

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

July 11, 2016

ROLL CALL:

PRESENT: COMMISSIONERS: BERNIER, FERNANDEZ,
HANDLER, POWELL

ABSENT: COMMISSIONERS: HOLTHOUSE (Excused)

OTHERS PRESENT:

DIR. OF COMM. DEV.: ANDREW HO
PLANNING MANAGER: ROY RAMSLAND
SENIOR PLANNER: CHRIS SCHAEFER
ASSISTANT PLANNER: DAVID LOPEZ
PLANNING COMMISSION SECRETARY: CARMEN HENDERSON

The regular meeting of the Planning Commission of the City of La Habra was called to order at 6:30 p.m. in the Council Chambers of the Administration Building. The flag salute was led by Vice Chair Handler.

CONSENT CALENDAR

Chairman Powell explained the Consent Calendar procedure. He asked if any members of the audience or the Commission wished to have any items removed. There were none.

MOVED BY Vice Chair Handler, seconded by Commissioner Bernier, AND CARRIED TO APPROVE THE CONSENT CALENDAR ITEMS AS FOLLOWS:

- a. Approval of the minutes of the Planning Commission meeting of June 27, 2016.
- b. A motion of the Planning Commission of the City of La Habra approving Time Extension 16-01 for a one (1) year time extension to Conditional Use Permit 85-71 for the sale of alcohol (Type 41) in conjunction with a restaurant at 1000 South Beach Boulevard.

PUBLIC HEARING

- a. Consideration of Specific Plan Amendment 16-01 to the La Habra Boulevard Specific Plan for consistency with General Plan 2035 including modification of park boundaries within the vicinity of the Civic Center and General Plan Amendment 16-01 for a text amendment to clarify the land use description for the Low Density Residential designation.

Planning Manager Ramsland presented the staff report to the Commission.

Vice Chair Handler asked staff to provide an explanation of the term “semi – rural” and why the need to keep this term expressing that the city’s density is higher than Los Angeles. Planning Manager Ramsland explained that it is a term typically used by planning professionals to describe low density development, but that it can be changed to something else, such as “suburban”, if the Commission desired.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the request. There were none. He then asked if there was anyone in the audience that wished to speak in opposition. There were none. Seeing that there were many people in the audience that might be confused on the process, Chair Powell asked if there was anyone who did not have a position but just wanted to ask questions.

Ms. Diane Fort-Woody, 815 E. La Habra Blvd., La Habra, California came forward to address the Commission. Ms. Fort-Woody stated her offices are in a purple (color code on the map) area zoned mixed use and asked what that would mean. Planning Manager Ramsland provided a brief explanation of the category of uses that would be allowed. Ms. Fort-Woody stated that her office is in an older home built in 1920 and asked if she would be able to convert back to a home. Planning Manager Ramsland explained that it might be possible, but there will be a number of things that would be required by the building codes and that staff would need to meet with her to see the specific detail.

Ms. Linda Poore, 1312 Bonita, La Habra, California came forward to address the Commission. Ms. Poore referred to the proposed land use amendment from “professional office priority” to “public facility” at Euclid Street and La Habra Boulevard and asked staff for an explanation. Planning Manager Ramsland explained that this is the block where the new City Hall is being constructed.

Mr. Mark Fogel, 305 E. La Habra Blvd., La Habra, came forward to address the Commission. Mr. Fogel stated that his mother owns the property at 305 E. La Habra Blvd. and that their concern was for public parking. He asked if public parking will be affected. Planning Manager Ramsland asked Mr. Fogel what his specific concern was since parking changes were not part of the actions the Commissions were considering at this time. Mr. Fogel stated they were concerned about the parking lot east of the Library. Mr. Ramsland explained the changes that had been considered at the previous public hearing on the relocation of the City Hall.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing.

