

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

October 28, 2024

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 CARDENAS

COMMISSIONERS PRESENT: MANLEY
MAHECHA
CARDENAS
GOMEZ
RAMSLAND

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: DIRECTOR: KIM
PLANNING MANAGER: LUI
SECRETARY: LOPEZ
CITY ATTORNEY: ROBERTO
SENIOR PLANNER: SYED

PUBLIC COMMENT

Chair Manley asked if there was anyone in the audience that wished to address the Commission on the consent calendar or any item not listed on the agenda. There were none.

CONSENT CALENDAR

Secretary Lopez explained the Consent Calendar procedures. Chair Manley asked if any of the Commissioners wished to remove an item. There were none. He then asked if there was anyone in the audience that wished to remove an item. There were none.

Moved by Vice Chair Mahecha, seconded by Commissioner Cardenas, to approve the Consent Calendar. Motion passed 5-0.

- 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 October 14, 2024.

PUBLIC HEARING

1. A DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR TENTATIVE TRACT MAP NO. 19262 (TTM 24-0003) TO ALLOW A RESIDENTIAL SUBDIVISION FOR CONDOMINIUM PURPOSES AND DESIGN REVIEW 24-0012 TO CONSTRUCT EIGHT DWELLING UNITS (INCLUDING ONE AFFORDABLE UNIT) AT 525 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 303-125-18).

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

Senior Planner, Ash Syed, presented the staff report.

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

Commissioner Cardenas asked staff to clarify how a trash truck would be able to enter the property and Vice Chair Mahecha asked if the proposed project included vehicular access along the alley. Senior Planner Syed said the proposed project does not include vehicular access along the alley and explained that there is currently a wooden fence located along the northern property line, which is proposed to be replaced with a CMU wall. Vice Chair Mahecha suggested that it would be easier for all vehicles if there was vehicular ingress and egress available along the alley. Senior Planner Syed responded that the Commission could add a condition to modify the CMU wall by adding a gate. Planning Manager Lui suggested deferring to the applicant before committing to a condition.

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

The applicant's architect, Raegan Yap, addressed the Commission. Mr. Yap thanked staff for their guidance as they have been working on this project for a while. Mr. Yap said they feel their project will be a great fit for the community. Chair Manley asked Mr. Yap if he had an opinion regarding the suggestion to provide vehicular access off the alley. Mr. Yap said that sounded like a great idea and said they would be open to that suggestion.

Vice Chair Mahecha said the design of the project is beautiful, but noted that there was a lot of concrete paved areas and asked the applicant if it was possible to add more landscaping. Mr. Yap explained that they have consulted with their landscape architect about adding more impervious pavers with grass components, but added that these types of pavers are limited due to the need to comply with ADA regulations.

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

Commissioner Ramsland asked if each residential unit would be required to use their own individual trash cans or would there be one trash dumpster that would be shared by all of the residential units. Mr. Yap confirmed that the City's Engineering Division required that this project include one trash dumpster.

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

Vice Chair Mahecha said the project is a beautiful design, but reiterated that trash collection would be easier if vehicular access was provided along the alley. Vice Chair Mahecha also noted the additional vehicular access would also be helpful to have in case of an emergency.

The Commission discussed the alley and whether or not other properties had their trash collected in the alley. The Commission generally agreed that having vehicular access along the alley would be beneficial.

Senior Planner Syed suggested that the Commission's motion include adding a new Condition No. 24. Planning Manager Lui suggested Condition No. 24 read as follows: "*The Applicant's final building plans shall include a secondary vehicular access to the extent feasible, along the northern property line to the satisfaction of the Director of Community and Economic Development prior to the issuance of building permits*".

Moved by Vice Chair Mahecha and seconded by Commissioner Ramsland, approving Amended Resolution No. 24-33 entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING TENTATIVE TRACT MAP NO. 19262 (TTM 24-0003) TO ALLOW A RESIDENTIAL SUBDIVISION FOR CONDOMINIUM PURPOSES AND DESIGN REVIEW 24-0012 TO CONSTRUCT EIGHT DWELLING UNITS (INCLUDING ONE AFFORDABLE UNIT) AT 525 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 303-125-18), INCLUDING CERTAIN DEVELOPMENT STANDARD REDUCTIONS PURSUANT TO THE STATE DENSITY BONUS LAW, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: MAHECHA, RAMSLAND, MANLEY, GOMEZ, CARDENAS
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Secretary Lopez said that the action becomes final in 10 working days unless it's appealed to City Council.

CONSIDERATION ITEMS

Secretary Lopez explained the procedures for Consideration Items. Seeing no one in the audience that wished to speak and/or comment, Chair Manley asked for a staff report.

1. APPOINTMENT OF A PLANNING COMMISSION REPRESENTATIVE TO SERVE ON THE CITY OF LA HABRA'S CENTENNIAL CELEBRATION AD HOC PLANNING COMMITTEE.

Planning Manager, Sonya Lui, presented the staff report.

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

Chair Manley opened the nominations. Vice Chair Mahecha nominated Commissioner Cardenas as the Commission's representative for the La Habra Centennial Celebration Ad Hoc Committee. Commissioner Cardenas accepted the nomination. There being no other nominations, the Commission voted 5-0 to appoint Commissioner Cardenas to the Centennial Celebration Ad Hoc Committee.

COMMENTS FROM STAFF

There were no comments from staff.

COMMENTS FROM COMMISSIONERS

Vice Chair Mahecha invited everyone to the Veterans' Day celebration at the Community Center on November 11, 2024 from 11:00 a.m. -12:00 p.m.

ADJOURNMENT: 7:07 p.m. to the Planning Commission meeting on November 12, 2024.

Respectfully submitted,

Veronica Lopez,
Secretary