

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
July 12, 2021

CALL TO ORDER: Chair Manley called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:30 p.m. in the Council Chamber.

PLEDGE OF ALLEGIANCE: LED BY VICE CHAIR MUNOZ

PRESENT: COMMISSIONERS: NIGSARIAN
BERNIER
ROJAS
MUNOZ
MANLEY

ABSENT: COMMISSIONERS: NONE

OTHERS PRESENT: INTERIM DIRECTOR: CRABTREE
PLANNING MANAGER: RAMSLAND
SENIOR PLANNER: SCHAEFER
ASSOCIATE PLANNER: D. LOPEZ
SECRETARY: V. LOPEZ

PUBLIC COMMENT

The Chair asked if there was anyone in the audience that wished to speak on any item not on the agenda. There were none.

CONSENT CALENDAR

The Chair explained the Consent Calendar procedures. He asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Nigsarian seconded by Commissioner Bernier to approve the Consent Calendar. Motion passed with Commissioner Rojas abstaining.

1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.
2. Approval of the Planning Commission Minutes of June 28, 2021.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR MODIFICATION 21-02 AND REQUEST FOR MODIFICATION 21-02 TO MODIFY THE HOURS OF OPERATION OF THE BANQUET FACILITY AND TO ALLOW

FOR ALCOHOLIC BEVERAGES WITHIN THE OUTDOOR SEATING AREA AT
651 WEST WHITTIER BOULEVARD.

Chair Manley asked if any correspondence had been received in regards to the item. Secretary Lopez informed the Commission that an email had been forwarded to them on July 7. The email was from Ms. Evelyn Lindley who was in opposition of the request to modify the hours and serve alcohol in the outside dining area.

Associate Planner David Lopez presented the staff report to the Commission.

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

Commissioner Nigsarian asked for clarification on the five months re-review period and clarified that the hours of operation for the inside were changing for Sundays from 10:00 p.m. to 1:00 a.m. while the hours for the outside patio were not changing. Associate Planner David said that if complaints are received before the five months, the item would be added at that time to the agenda for the Commission to review, if no complaints are received, the item would be added to the agenda within five months for the Commission to be updated on the operation of the business. David clarified that the hours for the outside patio were not changing. Chair Manley asked David to repeat the current outdoor hours. David stated that the outdoor hours are: Monday-Thursday 11:00 a.m.-11:00 p.m., Friday-Saturday 11:00 a.m.-12:00 p.m. and Sundays 11:00 a.m.-10:00 p.m.

Commissioner Bernier said she had the same questions as Commissioner Nigsarian and liked that the report included the information on the 911 calls.

Commissioner Rojas asked if there was a comparison between this banquet hall and other facilities in the City. Associate Planner Lopez said that staff looked at 3 other facilities within the City: a banquet facility, a restaurant with live entertainment, and a karaoke facility, he mentioned those locations and their hours of operation. Commissioner Rojas asked if the facility on Beach is allowed to serve alcohol outside in their patio. David said that would be regulated by Alcoholic Beverage Control (ABC).

Vice Chair Munoz asked what the outdoor seating area entailed and if that area had to be modified if they allowed alcohol to be consumed outdoors. Associate Planner Lopez said that one of the conditions is that they comply with ABC regulations; a modified plan showing ABC's requirements will be required for review by staff.

Chair Manley asked about the structure in the back. Associate Planner Lopez stated that the 10x12 patio structure did not require a building permit and was for decorative purposes only. However, permits would be required for the electrical conduit used for the lighting at that patio structure and at the outdoor eating area.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the proposed project.

Robert Coleman, 650 Linda Avenue, La Habra, said that the property in question is on the other side of his fence. He praised the owner calling him extremely responsible and commented that the interior design of the facility is gorgeous. Mr. Coleman said he did not see any issues with their proposal.

