

THE MINUTES OF THE MEETING OF THE PLANNING
COMMISSION
OF THE CITY OF LA HABRA
July 10, 2023

CALL TO ORDER: Vice Chair Surich called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:31 p.m. in the Council Chamber.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER BERNIER

PRESENT: COMMISSIONERS: SURICH
BERNIER
MAHECHA

ABSENT: (EXCUSED) COMMISSIONERS: ROJAS
MANLEY

OTHERS PRESENT: DIRECTOR: KIM
PLANNING MANAGER: LUI
ASSOCIATE PLANNER: D. LOPEZ
SECRETARY: V. LOPEZ
CITY ATTORNEY: ROBERTO

PUBLIC COMMENT

Vice Chair Surich asked if there was anyone in the audience that wished to speak on any item not listed on the agenda. There were none.

CONSENT CALENDAR

Vice Chair Surich explained the Consent Calendar procedures. She 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 Mahecha seconded by Commissioner Bernier to approve the Consent Calendar. Motion passed 3-0.

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 June 12, 2023.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR DESIGN REVIEW 22-07 FOR A COMPREHENSIVE FACADE REMODEL, A BUILDING ADDITION AND VARIOUS SITE IMPROVEMENTS, CONDITIONAL USE PERMIT 22-23 FOR THE OPERATION OF A RESTAURANT (BABY BROS PIZZA & WINGS) AND CONDITIONAL USE PERMIT 22-24 TO

ALLOW THE SALE OF BEER AND WINE UNDER A TYPE 41 LICENSE ISSUED BY THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL AT 150 WEST WHITTIER BOULEVARD.

Vice Chair Surich asked if any correspondence had been received in regards to the item. Secretary Lopez said none had been received.

Associate Planner Lopez presented the staff report.

Vice Chair Surich asked if any of the Commissioners had any questions.

Commissioner Bernier inquired if the trash enclosure would be accessed via the alley way. Associate Planner Lopez said that was correct and explained that the location of the trash enclosure was based on the topography of the lot. If it were to be located on more level ground, it would take up required parking and landscaping. Commissioner Bernier expressed safety concerns with people having to cross through the alley to access the enclosure when they throw trash away and whether the trash enclosure would match the color scheme of the building. Associate Planner Lopez said there are standard conditions of approval requiring the trash enclosure be painted with similar colors as the main building.

Commissioner Mahecha asked if there was a second entrance on the south, rear side of the building. Associate Planner Lopez confirmed that there is a second entrance on the south side of the building.

Vice Chair Surich asked if the rear entrance would be for customers. Associate Planner Lopez said yes, it would be a through access, with the main entrance facing Whittier Boulevard and this secondary entrance facing south. Vice Chair Surich then asked for clarification on the number of Alcoholic Beverage Control (ABC) licenses in use in that census tract. Associate Planner Lopez explained that there are six active licenses and the project request tonight would be for the seventh license in census tract 14.01, which covers the area between Walnut Street and Harbor Boulevard.

Commissioner Bernier expressed concerns about the proposed dark colors being used for the façade remodel. She said it doesn't match the colors of the buildings in the surrounding area. Associate Planner Lopez said that the Commission has the ability to recommend a different color scheme. Commissioner Bernier said she would like to see more friendly colors and possibly some art to soften the look. She further commented that the proposed landscaping looks awesome but would like the building's façade to look more inviting. Planning Manger Lui said that the Commission could make a recommendation on a condition of approval specifying the building features, colors and materials that they are looking for.

Commissioner Mahecha asked if there were plans they could see for the outdoor patio. Associate Planner Lopez said staff included a condition of approval for the applicant to submit plans showing the layout and furniture prior to the issuance of a building permit. Commissioner Mahecha asked if this was part of a chain of restaurants, contractually obligated to keep a certain color scheme. Associate Planner Lopez said they have other locations, but deferred to the applicant who was present.

Vice Chair Surich opened the public hearing and asked if there was anyone wishing to speak in favor of the project.

Mr. Louie Christopoulos, managing partner of Baby Bros., addressed the Commission. Mr. Christopoulos said they could tone down the colors of the building to match the surrounding areas. He also said they are a family owned business and not a chain with seven locations and growing.

