traffic on Beach Boulevard and was also concerned that Sandeewood Avenue will become a major cut through road to avoid Imperial Highway and would have negative impact on the schools. He opined that they would be able to drive to Brea quicker, with less traffic. He suggested that tax revenue will decrease because no one will want to fight the traffic to get to Walmart anymore. He also expressed his concern with the displacement of wildlife. He is currently fighting a rat problem because wildlife is being displaced and that he regularly sees coyotes. He also expressed his concern about water usage and property values. He concluded that the COVID virus has taught everyone that

the denser the population the worse the infection rate and cited New York and Los Angeles as examples. He ended by saying that while COVID may go away another illness may be on the way.

Ms. Shelley Yoo, 331 Sandlewood, stated that she opposes the project and that she concurs with the other people who have eloquently spoken on all the reasons why this is a negative project. She stated as a resident of La Habra that she felt disrespected by Lennar's presentation and found it condescending. She stated she appreciates the Planning Commission listening and made a plea to preserve open space. If there is no other place to see beauty and it is taken away La Habra will become like other cities in Orange County.

She asked to be permitted to read a letter from her neighbor Ms. Bella Tan who lives at 1240 Raintree Drive, La Habra. In the letter Ms. Tan expressed that she is an unhappy tax payer who moved in to the City many years ago to enjoy the fresh air, instead of smoke and smog; that a factor in purchasing her home here was due to the nice City and the open space. She pleaded to please hear the voices of the community and not build all the homes. Ms. Yoo asked the Commission to please read the letters submitted and consider the future for the City.

Chair Nigsarian called a recess at 8:02 p.m. for 10 minutes and reconvened at 8:12 p.m.

Chair then asked staff for an update on number of callers on hold who wish to address the Commission. Staff indicated there were currently eight persons.

Ms. Dani Cardenas stated she lives behind Costco and she opposes the project. She pointed out that the people who were in favor of the project live outside of the City with one as far as Oxnard and to not believe what was said. She praised Commissioner Bernier for making great points and asking good questions. She expressed her concerns with traffic and the time it takes her to take her children to school; that the school system could not accommodate additional children; and concerns for the toxic soils under the proposed park. She asked how this will impact the police and fire departments since she attended a meeting when a police officer stated there is limited man power. She concluded that in the last few years there has been enough building in La Habra and strongly opposes the proposed project.

Ms. Edith Castillo commented she lives in the camp and has lived all over the U.S.A. but chose to return to La Habra to raise her family and expressed she is proud to live in the City. She commented that the applicant had made baseless accusations of nimbyism and that his comments were patronizing and condescending and that he underestimated the intelligence of the residents of La Habra. She opined that it was ironic that Lennar had been doing intensive community outreach for the past two years and yet after all their work they were unable to get the community on board to come to speak in favor of the project, but did get someone from Oxnard and Irvine.

She stated she is not against development but that she is opposed to the fact the City of La Habra continues to short change its residents and that we should be getting a more robust community benefits fund from Lennar or any developer who comes to develop in La Habra. Ms. Castillo stated she attended a City Council meeting to oppose a project on

Monte Vista Avenue and that the City got nothing but reduced parking and reduced affordable housing units. She stated that she understands the Planning Commissioners are not elected but that they also work for the citizens and is grateful they listen. She expressed appreciation that Commissioner Bernier was incredibly prepared and asked the right questions and was representing the community.

She expressed her concerns regarding increased traffic and pollution, and concurred with the comments made by Mr. Foust earlier. She also expressed concerns regarding the contaminated soils and believed that cancer would occur as it had in the Brownfield sites she had worked at in Detroit. She asked not to short change the community and not to build without having proper mitigation strategies in place.

Mrs. Amy Williams stated she and her husband recently moved to the City because they felt it was a community-oriented city and as a young couple they enjoyed seeing lots of open space and liked that La Habra High School has an agriculture program which is awesome as many schools in other Orange County cities do not. She felt that this project has La Habra going the wrong direction into a more congested and crowded city as opposed to a community-oriented city. She concurred with the comments of the previous speakers on great reasons why not to move forward with the project. She concluded that they are interested in staying for long time but if it becomes congested like Los Angeles they will think otherwise.

