

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
April 12, 2021

CALL TO ORDER: Chair Nigsarian 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 POWELL

PRESENT: COMMISSIONERS: NIGSARIAN
MUNOZ
POWELL
(via phone) BERNIER

ABSENT: COMMISSIONERS: MANLEY (excused)

OTHERS PRESENT:
DIR. OF COMM. DEV.: HO
PLANNING MANAGER: RAMSLAND
SENIOR PLANNER: SCHAEFER
ASSOCIATE PLANNER: D. LOPEZ

PUBLIC COMMENT

The Chair asked if there was anyone in the audience that wished to speak on any item not on the agenda. There were none.

CONSENT CALENDAR

The Chair explained the Consent Calendar procedures. He asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Powell seconded by Commissioner Munoz, to approve the Consent Calendar. Motion passed.

1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.
2. Approval of the Planning Commission Minutes of March 22, 2021.

PUBLIC HEARINGS

1. Consideration of a request for Design Review 20-05 for the construction of a 20,000 square foot medical office building at 1201 West Whittier Boulevard and Conditional use permit 20-16 for shared parking at 1201 through 1465 West Whittier Boulevard.

Prior to the staff report Commissioner Powell stated for the record that he had met with a representative of the applicant prior to tonight's meeting, on April 6th, along with staff member Roy Ramsland. He noted that the meeting was informational in nature. Chair Nigsarian noted that he too had met with the same representative prior to tonight's meeting.

Planning Manager Ramsland presented the staff report to the Commission.

Chair Nigsarian asked if any of the Commissioners had any questions. Chair Nigsarian asked if the Level of Service (LOS), which was previously used for traffic impacts, analysis for the new use was equivalent with the previous Petco. Planning Manager Ramsland provided a brief explanation regarding the LOS and the new CEQA method for determining the environmental impacts of traffic, Vehicle Miles Traveled (VMT). He added even though VMT is the CEQA standard, LOS is still a standard used in the General Plan. He noted that a Traffic Impact Study using the LOS standard had been prepared for this project determined that there would be approximately 40+ cars in the intersection during the AM peak period, which would not impact the overall LOS of the intersections. He also noted that this study would be used to determine the Traffic Impact fees that would be owed to the City.

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

Carl Middleton, 3 Daybreak, Irvine CA, representing the Northgate Gonzalez Real Estate Company, which is the real estate arm of Northgate Markets, addressed the Commission. Stated that they had been a part of the community for many years and that they love being in La Habra. Thanked the Commission for their time this evening and thanked Director Ho and Planning Manager Ramsland for their assistance with this project and the Town Center project many years ago. He stated that he felt this use was appropriate for this location, and thinks that St. Joseph's shares the same values of their company, community health, community service and faith and that is the reason they would be a good tenant for this location. He added that their consultants were available to answer any question.

The Chair asked if any of the Commissioners had questions for Mr. Middleton. Commissioner Munoz asked if this was a second location for St Jude. Mr. Middleton responded that it was a relocation and expansion of the current facility on Beach Boulevard.

The Chair then asked if there was anyone else who wished to speak in favor to the request. There were none.

Chair Nigsarian asked if there was anyone who wished to speak in opposition of the project. There were none. The Chair closed the public hearing and moved to Commission discussion.

Commissioner Powell spoke in support of the project. That Northgate has been an outstanding member of the community and that Providence/St. Jude's is a good adjunct to the City.

Commissioner Bernier expressed her support noting that she has worked with Northgate with projects in the City

The Chair asked for a motion.

Moved by Commissioner Powell and seconded by Commission Bernier, a Motion APPROVING RESOLUTION NO. 21-11 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 20-05 FOR THE CONSTRUCTION OF A 20,000 SQUARE FOOT MEDICAL OFFICE BUILDING AT 1201 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

Moved by Commissioner Powell and seconded by Commission Bernier, a Motion APPROVING RESOLUTION NO. 21-12 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-16 FOR SHARED PARKING WITHIN THE COMMERCIAL CENTER AT 1201 THROUGH 1465 WEST WHITTIER BOULEVARD, IN CONJUNCTION WITH A 20,000 SQUARE FOOT MEDICAL OFFICE BUILDING AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. Consideration of Zone Change 21-02 for amendments to Title 18 Zoning, including modification of section 18.04.030 "Terms Defined"; modification of table 18.06.040(a) (Land Use Matrix); replacement of section 18.12.150 "Accessory Dwelling Units"; modification of section 18.30 "Special Needs Housing"; and

modification of section 18.52.040.b "Applicability" as per exhibits "A", "B", "C", "D" and "E".

Senior Planner Schaefer presented the staff report.

Chair Nigsarian asked if any of the Commissioners had any questions. There were none.

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 who wished to speak in opposition to the request. There were none. Being no speakers, the Chair closed the public hearing and moved to Commission discussion.

There was no comment from the Commissioners, the Chair asked for a motion.

Moved by Commissioner Munoz and seconded by Commissioner Bernier, a motion APPROVING RESOLUTION NO. 21-13 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 21-02 FOR AMENDMENTS TO TITLE 18 ZONING, INCLUDING MODIFICATION OF SECTION 18.04.030 "TERMS DEFINED", MODIFICATION OF TABLE 18.06.040(A) "LAND USE MATRIX", REPLACEMENT OF SECTION 18.12.150 "ACCESSORY DWELLING UNITS", MODIFICATION OF SECTION 18.30 "SPECIAL NEEDS HOUSING", AND MODIFICATION OF SECTION 18.52.040.B AS PER EXHIBITS "A", "B", "C", "D", AND "E".

The roll call vote was as follows:

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

COMMENTS FROM STAFF

Director Ho noted that at the next meeting on April 26, 2021, the Commission would be conducting the annual reorganization to select a new Chair and Vice Chair for the coming year. Other items on the agenda include a request for a tattoo parlor, and a review of the list of standard conditions.

COMMENTS FROM COMMISSIONERS

Commissioner Powell thanked Chair Nigsarian for his service during the past year. He added that it has been a particularly challenging but rewarding year with some changes including Commissioner Munoz coming on board, which is a welcome asset. Thanked him for his leadership and integrity.

Chair Nigsarian thanked Commissioner Powell for the kind words and reiterated that it has been a challenging but rewarding year and noted that it took all the Commissioners and staff to make it so.

Commissioner Bernier also thanked the Chair for a great job.

ADJOURNMENT: 7:05 p.m.

Respectfully submitted,

Roy Ramsland
Planning Manager