

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
September 17, 2020

THE PLANNING COMMISSION MEETING WAS CONDUCTED VIA 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 6:00 p.m. The Commissioners, the public and Staff conducted the meeting telephonically through Zoom and live streamed through the City's YouTube social media site.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER MUNOZ

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: SERITA YOUNG
CITY ATTORNEY: GINETTA GIOVINCO
METIS: LLOYD ZOLA
PLANNING COMMISSION SECRETARY: GONZALEZ
COMM. DEV. SECRETARY: V. LOPEZ
EXECUTIVE SECRETARY: HURT

CONTINUED PUBLIC HEARING

The Chair reconvened the public hearing on the Rancho La Habra Project.

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.

The Chair stated that he would entertain a motion.

Moved by Commissioner Bernier, seconded by Commissioner Powell, APPROVING RESOLUTION NO. 20-31 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL DENY: (1) GENERAL PLAN AMENDMENT 18-01 TO RECLASSIFY THE LAND USE DESIGNATION OF THE AREA CURRENTLY OCCUPIED BY THE "WESTRIDGE GOLF COURSE" FROM OPEN SPACE TO LOW DENSITY (0-8 UNIT/ACRE) RESIDENTIAL FOR PLANNING AREAS 2,3 AND 4, AND MIXED USE 1 FOR PLANNING AREA 1 AND 5, OF THE RANCHO LA HABRA SPECIFIC PLAN, ALONG WITH THE TEXT AMENDMENTS TO CHAPTER 2, COMMUNITY DEVELOPMENT, CHAPTER 5, COMMUNITY SERVICES, CHAPTER 6, CONSERVATION/NATURAL RESOURCES; (2) ZONE CHANGE 18-01 AMENDING THE OFFICIAL LAND USE ZONING MAP BY REMOVING THE AREA GENERALLY KNOWN AS "THE WESTRIDGE GOLF COURSE" FROM THE LA HABRA HILLS SPECIFIC PLAN AND ADOPTING THE RANCHO LA HABRA SPECIFIC PLAN AS THE LAND USE DESIGNATION FOR THE SUBJECT SITE; (3) AMENDMENT #3 TO THE LA HABRA HILLS SPECIFIC PLAN; (4) ADOPTION OF THE RANCHO LA HABRA SPECIFIC PLAN; (5) DESIGN REVIEW 18-01 THROUGH 18-05 FOR RANCHO LA HABRA SPECIFIC PLAN AREAS 1, 2, 3, 4, 6, AND 7; AND (6) DEVELOPMENT AGREEMENT 18-01 FOR THE RANCHO LA HABRA SPECIFIC PLAN AT 1400 SOUTH LA HABRA HILLS DRIVE; AND FIND THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The roll call vote was as follows:

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

Moved by Commissioner Munoz, seconded by Commissioner Powell, APPROVING RESOLUTION NO. 20-32 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA DENYING VESTING TENTATIVE TRACT MAP 17845 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The roll call vote was as follows:

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

NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Adjournment 6:09 p.m.

Respectfully Submitted,

Carmen Gonzalez Avila
Planning Commission Secretary