PLANNING COMMISSION AGENDA

City Council Chambers, 201 E. La Habra Blvd., La Habra, CA

June 27, 2016

6:30 p.m.

INSTRUCTIONS TO THE PUBLIC BEFORE ADDRESSING THE PLANNING COMMISSION PLEASE FILL OUT A SPEAKER'S CARD AND DEPOSIT AT THE PODIUM.

1. CALL TO ORDER:

2. FLAG SALUTE:

3. ROLL CALL:

4. COMMENTS FROM THE AUDIENCE:

This is the time for the public to address any item of Commission business NOT appearing on this Agenda. (Note: Per Government Code Section 54954.3(a), the Planning Commission cannot take action or express a consensus of approval or disapproval on any public comments regarding matters which do not appear on the printed agenda.)

5. CONSENT CALENDAR:

All items on the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion unless a Commissioner or member of the audience request separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Members of the audience will have the opportunity to address the Commission on removed items at that time.

a. Approval of the minutes of the Planning Commission meeting of June 13, 2016.

6. CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

7. CONTINUED PUBLIC HEARINGS:

a. Continued Public Hearing for consideration of requests for Conditional Use Permit 16-03 for a café, Conditional Use Permit 16-04 for a general off-sale alcohol license (ABC Type 21) and Design Review 16-05 for an addition to a commercial building and exterior façade and site upgrades to an existing retail shopping center at 1231-1357 and 1405-1465 West Whittier Boulevard.

   This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15301(e)(2), Class 1: “Existing Facilities” of the California Environmental Quality Act Guidelines.

Recommendation

Design Review

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 16-05 FOR EXTERIOR FAÇADE AND SITE UPGRADES INCLUDING CONSTRUCTION OF AN ADDITION TO A COMMERCIAL BUILDING FOR THE EXISTING RETAIL SHOPPING CENTER AT 1231-1357 AND 1405-1465 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

Conditional Use Permit – Restaurant

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-03 FOR A RESTAURANT IN CONJUNCTION WITH A MARKET AT 1305 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

Conditional Use Permit – Alcohol Sales

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-04 FOR THE SALE OF ALCOHOLIC BEVERAGES (LICENSE TYPE 21, OFF-SALE GENERAL) IN CONJUNCTION WITH A MARKET AT 1305 WEST WHITTIER BOULEVARD, MAKING THE APPROPRIATE FINDINGS INCLUDING PUBLIC CONVENIENCE OR NECESSITY, AND SUBJECT TO CONDITIONS AS PER THE APPROVED PLANS.

8. PUBLIC HEARINGS:

a. Consideration of requests for Design Review 16-07 and Conditional Use Permit 16-01 to operate a fueling station at 1050 South Leslie Street.

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15302(b) Class 2: “Replacement or Reconstruction” of the CEQA Guidelines.

Recommendation

Conditional Use Permit

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-01 TO OPERATE A SERVICE STATION AT 1050 SOUTH LESLIE STREET, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

Design Review

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 16-07 TO CONSTRUCT A SERVICE STATION AT 1050 SOUTH LESLIE STREET, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

b. Consideration of Amended and Restated Development Agreement 14-01 for a 335 unit apartment complex at 951-1055 South Beach Boulevard

The City Council certified Negative Declaration of Environmental Impact (MND 14-01) for this 335 unit apartment complex at 951- 1055 South Beach Boulevard On June 15, 2015 which included the Development Agreement.

Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDAINANCE APPROVING AMMENDED AND RESTATED DEVELOPMENT AGREEMENT 14-01 BETWEEN THE CITY OF LA HABRA AND FARFIELD LA HABRA LLC FOR 951-1055 SOUTH BEACH BOULEVARD ATTACHED HERETO AS ATTACHMENT “A”.

9. CONSIDERATION ITEMS:

10. ADMINISTRATIVE ITEMS:

11. COMMENTS FROM THE COMMISSIONERS:

12. ADJOURNMENT

DECLARATIONS

Except as otherwise provided by law, no action shall be taken on any items not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Planning Department during regular business hours.

“In accordance with the federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the Planning Department Office at least 96 hours in advance of the meeting at (562) 383-4100”.

This Agenda was posted on the Bulletin Boards outside of the front and back doors of City Hall, which is completely accessible to the public at least 72 hours in advance of the Planning Commission meeting.

Carmen G. Henderson, Planning Commission Secretary