

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
February 10, 2025

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 RAMSLAND

COMMISSIONERS PRESENT: MANLEY
MAHECHA
CARDENAS
RAMSLAND

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: DIRECTOR: KIM
PLANNING MANAGER: LUI
SECRETARY: LOPEZ
CITY ATTORNEY: ROBERTO
CONTRACT PLANNER: TAYLOR

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 Commissioner Ramsland, seconded by Commissioner Cardenas, to approve the Consent Calendar. Motion passed 4-0.

1. **PROCEDURAL WAIVER:** Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.
2. Approving Resolution No. 25-05 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, SUSPENDING THE NUISANCE ABATEMENT PROCEEDINGS FOR THE PUBLIC NUISANCE LOCATED AT 901-977 WEST IMPERIAL HIGHWAY.
3. Approval of the Planning Commission Minutes of January 27, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER MODIFICATION 24-0001 TO AMEND CONDITIONAL USE PERMIT 82-31 IN ORDER TO ALLOW ALCOHOL SALES AND SERVICE UNDER A TYPE 48 LICENSE AND LIVE ENTERTAINMENT INCLUDING DJ PERFORMANCES, KARAOKE, SMALL MUSICAL GROUPS AND STAND-UP COMEDY ACTS AT AN EXISTING BAR (A.K.A., THE HIDEOUT BAR) AT 632 EAST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER 022-392-38)

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

Contract Planner, Darryl Taylor, presented the staff report.

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

Commissioner Ramsland asked if there was a sound study done to see if the applicant will be able to meet the requirements for this project. Contract Planner Taylor said the applicant worked with a sound engineer who suggested that the applicant apply Type-X drywall which adheres to the existing drywall with an adhesive that also has sound attenuating properties reducing sound levels by as much as 50%. Commissioner Ramsland questioned if that would be enough to bring down the noise within the code limits. Contract Planner Taylor said it will make a huge difference especially if the doors remaining closed. Commissioner Ramsland asked for clarification on what year the calls for service took place and whether it was determined that the intoxicated person came out of the Hideout Bar. Contract Planner Taylor clarified that staff identified calls for service from 2024, but noted that the report did not confirm that an intoxicated person was related to the Hideout Bar.

Commissioner Cardenas asked if there was more information on the calls for service pertaining to the alarm. Contract Planner Taylor explained that the existing bar has a security alarm system which may occasionally be triggered by someone inadvertently opening a secured door and forgetting to enter the code to deactivate the system.

Vice Chair Mahecha asked how far is the alley to the south of the building. Contract Planner Taylor said it's 250 feet or the length of approximately 10 parking stalls from the exterior wall of the building to the parking area of the apartments to the south. Vice Chair Mahecha asked if customer parking would be available behind the business. Contract Planner Taylor said that parking is not available at the rear of the building. Vice Chair Mahecha asked if there was lighting in the alley way. Contract Planner Taylor said there is some lighting on the building that lights the alley way.

Chair Manley asked about the active alcohol licenses in the census tract. Contract Planner Taylor confirmed that one of the three licenses is suspended.

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

Fausto Reyes of Land Arq, Inc., the consultant representing the applicant, addressed the Commission. Mr. Reyes thanked staff and said he has been working on this project for a year

and a half. He clarified that the parking in the rear of the building is used by the dental office only. He also confirmed that the bar does not have any parking in the rear and they do not use the alley. He explained that the applicant will be making improvements to the interior of the bar and the parking lot in order to comply with ADA (Americans With Disabilities Act) and lighting requirements. He explained that they decided to use the Type-X drywall instead of foam panels to help with the reduction of sound because they're more effective. Mr. Reyes also explained that the stage would not be raised because there is not enough room to accommodate an ADA ramp. Mr. Reyes informed the Commission that the bar will have a high end security system and they plan to have security guards during live entertainment performances.

There being no others to speak in favor of the project, Chair Manly asked if there was anyone wishing to speak in opposition of the project. There were none.

Vice Chair Mahecha asked if the owner was present as she had some questions.

Robert Drieslein, the business owner stepped up to the podium. Vice Chair Mahecha said she was in support of bringing live music and entertainment to La Habra. She asked the owner where would the equipment for conducting live entertainment be loaded in from. Mr. Drieslein said they would use the front door. Vice Chair Mahecha said moving any equipment in the alleyways can become a problem and they should be mindful of the people who live close by. Mr. Drieslein said he loves La Habra and has been investing in the City through other businesses in the community that he owns and is looking forward to working with the City.

Commissioner Cardenas asked how they intended to maintain their relationship with the restaurant next door. Mr. Drieslein said the neighboring business will be leaving and a new sushi and ramen restaurant is anticipated to be opening soon. Mr. Drieslein said they plan to help the neighboring business.

Commissioner Ramsland said he is not opposed to live entertainment, but said he did not think this was the right location for it due to its close proximity to residential units. He said people will likely leave the back doors open, and gather in the alley, but the owner would not always be able to see these things in time to properly manage them.

Chair Manley explained that the space has been used as a bar since 1982 and the owner explained that this would enable their business to remain competitive and attract new customers to help improve their profits. He said the applicant has worked with staff and ABC to seek approval for their proposed changes. Chair Manley said he appreciates that the applicant has done everything they are required to do for the noise mitigation measures that they are putting in place. He said there being no one present from the public to speak in opposition and with staff recommending approval, he didn't see a good basis to deny their request.

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

Moved by Chair Manley and seconded by Vice Chair Mahecha, Approving Resolution No. 25-06 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING MODIFICATION 24-0001 TO AMEND CONDITIONAL USE PERMIT 82-31 IN ORDER TO ALLOW THE ON-SITE SALE OF GENERAL ALCOHOLIC BEVERAGES UNDER A TYPE 48 LICENSE AND LIVE ENTERTAINMENT INCLUDING DJ PERFORMANCES, KARAOKE, SMALL MUSICAL GROUPS AND STAND-UP COMEDY ACTS AT 632 EAST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

Secretary Lopez said that the action becomes final within 10 working days unless appealed to City Council.

COMMENTS FROM STAFF

Planning Manager Lui reminded everyone of the PDAOC Annual Forum taking place on February 13, 2025 and said staff is looking forward to having the Commission joining them there. She also informed the Commission of the application recruitment process for the vacancies in the Planning Commission and Community Services Commission.

COMMENTS FROM COMMISSIONERS

Chair Manley adjourned the meeting in memory of Ethan Carlos, one of his former students, who died in a car accident on Hacienda Road in late January and another student who is still in the hospital.

ADJOURNMENT: 7:05 p.m. to the Planning Commission meeting on February 24, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary