

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
July 26, 2021

CALL TO ORDER: Chair Manley called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:32 p.m. in the Council Chamber.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER ROJAS

PRESENT: COMMISSIONERS: NIGSARIAN
ROJAS
MANLEY

ABSENT: COMMISSIONERS: BERNIER
MUNOZ

OTHERS PRESENT: INTERIM DIRECTOR: CRABTREE
DEPUTY DIRECTOR: RAMSLAND
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 Rojas 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 July 12, 2021.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO REVIEW THE 2021-2029 DRAFT HOUSING ELEMENT (6TH-CYCLE) WITH A RECOMMENDATION TO THE CITY COUNCIL TO AUTHORIZE STAFF TO FORWARD THE DRAFT

HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT (HCD) FOR REVIEW AND COMMENT.

Chair Manley asked if any correspondence had been received in regards to the item. Secretary Lopez said no correspondence had been received.

Deputy Director Ramsland gave a brief explanation of the Housing Element document and the work of the General Plan Action Committee (GPAC). Afterward Mr. Woody Tescher from PlaceWorks went over a PowerPoint presentation giving a more thorough explanation of the Housing Element.

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

Commissioner Rojas asked who determines the allocation numbers for La Habra and expressed concerns with the high number of accessory dwelling units (ADUs) being projected to meet the City's Low-income level numbers. Mr. Tescher said that SCAG assigns the allocation numbers to the cities. Deputy Director Ramsland said that due to new State laws, ADUs are now easier for property owners to build and the City is projecting an influx of applications. He said the City has more options to meet the Low-income level numbers and those are shown in table HE-4.5 of the draft Housing Element document. He explained that the first 10 addresses listed are projects already under construction or in progress. The additional sites listed are sites that developers have shown interest in. Chair Manley asked what is the total sum of those units listed in that table. Deputy Director Ramsland said that the table did not include the total and that it needs to be updated. Chair Manley said they roughly add up to 820 units. Deputy Director Ramsland indicated that is correct, he then noted that there are other sites throughout the city that are not identified on the table, but would count toward the City meeting or exceeding the Regional Housing Needs Assessment (RHNA) numbers.

Commissioner Nigsarian thanked staff and the members of the GPAC for their work on the document and asked about the procedures to get the document approved by HCD. Chair Manley asked about the likelihood of the document coming back with comments. Mr. Tescher said it was very likely and said there was a possibility of it going through two reviews.

Chair Manley asked about the proportionality between the level of ADUs vs. the overall RHNA numbers. Mr. Tescher said that it is an ambitious number for ADUs as a percentage for a total, however there is flex room based on the numbers in the other categories giving the City potential credits. This is the first draft, HCD will give feedback and the City will see where we need to move things around.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the proposed project. There were none.

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 it is hard to predict what HCD will say about ADUs.

Commissioner Rojas said the ADU number is ambitious but maybe the City can create programs to incentivize ADUs, promote them more and maybe provide floor plan templates that can save people money which incentivizes them more.

Chair Manley asked if the City had an ADU handout. Deputy Director Ramsland said that the Building official had just recently created one. Chair Manley concluded by saying the echoed what his fellow Commissioners had said and asked for a motion.

Moved by Commissioner Nigsarian and seconded by Commissioner Rojas, APPROVING RESOLUTION NO. 21-20 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE STAFF TO FORWARD THE DRAFT HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR REVIEW AND COMMENT.

The roll call vote was as follows:

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

CONSIDERATION ITEMS

There were no consideration items.

COMMENTS FROM STAFF

There were no comments from staff.

COMMENTS FROM COMMISSIONERS

Chair Manley thanked staff for their work on the document, he thanked the GPAC for their efforts and Mr. Tescher for his presentation.

ADJOURNMENT: 7:35 p.m.

Respectfully submitted,

Veronica Lopez,
Secretary