

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

June 24, 2019

ROLL CALL:

PRESENT: COMMISSIONERS: POWELL, NIGSARIAN, FERNANDEZ, BERNIER

ABSENT: COMMISSIONERS: MANLEY (Excused)

OTHERS PRESENT:

DIR. OF COMM. DEV.: HO  
DEP. DIR. OF COMM. DEV.: JARAMILLO  
SENIOR PLANNER: SCHAEFER  
PLANNING COMMISSION SECRETARY: 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. The flag salute was led by Commissioner Nigsarian.

CONSENT CALENDAR

The Chair explained the Consent Calendar procedures to the audience. She called attention to the speaker's cards, which were to be filled out by a person wishing to speak on any item before the Commission and to be left on the lectern. She asked if there were any members of the audience or the Commission that wished any of the items removed. There were no requests for any items to be removed.

MOVED BY Commissioner Powell, seconded by Vice Chair Fernandez, and CARRIED UNANIMOUSLY TO APPROVE THE CONSENT CALENDAR ITEMS AS FOLLOWS:

Chair Bernier continued minutes from May 13, 2019 to the next available meeting due to a lack of a quorum from attendees who were present at that meeting:

- a. Continued the minutes of the Planning Commission meeting of May 13, 2019.
- b. Approval of the minutes of the Planning Commission meeting of June 10, 2019.

PUBLIC HEARING

- a. Consideration of a request for Conditional Use Permit 18-23 and Development Agreement 18-02 for a cannabis distribution facility at 1000 South Leslie Street.

Senior Planner Schaefer presented the staff report to the Commission.

Director Ho, for clarification, stated staff is requesting to modify the terms of the development agreement specifically for sub section 16.2.1 that the development agreement contractual payments begin in 2020 and provided a brief explanation of those changes.

Commissioner Powell referenced the hours of operation for a previously approved project (River Distribution) and secured deliveries and inquired why the subject business differs. Senior Planner Schaefer stated that the hours will be based on a case-by-case basis and that the deliveries will be discrete and secured with low visibility to the building. Commissioner Powell

stated that the request to operate 24/7 seemed different from previous requests. Senior Planner Schaefer stated that their goal was to eventually be available for those hours but will gradually move up to those hours.

Dep. Dir. Jaramillo added that the Police Department does not oppose the proposed hours and briefly explained.

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

Ms. Dana Cisneros, attorney for the applicant, 1240 N. Lakeview Avenue #125, Anaheim, came forward to address the Commission. Ms. Cisneros provided a brief explanation of the proposed operation/business model.

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

Moved by Vice Chair Fernandez, seconded by Commissioner Nigsarian, APPROVING RESOLUTION NO. 19-15 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 18-23 FOR A CANNABIS DISTRIBUTION FACILITY AT 1000 SOUTH LESLIE STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: FENANDEZ, NIGSARIAN, POWELL, BERNIER  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: MANLEY

Moved by Commissioner Nigsarian, seconded by Vice Chair Fernandez, APPROVING RESOLUTION NO. 19-16 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT 18-22 BETWEEN THE CITY OF LA HABRA AND CANNA AMERICA, LLC, FOR THE CANNABIS DISTRIBUTION FACILITY AT 1000 SOUTH LESLIE STREET, AS PER THE ATTACHMENT "A" AS MODIFIED.

Modified Condition: Revise language in Development Agreement 18-22, Section 16.2.1 to begin contractual payments in 2020 and end in 2024.

The roll call vote was as follows:

AYES: COMMISSIONERS: NIGSARIAN, FENANDEZ, POWELL, BERNIER  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: MANLEY

b. Request for Conditional Use Permit 19-10 for a commercial school (dance studio) at 1279 East La Habra Boulevard.

Senior Planner Schaefer presented the staff report to the Commission.

Commissioner Powell asked how much of the parking lot will be slurry sealed. Senior Planner Schaefer referred to the site plan on display noting the only area to be re-surfaced due to the multiple property owners.

Vice Chair Fernandez commented his daughter attends the dance studio and looks forward to an improved parking area.

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

Ms. Diana Gregor, 4083 Cedarwood Ct., Brea, California, came forward to address the Commission. Ms. Gregor stated their business has grown and out grew their current location and looks forward to the Commission's favorable consideration.

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

Moved by Vice Chair Fernandez, seconded by Commissioner Nigsarian, APPROVING RESOLUTION NO. 19-17 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-10 FOR A COMMERCIAL SCHOOL AT 1279 EAST LA HABRA BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	FENANDEZ, NIGSARIAN, POWELL, BERNIER
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	MANLEY

#### ADMINISTRATIVE ITEMS

Director Ho announced the cancellation of the regular meeting scheduled for July 22, 2019 and schedule a "Special Meeting" for August 1<sup>st</sup> to hear the Vista Grande Park CEQA determination due to grant time requirements for deadline.

ADJOURNMENT: 6:53 p.m.

Respectfully submitted,

Carmen G. Henderson  
Planning Commission Secretary