Mr. Tim Blaine, 1800 South Watson Street, La Habra, said that the reason he moved to La Habra was to raise his family. He recounted a story of speaking with then Mayor Steve Anderson about the Westridge Development before buying a home there. That was one of the reasons he decided to invest in La Habra and move his family up to Westridge, paying a premium of over \$100,000 for the lot. He recalled that he had been told by Planning Staff many years ago that he would never have neighbors in his back yard, but now the City wants to re-zone the last green belt in La Habra. He also expressed his concerns about traffic and his commute time from his business that is located in Brea.

He stated that there are no more opportunities for greenbelts once the golf course is gone and there is no bringing them back. He added that the developer is trying to take the land which was given from the previous project. He recounted that he had attended a City Council meeting in which they discussed the budget and the projected budget short fall within two years. He stated "it becomes dollars and cents as I see it". But the dollars and cents to people who live here doesn't make sense. He hoped the Planning Commission listened to all the voters and not the pocket book and allow the citizens of La Habra to continue living the life they enjoy. He then stated that if this goes through he will leave La Habra since the traffic problem can't be mitigated.

Mr. Gerard Rudd, lives in Country Hills West, stated that he has seen many developments and changes on Imperial Highway over the years and they have created high traffic problems and that this project will create a more extreme traffic problem. He stated there are other properties in La Habra that are undeveloped that could be used for smaller projects that would not impact one area so significantly and help retain the small-town feel.

Ms. Kanwal Cheema, a resident in the Westridge Community, noted that all previous speakers already mentioned the items she was concerned about and she wanted to reinforce their thoughts in opposition to the project.

Mr. Robert Biddlecombe, Greenbrier Lane, La Habra, noted that he has seen many changes since he has lived here and believes the quality of life has gone down due to traffic and overcrowding in the past several years. He noted that his commute time has increased by 50% within the last ten years due to gridlock traffic on Beach Boulevard mornings and evenings. He felt that this made it unsafe to either ride a bike or walk in the area. He complained about the noise and air quality of the existing conditions and also expressed concerns for disturbing the contaminated soil. Lastly, he commented on what he felt was dishonesty on behalf of the developer in how the project was presented.

Mr. John Draxler, County Hills East, La Habra, stated that he had not intended to speak but that he felt compelled based on previous speakers. He said that most of his concerns had been covered by previous speakers but he was disturbed by Lennar's presentation which he felt was condescending and dismissive of the residents and misrepresented the RHNA situation. He noted that the callers in favor of the project were mostly out of town professionals and he noticed the call-ins have been mostly against the project. He also questioned the questionnaire used to document the support of the project. He closed by stating his opposition to the project and that he thinks there are many open questions and issues to be resolved before the Commission could decide.

Mr. Robert Enriquez, 528 South Walnut Street, La Habra. He stated that he is not directly affected, other than traffic, but his issue is the "misappropriation of funds". He inferred that the City was taking on this project for the purpose of gaining revenue, but that current City funds were being misused and cited examples of increased City workers at a disproportionate rate to the population; and lack of infrastructure maintenance. He stated that the City will create more projects to create more revenue and asked where does the money go. He spoke about the "cemented drainage ditch along Imperial Highway" (Coyote Creek) and how in the past he had suggested that it should be covered to have a green belt but was told it can't be done. But noted that they covered the ditch between Imperial Junior High and Woodlake Village and that it was okay to cover it to build 100 units to create revenue but not to create a green belt for a nice buffer for all the residents from noise and smell. He stated he believes that yet again somebody has been paid off and had received money for their campaign funds and the project will get through.

Ms. Gabriela Garcia, 761 Amber Lane, La Habra, stated that she is opposed to the project for the many reasons that have already been given. She spoke to the large number of letters that had been received in support of the project and the number of people at the meeting in opposition. She opined that they suggest there is stronger support for the project than against, and that was just a lie. She concluded that the applicant is trying to make them feel scared and to believe this is the only option for the future of the property, but it is not.

The Chairman noted that we were approaching the meeting's curfew, but there may be an opportunity for speakers to continue speaking tomorrow if they were not done by 10:30 p.m.

Ms. Sue Ham, resident of La Habra, spoke about the slope adjacent to the Rancho La Habra development and identified the potential for slope failure. She felt that the EIR failed to address this risk properly. She also expressed concerns with six to seven years of construction and the disturbance of the contaminated soil and the health risks to her husband, for those visiting the area and for the health of future residents. She asked how the City could be so irresponsible. She commended Commissioner Bernier for her questions and stated that the citizens place their trust on the Planning Commission for the safety of its residents.

Mr. Robert Hughes, La Habra resident, expressed concerns with the applicant's presentation on water use for the golf course and that he disagreed with the water usage number presented. He was also concerned about wildlife displacement and did not want to see their habitat taken away. He also expressed concerns about the traffic increases that would occur. He was happy La Habra was far from the freeway and thanks to the planning there are nice stores, entertainment and great restaurants here locally, but there is too much density and the Commission should deny this project.

Ms. Carol Hansen, La Habra resident, stated that she is against the project. She specifically expressed concerns about traffic, pollution, overcrowding and loss of wildlife. She was concerned that the project would displace coyotes and send them into the adjacent residential neighborhoods and that their children and small pets would be at risk. She felt that the City is becoming way too overcrowded.

Ms. Andria Sandoval, stated she is opposed to the proposed development due to the already mentioned negative impacts of traffic to the community. She also expressed concerns with impacts to air quality and the added potential increase of pesticides and herbicides used for the new housing landscaping that will run into the storm drains and eventually to the ocean. She reiterated the other speaker's concerns with the toxic soil that is under the golf course. She opined that La Habra does not have the infrastructure to support the potential hundreds of new residents this development will bring and with disasters, such as earthquake, water and power, police services and road repairs, all areas of services are stretched too thin. And as evidenced by the COVID virus, the residents couldn't purchase essential supplies and with the increase demand of potentially thousands of new residents, it will make things worse. She implored the Commission to reconsider the project and research other alternatives for land use of the Westridge Golf Course such as a regional park and hoped the Planning Commission will make the right decision for current and all future residents.

Mr. Greg Jones, stated that this is a deed restrictive property and that this existing La Habra Hills project was approved based on granting this golf course for open public space. So that to come back now is "double dipping". Mr. Jones hopes that the Commission continues to support the community and honor the previous agreements to remain as intended and join the Fish and Wildlife Game Department to preserve this asset that will never be replaced. He stated that there is huge profit that can be made by them if the use is changed, but that the property could be used as a public golf course and still be very profitable. That just because it cannot make the projected margin they wish to achieve does not mean that it is not a valuable asset the way it is currently structured. He commended the opposition, particularly Mr. Joe Faust in the amount of time he has put in

to presenting their case. That he thinks it is clear that Mr. Andrew Han, of Lennar, is not local and does not know the area and the value open space views have to residents.

Ms. Dolores Elsesser, Greenbrier Lane, La Habra, expressed concerns over the proposed project and said that she is unhappy they are now trying to double dip and want to build housing, on land that was promised for the golf course. She was particularly concerned with the loss of open space, since she had lived here many years and has seen all the open space go away. She expressed her distrust of the developer and indicated that his presentation was misleading with regards to the open space being provided. She was also concerned that the traffic had increased to the point that it takes her three light cycles to get through Beach and Imperial. She felt that they are overtaxing the public services such as the fire, police, and EMTs because no one can get through due to the congestion.

Mr. Rafael Garcia, Westridge resident, commented that in speaking with his neighbors, which are mostly seniors, he discovered that in many cases this is their second or third home and that they saved and sacrificed and paid a premium (\$100,000) to live on the golf course. And that this was their reward for working their entire lives. He expressed that it is disgraceful that Lennar, 20 years later, has their hand out again and will ruin the golden years of his neighbors. He added that it is wrong that they do this twice and asked the City leaders to honor the original promise of the original owners.

Ms. Jennifer Champagne, Chantry Drive, La Habra, stated that her family chose their home for a variety of reasons including the commute time. She complained that it had grown from 25 minutes up to 1 ½ hours due to the traffic bottle neck at Beach Boulevard and Rosecrans going to Beach and Imperial. She asked who would be responsible for possible law suits because of the toxic land that will be disturbed during construction, and stated that it should not be disturbed. She commented on the golf course operation and opined that their business was doing bad since the business owners have done nothing to promote it. She stated that there has been a significant decrease in the number of children in families since the 1950's and that this is part of the deception moving this project and that the Commission should take the environment into consideration. She concluded that she loves La Habra as is and there is such a thing as over developing.

Mr. Teveyn Manchan, 1230 West Lambert Road, La Habra, stated that he had seen lots of changes in La Habra, and concurred with all the previous comments about traffic. He noted that there have been comments made comparing La Habra to other cities, but that La Habra is not like other cities that is why people love to live here. He added that those other cities have areas to expand and install all the infrastructure to support those homes. He opined that the City Council have made up their minds a long time ago and that they need to stand up for the residents. He also spoke to Lennar's presentation and the letters in support and how he feels that it has all been dishonest. He concluded that they are counting on the Commission to listen to the opponents of the project.

Ms. Diane Alba, La Habra resident, stated that she has seen many changes in La Habra and like many of her neighbors that she understands the need for progress but that 450 homes are more than what the City can take. She also expressed that it was bothersome what Lennar has done with the letters on their website with paid people that come from out of town and they have not been honest with the petition. She asked the Commission to really listen to their voices and that it affects their lives when they decide on this project.

Ms. Mecki Grothues, 951 Teakwood Avenue, La Habra, said she has seen many changes over the years especially with development to the south part of the City close to Fullerton. She noted that it took half a year to move the dirt with constant dirt and smell in the air when the current neighborhood was built. She also commented on how bad the traffic is and that she has to use different routes to get out of her neighborhood.

Mr. Simon Chan, Westridge resident, commented that he has been commuting from Hacienda Heights to Orange County along Beach Boulevard for the last 20 years. He has seen many changes in the City both good and bad, but there has been an increase with pollution and traffic. He continued that now we have a developer who comes in to offer a new development, and offers to give something back. That he doesn't think it's a good idea to listen to the developer but to listen to neighbors and that it would be best to postpone to November to leave it up to the residents who know best.

Chairman Nigsarian asked to take a recess at 9:59 p.m. and reconvened at 10:04 p.m.

Ms. Charlene Martin, Greenbrier Lane, La Habra, stated that she understands progress but at what cost. She was concerned with the loss of open space and the displacement of wildlife due to the loss of their habitat. She added that residents of La Habra are speaking loudly and she hopes their voices are heard. They love the City and asked to please keep it that way.

Mr. Alex Kim, Pine Place, stated that he can see the golf course from his bedroom and that he moved here because of the open space and that his expectation was that it was here to stay. He didn't realize this meeting was occurring until yesterday when he received an email and wondered how many more residents did not know about this. He stated that he had heard the streets will stay the same and with more homes that does not make sense. He couldn't imagine adding more homes and many more residents.

Mr. Victor Perez, La Habra resident, stated that he and his brother-in-law who lives a few houses down the street are opposed to the proposed development. He expressed concerns with disturbing the soil and digging sewer lines which he said will put contaminated dust into the air which will hurt the people that live in the City. He asked why the City is considering this project 49 days before a vote on Measure X, and why they are pushing this through.

Ms. Diane Dominguez, La Habra resident, stated that she is not directly impacted by the project, but as a resident of La Habra she has great concern of the impact of this development to this community and that if it goes through that the density will be a huge impact on the City. She expressed concerns about the lack of open space, impacts on wildlife, police and fire services and the City's infrastructure. She hopes the City Council will re-think this and will make an informed decision for the long-term impact and leave the open space, possibly as a regional park.

Ms. Adrienne Lee, Westridge area resident, stated she and her family are all opposed to the proposed project. She stated she has empathy for the housing crisis but that we cannot neglect the impact to the environment, as it cannot be reversed. She is specifically concerned about the disturbance of habitat for the coyotes and that the project will cause

harm and destruction to the ecology of that area that many residents enjoy. That once the fragile ecology is disturbed we will never get it back. She urged all to deeply consider this.

Ms. Judy Scott, La Habra resident, stated that Mr. Lee had addressed many of her concerns including traffic. She specifically expressed concerns about disturbing the soil. She noted that her husband worked at the Chevron Laboratories for many years and felt that there is something going on in the soil because they had a number of cases of brain tumors before they closed the facility. She concluded that it will really impact the community in La Habra to have more houses.

Mr. Al Mason, stated that the reason the golf course was approved was because it was a suitable use for the land. He questioned the potential toxicity of the former Chevron site. He said that the soil should remain undisturbed. He also express concerns with traffic.

Chairman Nigsarian explained that the time may come to continue the meeting, as it may not be possible to finish and that he would take one more caller before determining how the remainder of the meeting will proceed.

Ms. Maribelle Lopez, 1821 South Ford Court, La Habra, requested to read a letter from Mr. Lee Quarnstrom 80-year-old resident, 701 La Vereda Drive. The Chairman indicated that it would be allowed.

Mr. Quarnstrom wrote that he and his wife were concerned with public open space preservation. He indicated that they had seen the City grow from a lovely comfortable city to an overcrowded suburb with little or no character, and an urbanized cluster now of townhouses that might someday become overcrowded slums. He expressed his concerns for loss of open space and lack of water. He noted that La Habra has gone through droughts over the years and residents have dutifully cut back on all forms of water use with now the City Council is mocking our preservation efforts by allowing hundreds of new high-density residential building that will house thousands of new residents who will also need to use our precious water. That they will also require more fire and police services, they will create more traffic and use other City resources. He added they will be sending more kids to school and they will be looking for public parks to gather in and open space to congregate to keep their sanity in a City where the City Council feels intent to fill every vacant space with high density buildings. He urged the City to allow the people to be able to vote on Measure X to make the choice in November to give the people a chance to express the will of the people and not the City big wigs. He ended by writing that he hopes the City stops trying to "ram rod this development down their throats".

Ms. Lopez then expressed her thoughts on the proposed project. She appealed to the Planning Commission, as well as to the City Council members to listen to the thousands of constituents that have made their voices heard and who wish to preserve the City. She stated that she is concerned building on the golf course, which is land that was never intended for homes due to the toxic soil. She added that is why it was zoned for open space and ended up a golf course. That to put houses on this land would be irresponsible and not to mention a hazard for the air quality of the community.

Ms. Lopez then read the section of the EIR that referred to the air quality management plan for the south coast basin and greenhouse gas emissions. She expressed she is very

concerned about how this project will impact health, particularly those that suffer from respiratory diseases. She added that the air pollution of the building and construction over the next six years will affect not only the limited surrounding area but also surrounding cities. She said there is no need for an increase of toxins and that there is a need for space with trees and adequate fresh air. Additionally, she stated that this method of having a hearing is discriminatory to people who do not have the ability, knowledge or technology or means to participate in such an important meeting and that the City Council needs to postpone to allow a fair option for all La Habra residents to be allowed to have an in-person meeting.

Chair Nigsarian stated we still had to read the written correspondence into the record, which would take approximately thirty minutes, the rebuttal of the applicant and other speakers remaining. He stated there is a need to continue the meeting. He directed the audience to raise their hand on the system (Zoom) for staff to take note for them to be allowed to speak at the next meeting. He noted that no additional speakers would be allowed after that.

Director Ho stated that staff will take a screen shot of the list of speakers with their hands raised. He counted 16 speakers to speak tomorrow.

Chair Nigsarian thanked staff and asked for a motion to continue the meeting to the next day.

Moved by Chairman Nigsarian, seconded by Vice Chair Manley, and carried unanimously to continue the public hearing to Wednesday, September 16, 2020 at 6:30 p.m. via Zoom.

Adjournment 10:42 p.m. to Wednesday, September 16, 2020 at 6:30 p.m.

Respectfully Submitted,

Carmen Gonzalez Avila  
Planning Commission Secretary