

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
December 14, 2020

**THE PLANNING COMMISSION MEETING WAS CONDUCTED VIA TELECONFERENCE. 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 6:30 p.m. The Commissioners, the public and Staff conducted the meeting telephonically through Zoom.

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

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

**ABSENT: COMMISSIONERS:** BERNIER

**OTHERS PRESENT:**  
PLANNING MANAGER: RAMSLAND  
SENIOR PLANNER: SCHAEFER  
ASSOCIATE PLANNER: D. LOPEZ  
HOUSING AND ECONOMIC DEV. MANGER: COLE-CORONA  
COMM. DEV. SECRETARY: V. LOPEZ

**PUBLIC COMMENT**

The Chair asked if there was anyone on the phone conference or who had sent an email that wished to comment on any item not listed 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 on the phone conference, or who had sent an email, or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Powell, seconded by Commissioner 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. Approving the Planning Commission Meeting Minutes of September 14, September 15, September 16, and September 17, 2020.

## **PUBLIC HEARINGS**

1. Consideration of a request for conditional Use Permit 20-19 for an ABC type 47 Alcohol Beverage License in conjunction with a restaurant at 1464 South Harbor Boulevard.

Associate Planner Lopez presented the staff report to the Commission.

The Chair asked if any of the Commissioners had any questions. There were none.

The Chair then opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request. There were none.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY VICE CHAIR MANLEY SECONDED BY COMMISSIONER POWELL APPROVING RESOLUTION NO. 20-39 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-19 FOR AN ON-SALE GENERAL (ABC TYPE 47) LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1464 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. Consideration of Design Review 20-04 to construct a single-story 10,000 square-foot commercial building at 121 East Whittier Boulevard.

Senior Planner Schaefer presented the staff report to the Commission. He noted that Staff was proposing an additional condition that would require the removal of an easement for road purposes at the rear of the property prior to the issuance of any building permits.

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

Commissioner Powell asked if the applicant was aware of and in support of the added condition. Senior Planner Schaefer replied that the applicant had requested the removal of the easement.

The Chair then opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request.

Edward Islas, 1140 S. Cypress St, La Habra, identified himself as the project contractor. He stated that the staff had explained the project thoroughly in its presentation. He noted that the project provided nine more parking spaces than required, and felt they were fine in the easement and it did not really need to be removed.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY COMMISSIONER POWELL SECONDED BY VICE CHAIR MANLEY APPROVING RESOLUTION NO. 20-40 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 20-04 TO CONSTRUCT A SINGLE-STORY 10,000 SQUARE-FOOT COMMERCIAL BUILDING AT 121 EAST WHITTIER BOULEVARD, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS WITH ADDED CONDITION #4.

- 4 The Applicant/developer shall remove the roadway easement along the north property line to the satisfaction of the City Engineer or designee prior to issuance of building permits.

The roll call vote was as follows:

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

3. Consideration of Zone Change 20-05 for amendments to Title 18 “Zoning”, Chapter 18.62 Wireless Communication Facilities to the La Habra Municipal Code.

Senior Planner Schaefer presented the staff report to the Commission.

The Chair asked if any of the Commissioners had any questions. There were none.

The Chair then opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request. There were none.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY COMMISSIONER POWELL SECONDED BY VICE CHAIR MANLEY APPROVING RESOLUTION NO. 20-41 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 20-05 FOR AMENDMENTS TO TITLE 18 ZONING, CHAPTER 18.62 WIRELESS COMMUNICATIONS FACILITIES, AS PER EXHIBIT “A.”

The roll call vote was as follows:

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

4. A Determination of Conformity with the General Plan for the sale of a La Habra Housing Authority-owned property located at 200 West Greenwood Avenue to the City of La Habra as required by Government Code Section 65402;

A Determination of Conformity with the General Plan for the sale of a La Habra Housing Authority-owned property located at 209 North Euclid Street to the City of La Habra as required by Government Code Section 65402; and

A Determination of Conformity with the General Plan for the City of La Habra to purchase a privately-owned property located at 222 South Euclid Street as required by Government Code Section 65402.

Commissioner Manly noted that he would be recusing himself from the 209 South Euclid Street item, since he lived within 500 feet of the property. Housing and Economic Development Manager Cole-Corona presented the staff report to the Commission.

The Chair asked if any of the Commissioners had any questions. There was none.

The Chair then opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request. There were none.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion(s).

MOVED BY VICE CHAIR MANLEY SECONDED BY COMMISSIONER MUNOZ APPROVING RESOLUTION NO. 20-42 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA MAKING A DETERMINATION OF CONFORMITY FINDINGS AS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 AND RECOMMENDING THAT THE CITY COUNCIL PURCHASE THE PROPERTY LOCATED AT 200 WEST GREENWOOD AVENUE, LA HABRA, CA.

The roll call vote was as follows:

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

MOVED BY COMMISSIONER POWELL SECONDED BY VICE CHAIR MANLEY APPROVING RESOLUTION NO. 20-43 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA MAKING A DETERMINATION OF CONFORMITY FINDINGS AS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 AND RECOMMENDING THAT THE CITY COUNCIL PURCHASE THE PROPERTY LOCATED AT 209 NORTH EUCLID STREET, LA HABRA CA.

The roll call vote was as follows:

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

MOVED BY COMMISSIONER POWELL SECONDED BY VICE CHAIR MANLEY APPROVING RESOLUTION NO. 20-44 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA MAKING A DETERMINATION OF CONFORMITY FINDINGS AS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 AND RECOMMENDING THAT THE CITY COUNCIL PURCHASE THE PROPERTY LOCATED AT 222 SOUTH EUCLID STREET, LA HABRA CA.

The roll call vote was as follows:

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

#### ADMINISTRATIVE ITEMS

Planning Manager Ramsland announced that City Hall would again be closing to the public due to the COVID-19 pandemic and that the situation would be reevaluated in January.

He thanked the Commissioners for their service and patients during this trying year of dealing with meetings via Zoom due to COVID-19, especially the four-day marathon for the Rancho La Habra Project. He wished them and their families Happy Holidays.

Since the next scheduled meeting of December 28, 2020 falls during the holiday closure of City Hall, he asked the Commission to adjourn to January 11, 2021.

#### COMMENTS FROM COMMISSIONERS

Chair Nigsarian thanked City staff and fellow Commissioners for their work during a challenging year. He wished everyone Happy Holidays.

Commissioner Powell thanked Chair Nigsarian for his leadership and talked about his upcoming retirement from the Commission. He thanked everyone who he has worked with in the past eight years on the Commission and wished all Happy Holidays and a Happy New Year.

Commissioner Munoz wished everyone Happy Holidays and said he looked forward to the work ahead and hoped for a better 2021.

Vice Chair Manley wished everyone Happy Holidays and to stay well.

ADJOURNMENT: The meeting was adjourned at 7:20 p.m. in memory of the Community Development Director, Andrew Ho's father, Harry Ho.

Respectfully submitted,

Roy Ramsland  
Planning Manager