Moved by Commissioner Fernandez, seconded by Commissioner Bernier, APPROVING RESOLUTION NO. 16-20 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT 16-01 MODIFYING THE LAND USE DIAGRAM OF THE LA HABRA BOULEVARD SPECIFIC PLAN TO BE CONSISTENT WITH THE LA HABRA GENERAL PLAN 2035

INCLUDING MODIFICATION OF PARK BOUNDARIES FOR EL CENTRO – LIONS PARK, MAHONY PARK AND THE TOWN CENTER PARK AS PER EXHIBIT A.

The roll call vote was as follows:

AYES: COMMISSIONERS: FERNANDEZ, BERNIER, HANDLER, POWELL
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: HOLTHOUSER

Moved by Commissioner Bernier, seconded by Commissioner Fernandez, APPROVING RESOLUTION NO. 16-21 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 16-01 FOR A TEXT AMENDMENT TO CLARIFY THE LAND USE DESCRIPTION FOR LOW DENSITY RESIDENTIAL AND A LAND USE AMENDMENT FROM PROFESSION/OFFICE PRIORITY TO PUBLIC FACILITY FOR 100, 110 & 120 EAST LA HABRA BOULEVARD AND 107 EAST FIRST STREET PER EXHIBIT A.

The roll call vote was as follows:

AYES: COMMISSIONERS: BERNIER, FERNANDEZ, HANDLER, POWELL
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: HOLTHOUSER

b. Consideration of Conditional Use Permit 16-06 for the operation of a church at 501 North Beach Boulevard.

Assistant Planner Lopez presented the staff report to the Commission.

Chairman Powell stated that he was a former member of the Lowell Joint School District school board, serving 16 years. He added that as a member of the board and was a part of the decision to approved Whittier Christian's long term lease for this facility and wished that to be disclosed.

Commissioner Fernandez asked if the entrance off of Dexford Street will be opened to be used for the services and if staff had received any concerns from residents. Assistant Planner Lopez stated that as part of the conditions in the Conditional Use Permit of 1999 for a previous church operation the gates at Worth Avenue were required to be closed during church services. He noted that the condition has been carried over to the request this evening. He added that access for the church services will be from the Beach Boulevard entrance and that staff had not received any communication from the neighbors on this request.

Vice Chair Handler asked if the buses that are parked at the site had been taken into account in the parking study conducted for the project. Assistant Planner Lopez

clarified that a condition was placed requiring the church/school to relocate those buses to the parking area at Worth Avenue on Sundays.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the request.

Mr. Mark Johnson, Administrator for Whittier Christian High School, 501 N. Beach Blvd., La Habra, came forward to address the Commission. Mr. Johnson thanked city staff for their assistance throughout the process. He added that they had reached out to their neighbors recently and had not heard of any feedback that may cause them concern. Mr. Johnson stated they are excited about their project and look forward to the Commission's favorable consideration.

Ms. Darlene Forely, 2310 Worth Ave., La Habra, California came forward to address the Commission. Ms. Forely stated they live adjacent to the gate at Worth Avenue and have been neighbors for 35 years. She said that when they have had any issues that the applicant resolved them and she was appreciative of them being good neighbors. She expressed that they are in favor of the request.

The Chair asked if there was anyone in the audience to speak in opposition to the request. There being no further speakers, in favor or in opposition, the Chair closed the public hearing.

Vice Chair Handler asked staff if the applicant were to want to hold funeral services would they have to apply for a special event permit. Planning Manager Ramsland stated they would not be allowed to do so during regular operating hours of the school but potentially if on it were to be on a Saturday that staff would work with them. He added that the intent of the project conditions are to ensure that both uses are not going on at the same time.

Moved by Vice Chair Handler, seconded by Commissioner Bernier, APPROVING RESOLUTION NO. 16-22 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-06 TO OPERATE A CHURCH AT 501 NORTH BEACH BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: HANDLER, BERNIER, FERNANDEZ, POWELL
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: HOLTHOUSER

ADMINISTRATIVE ITEMS

Planning Manager Ramsland asked that the Commission adjourn to August 8, 2016 due to no items scheduled for the July 25th meeting.

ADJOURNMENT: 7:23 p.m. to August 8, 2016

Respectfully submitted,

Carmen G. Henderson
Planning Commission Secretary