

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA

October 11, 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 ROJAS

**PRESENT:** COMMISSIONERS: MUNOZ  
BERNIER  
ROJAS

**ABSENT:** COMMISSIONERS: MANLEY  
NIGSARIAN

**OTHERS PRESENT:** INTERIM DIRECTOR: CRABTREE  
DEPUTY DIRECTOR: RAMSLAND  
SENIOR PLANNER: SCHAEFER  
ASSOCIATE PLANNER: D. LOPEZ  
PLANNING INTERN: ROSALES  
SECRETARY: V. LOPEZ

**PUBLIC COMMENT**

The Vice 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 Vice 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 Bernier to approve the Consent Calendar. Motion passed with Commissioner Bernier 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 September 27, 2021.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 21-03 FOR FAÇADE AND ONSITE IMPROVEMENTS AT 1236 WEST IMPERIAL HIGHWAY.

Vice Chair Munoz 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.

Vice Chair Munoz asked if any of the Commissioners had any questions. Commissioner Bernier asked if the drive thru line started near Applebee's. Associate Planner Lopez stated that as designed no queuing will occur near the Applebee's. Vice Chair Munoz asked about the screening of the rooftop equipment. Associate Planner Lopez said they would make sure the equipment is screened from view during the plan check process when building plans are reviewed.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the proposed project. Terry Parker, representing the property owner, addressed the Commission. He said they were very happy to have The Habit Burger taking over the old Burger King location. He said that the architect and contractor were also present if the Commission had additional questions.

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.

Moved by Commissioner Bernier and seconded by Commissioner Rojas, APPROVING RESOLUTION NO. 21-27 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 21-03 FOR FAÇADE AND ONSITE IMPROVEMENTS AT 1236 WEST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 21-04 TO ESTABLISH A RESTAURANT (CAFÉ) WITHIN AN EXISTING GROCERY STORE AT 1800 WEST WHITTIER BOULEVARD.

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

Planning Intern Victor Rosales gave the staff report.

Vice Chair Munoz asked if any of the Commissioners had any questions. Commissioner Rojas asked if there used to be a kiosk before. Mr. Rosales said that there was an approval for a coffee bar/café back in 1998 and it had been removed for non-use. They were now asking to reestablish it.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the proposed project. Greg Fick, from Tait and Associates, representing the property owner, addressed the Commission. Mr. Fick thanked the Commission and said they were in support of all the conditions of approval.

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.

Moved by Commissioner Rojas and seconded by Commissioner Bernier APPROVING RESOLUTION NO. 21-28 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 21-04 TO ESTABLISH A RESTAURANT (CAFÉ) AT 1800 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

### **CONSIDERATION ITEMS**

There were no consideration items.

### **COMMENTS FROM STAFF**

Deputy Director Ramsland reminded the Commissioners to sign up for the upcoming Planning Officials Forum, scheduled for October 28.

### **COMMENTS FROM COMMISSIONERS**

There were no Comments from the Commission.

ADJOURNMENT: 6:48 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary