

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
August 9, 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  
ROJAS  
MANLEY  
MUNOZ

**ABSENT:** COMMISSIONERS: MUNOZ

**OTHERS PRESENT:** INTERIM DIRECTOR: CRABTREE  
DEPUTY DIRECTOR: RAMSLAND  
ASSOCIATE PLANNER: D. LOPEZ  
SENIOR PLANNER: SCHAEFER  
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 Rojas seconded by Commissioner Nigsarian to approve the Consent Calendar. Motion passed with Commissioner Munoz abstaining from item number two (absent for that meeting).

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 26, 2021.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 20-20 FOR AN ABC TYPE 41 ON-SALE BEER AND WINE LICENSE AT 1301WEST IMPERIAL HIGHWAY.

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

Senior Planner Chris Schaefer gave the staff report.

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

None of the Commissioners had questions.

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

Esq. Stephen Jamieson, representing Amazon Retail and Amazon Fresh, addressed the Commission. He thanked staff for their work and introduced Stephanie Meyer who was joining him from Seattle. He said they were here to support the staff report and to answer any questions from the Commission.

The Commission did not have questions for Mr. Jamieson.

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

Commissioner Rojas asked if this was for a retail space or a grocery store. Senior Planner Schaefer said it is a grocery store but both terms are used interchangeably.

Commissioner Nigsarian wished them the best of luck.

The Chair closed the public hearing and asked for discussion or a motion for Modification 21-04.

Moved by Vice Chair Munoz and seconded by Commissioner Rojas, APPROVING RESOLUTION NO. 21-21 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING MODIFICATION 21-04 TO CONDITIONAL USE PERMIT 20-01 FOR THE SALE OF ALCOHOLIC BEVERAGES (ABC TYPE 21 LICENSE, OFF-SALE GENERAL) IN CONJUNCTION WITH A GROCERY STORE AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

The Chair asked for a motion for Modification 21-05.

Moved by Commissioner Nigsarian and seconded by Chair Manley, APPROVING RESOLUTION NO. 21-22 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING MODIFICATION 21-05 TO CONDITIONAL USE PERMIT 20-06 FOR INSTRUCTIONAL TASTING (ABC TYPE 86 LICENSE) IN CONJUNCTION WITH A GROCERY STORE AT 1610 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 20-20 FOR AN ABC TYPE 41 ON-SALE BEER AND WINE LICENSE AT 1301 WEST IMPERIAL HIGHWAY.

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

Associate Planner David Lopez gave the staff report.

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

Vice Chair Munoz asked if the restaurant had a bar. Associate Planner Lopez said there is no bar.

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

Mr. Michael Cho, representing IHOP, addressed the Commission. He said that IHOP is looking to expand their dinner service. This will be one of seven locations around the country participating in this pilot program to add beer and wine and other dinner items to the menu. Mr. Cho thanked staff for their work and explained that the alcohol sales will be limited to the inside and the permitted patio once ABC removes their temporary permit to serve outside in the temporary patio. He mentioned that Tom Lesbaum from IHOP was also present and they would be happy to answer any questions from the Commission. He said they were in favor of the recommended conditions and asked the Commission for their support.

Chair Manley asked Mr. Cho if he said seven restaurants were participating in this pilot program. Mr. Cho said that was correct.

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 wished them luck.

Moved by Commissioner Rojas and seconded by Chair Manley, APPROVING RESOLUTION NO. 21-23 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-20 FOR AN ABC TYPE 41 ON-SALE BEER AND WINE LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1301 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLAN, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

### **CONSIDERATION ITEMS**

There were no consideration items.

### **COMMENTS FROM STAFF**

There were no comments from staff.

### **COMMENTS FROM COMMISSIONERS**

Commissioner Nigsarian expressed his well wishes for the wounded La Habra Police officer.

Chair Manley adjourned in honor and of the La Habra Police Department and wished them all the best.

ADJOURNMENT: 6:51 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary