

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
May 24, 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 COMMISSIONER NIGSARIAN

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

**ABSENT:** COMMISSIONERS: NONE

**OTHERS PRESENT:**  
PLANNING MANAGER: RAMSLAND  
SENIOR PLANNER: SCHAEFER  
ASSOCIATE PLANNER: LOPEZ  
COMM. DEV. SECRETARY: V. LOPEZ  
CITY ENGINEER: JOHANSEN

**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 Vice Chair Munoz, to approve the Consent Calendar. Motion passed.

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 April 26, 2021.

**PUBLIC HEARINGS**

1. Consideration of a request for Zone Variance 21-02 to construct a retaining wall and swimming pool within the front setback at 1100 North Hillside Street.

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

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

Vice Chair Munoz asked if the current slope is encroaching on the sidewalk and will there be a curb built to prevent this from happening.

Associate Planner Lopez said that there was a condition in the resolution that requires the planting of vines or shrubs in front of the proposed retaining wall to sustain the slope and provide a green screen over time.

Chair Manley asked about the four-foot setback, who is responsible for maintaining the slope so it doesn't encroach on the sidewalk and the total height of the proposed retaining wall.

Associate Planner Lopez went over the setback measurements, informed the Commission that the property owner is responsible for maintaining the slope and explained the height of the wall measured from finish grade.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor or in opposition of the request.

Sara Hernandez, property owner of 1100 North Hillside Street, thanked the Commission for their time and for allowing them the opportunity to be granted a variance to be able to use their land in the same manner that other property owners are allowed to do. She assured the Commission that they would make sure to keep up with the edging so the slope will not encroach on the sidewalk.

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

Moved by Commissioner Powell and seconded by Commission Bernier, APPROVING RESOLUTION NO. 21-15 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING ZONE VARIANCE 21-02 TO CONSTRUCT A RETAINING WALL AND SWIMMING POOL WITHIN THE FRONT SETBACK AT 1100 NORTH HILLSIDE STREET, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. Consideration of the determination of consistency between the Fiscal Year 2021-2022 Seven-Year Capital Improvement Program and the La Habra General Plan 2035.

City Engineer Chris Johansen presented the staff report to the Commission.

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

Commissioner Powell asked if they had determined which streets would be added to the slurry seal list. Mr. Johansen said that they did not have a list yet but those streets that were missed during this fiscal year would be rolled over to the next fiscal year. Commissioner Powell asked for clarification regarding the list of deferred projects. Mr. Johansen said that the list was longer because they are anticipating Federal infrastructure money.

Chair Manley asked if they knew when funding would be received and if additional projects could be added to the list. Mr. Johansen said they did not know when the funds would be received and that projects could be added to the list.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor or in opposition of the request.

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

Moved by Commissioner Nigsarian and seconded by Vice Chair Munoz, APPROVING RESOLUTION NO. 21-16 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA FINDING THAT THE PROPOSED FISCAL YEAR 2021-2022 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE GOALS AND POLICIES OF THE LA HABRA GENERAL PLAN 2035 PURSUANT TO GOVERNMENT CODE SECTIONS 65103 AND 65401.

The roll call vote was as follows:

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

### **COMMENTS FROM STAFF**

There were no comments from staff.

### **COMMENTS FROM COMMISSIONERS**

Commissioner Bernier said she plans on getting her vaccination soon and will then be able to join the rest of the Commission live and in person.

ADJOURNMENT: 6:55 p.m.

Respectfully submitted,

Veronica Lopez  
Community Development Secretary