



PLANNING COMMISSION AGENDA
Council Chambers, 100 E. La Habra Blvd., La Habra, CA

January 28, 2019
6:30 p.m.

Welcome and thank you for participating in the Planning Commission process. In order to ensure an efficient and orderly meeting, please silence all electronic devices while the Commission is in session.

Please note that should all business not be concluded by 10:00 p.m., the Chair shall either authorize an extension of time to said meeting or continue all unfinished items to a future meeting, date certain, or date uncertain.

PROCEDURES FOR ADDRESSING THE COMMISSION

The Commission encourages free expression of all points of view. For record keeping purposes, if you wish to make a statement regarding any item not appearing on the printed agenda or on any item on agenda, please complete the speaker's card located on the podium and deposit it with the secretary.

SPEAKER CARDS

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. **PUBLIC COMMENT:**

This is the time for public to comment on any item not appearing on the agenda. Speakers must limit their comments to three (3) minutes each. The total time for public comment is 30 minutes. Additional time may be added at the discretion of the Chair. Please note that pursuant to Government Code Section 54954.3 (a), the Planning Commission cannot take action or express a consensus of approval on any public comment regarding matter which does 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 December 10, 2018.

- b. [A motion of the Planning Commission of the City of La Habra continuing the public hearing on requests for Conditional Use Permit 18-23 to operate a cannabis distribution facility and Development Agreement 18-02 for the property at 1000 South Leslie Street to a date uncertain.](#)

6. CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

7. CONTINUED PUBLIC HEARINGS:

8. PUBLIC HEARINGS:

- a. [Request for Mitigated Negative Declaration of Environmental Impacts 18-01, Planned Unit Development Master Plan 18-01, to construct a 30 unit apartment complex, Lot Line Adjustment 18-01, to combine two lots into one parcel and Conditional Use Permit 18-08 to permit Affordable Housing Incentives in association with the project located at 320-330 South Monte Vista Street.](#)

An Initial Study and Mitigated Negative Declaration of Environmental Impacts MND 18-01 was prepared for this project pursuant to Sections 15070 and 15071 of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Intent to Adopt a Mitigated Negative Declaration of Environmental Impacts was circulated for public review and comment pursuant to Section 15072 of CEQA Guidelines on November 30, 2018 for a 20-day review period ending on December 19, 2018.

Recommended action

Mitigated Negative Declaration

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT 18-01 FOR THE CONSTRUCTION OF A 30 UNIT APARTMENT COMPLEX AT 320-330 SOUTH MONTE VISTA STREET, SUBJECT TO THE MITIGATION MONITORING AND REPORTING PROGRAM, AND THE STATEMENT OF FINDINGS OF FACT HERETO ATTACHED AS EXHIBITS "A" AND "B".

Planned Unit Development

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT MASTER PLAN 18-01 FOR THE PROPERTY AT 320-330 SOUTH MONTE VISTA STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

Lot Line Adjustment

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING LOT LINE ADJUSTMENT 18-01 TO REMOVE AN INTERIOR LOT LINE AT 320-330 SOUTH MONTE VISTA STREET, AS PER THE APPROVED MAP, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

Conditional Use Permit

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 18-08 TO PERMIT AFFORDABLE HOUSING INCENTIVES IN ASSOCIATION WITH A 30 UNIT APARTMENT COMPLEX AT 320-330 SOUTH MONTE VISTA STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

- 9. **CONSIDERATION ITEMS: None**
- 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 Board outside of the south door 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