Commissioner Mahecha asked what their restaurant vibe was. Mr. Christopoulos said they cater to families and sports teams and provide a lot of sponsorships. He said that after being in San Dimas for about a year, their restaurant was awarded the business of the year award by the local chamber of commerce for their work in the community with local charities and fundraiser. Mr. Christopoulos said they are seeking the beer and wine license because people like to have a beer with their wings. Commissioner Mahecha asked if this would be the place to take the little league team after a game. Mr. Christopoulos said absolutely as they cater to families and teams.

Vice Chair Surich asked if they would be reaching out to the La Habra Chamber of Commerce and maybe the local schools. Mr. Christopoulos said yes, they plan on doing that. He said they have great relationships with the local chambers in the cities where they are currently located. Vice Chair Surich congratulated them on their award.

Commissioner Bernier thanked Mr. Christopoulos for answering her questions and said the hope is that this business will be here for a long time. She also said that it would be great if they could pick softer colors. Mr. Christopoulos said he agreed that the colors are a bit dark. Commissioner Bernier said it will be great to see something new at this location and Mr. Christopoulos said they can't wait to get started.

Vice Chair Surich thanked them for choosing La Habra. Families are always looking for a place to take the kids after winning a game. Mr. Christopoulos also said they pride themselves on the quality of their food.

Vice Chair Surich asked if there was anyone wishing to speak in opposition to the project. There were none.

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

Commissioner Bernier asked how they could add a condition to have the colors changed. Planning Manager Lui recommended adding a new special condition number seven under the design review resolution. Commissioner Bernier then asked if they could add something for the patio area. Planning Manager Lui requested the Commission to specify a design feature they wanted to see and add a condition accordingly. Commissioner Mahecha said she wanted to see a plan of the patio area that would soften the look of the building. Commissioner Mahecha commented the proposed design resembles a college dorm. Commissioner Bernier agreed and respectfully stated that the building looks like it compliments a school portable building. The Commission agreed that a new special condition number 7 should require that the applicant submit a final building plan that indicates the use of a softer color palette for the building and complimentary outdoor patio design details, to the satisfaction of the Director of Community and Economic Development, prior to the issuance of any building permits.

Moved by Commissioner Bernier and seconded by Commissioner Mahecha, approving Resolution No. 23-08, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 22-07, CONDITIONAL USE PERMIT 22-23 AND CONDITIONAL USE PERMIT 22-24 FOR A COMPREHENSIVE FAÇADE REMODEL, A BUILDING ADDITION AND VARIOUS SITE IMPROVEMENTS FOR THE OPERATION OF A NEW RESTAURANT (BABY BROS PIZZA & WINGS) THAT INCLUDES THE SALE OF BEER AND WINE UNDER A TYPE 41 LICENSE ISSUED BY THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL AT 150 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL

QUALITY ACT PURSUANT TO SECTION 15303, CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AS AMENDED WITH THE ADDITION OF CONDITION NO. 7

The roll call vote was as follows:

AYES: COMMISSIONERS: BERNIER, MAHECHA, SURICH
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: ROJAS, MANLEY

COMMENTS FROM STAFF

Planning Manager Lui informed the Commission that staff had a sign code update workshop on June 22, 2023 and several small businesses attended. The materials from the workshop and the draft sign code regulations will be made available on the City's website in the coming days. Planning Manager Lui said that staff is seeking continual input from the public and shared that staff is anticipating presenting the amended sign code to the Commission as soon as the second regular meeting in August. Planning Manager Lui also informed the Commission that the City had received a request by the Coyote Village Homeowner's Association for a de novo public hearing and copies of this request have been distributed to the Commission, however, no further action is required by the Commission at this time. The City attorney is looking into this request and will advise City Council on what next steps should be taken. Lastly, Planning Manager Lui said that there are no projects ready to be scheduled for their next regular meeting and therefore, it is expected that the July 24, 2023 meeting will be cancelled.

COMMENTS FROM COMMISSIONERS

Commissioner Bernier congratulated the applicant and said she is excited to see them open soon. She then asked staff to look into two businesses (401 East La Habra Boulevard and 1500 South Harbor Boulevard) that look like they are in violation of the code. Commissioner Mahecha said she too was happy for the applicant and said it has been a while since there was a business at that location. Vice Chair Surich said she looks forward to their grand opening. She also thanked City staff for a great 4th of July event and encouraged everyone to attend the Concerts in the Park.

ADJOURNMENT: 7:08 p.m. to the Planning Commission meeting on August, 14, 2023.

Respectfully submitted,

Veronica Lopez,
Secretary