Marie Murillo, who is employed by the owner of the facility as the special events coordinator, mentioned her experience in dealing with large events, including working with the City on the Tamale Festival, Corn Festival, Fourth of July and the Citrus Fair. She said that they have security guards at the facility for large events. Two security guards when they have under 200 guests and three security guards when they have over 200 guests. They also have valet parking, which keeps guests from going to the back of the building and potentially disturbing the residential neighbors. She added that they require event decorators to come by the next day to disassemble their displays eliminating noises in the late hours of the night or early morning after the end of scheduled events. She thanked the Commission for their consideration and assured them that both she and the owner take pride in what they do.

The Chair then asked if there was anyone wishing to speak in opposition of the proposed project. There were none.

The Chair closed the public hearing and asked for discussion or a motion.

Commissioner Nigsarian said he was sympathetic to the concerns of the neighbors with regards to the noise issues. He appreciated the information Marie provided in regards to security and their commitment to run safe and effective events. With the option to re-review the project within five months to modify conditions if called for, he is in favor of approving their request.

Commissioner Bernier talked about her experience with large events. She said she was apprehensive to allow their request because of the residential neighborhood behind the facility. She liked the idea of bringing it back in five months and said she would be watching it carefully.

Commissioner Rojas said she is excited about having another banquet facility option in La Habra. She thinks there is a big enough buffer zone between the building and the residential neighborhood to address the noise issues and the valet parking is very helpful too. She looks forward to seeing this business succeed.

Vice Chair Munoz said he likes that they have valet parking which mitigates loitering and the option to review the project again in five months to make sure that the applicant has followed all conditions of approval.

Chair Manley said he was not comfortable with allowing the facility to be open until 1:00 a.m. on Sundays. He felt that the last year and a half was an anomaly and that in the next five months they would see a more accurate picture of how busy the facility can be. He would be supportive of the project with the modifications to the hours of operation.

The Commission and staff discussed the hours of the facility for both the inside and outside. Chair Manley suggested modifying the hours for Sundays. There was also a discussion about modifying condition number three to clarify that the project would be reviewed by the Commission in five months.

The Commission agreed to approve the request with modifications to the hours for Sundays to be from 11:00 a.m. – 12:00 midnight. The hours of operation for the outside patio will remain the same.

Moved by Commissioner Nigsarian and seconded by Commissioner Bernier, APPROVING RESOLUTION NO. 21-18 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING MODIFICATION 21-02 TO MODIFY CONDITIONAL USE PERMIT 18-09 TO OPERATE A RESTAURANT/BANQUET FACILITY WITH LIVE ENTERTAINMENT WITH MODIFIED HOURS OF OPERATION AT 651 WEST WHITTIER BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS AS MODIFIED.

Modified conditions:

1. The property owner/business operator shall be limited to the following hours of operation within the building/facility: Monday to Thursday from 11:00 a.m. to 12:00 midnight and Friday and Saturday from 11:00 a.m. to 1:00 a.m. and Sunday from 11:00 a.m. to 12:00 midnight unless modified by the Planning Commission. The doors to the facility shall remain closed during business operations.

3. The project will be re-scheduled for a public hearing within approximately 5 months from the date of approval to provide the Planning Commission with an update and progress report on the facility's' operations.

The roll call vote was as follows:

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

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

Moved by Commissioner Rojas and seconded by Vice Chair Munoz, APPROVING RESOLUTION NO. 21-19 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING MODIFICATION 21-03 TO MODIFY CONDITIONAL USE PERMIT 18-11 FOR AN ON-SALE GENERAL ABC TYPE 47 LICENSE WITH MODIFIED HOURS OF OPERATION AND ALLOWING ALCOHOLIC BEVERAGES WITHIN THE OUTDOOR SEATING AREA AT 651 WEST WHITTIER BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS AS MODIFIED.

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

CONSIDERATION ITEMS

There were no Consideration Items.

COMMENTS FROM STAFF

There were no comments from staff.

COMMENTS FROM COMMISSIONERS

The Commissioners welcomed Commissioner Rojas and Interim Director Crabtree. They also welcomed back Commissioner Bernier who had been participating via phone for the last year and a half. Commissioner Rojas thanked Staff and the Commission for being so welcoming and said she looks forward to working with everyone. Commissioner Bernier said she was glad to be back in person.

ADJOURNMENT: 7:22 p.m.

Respectfully submitted,

Veronica Lopez,
Secretary