



City of
LA HABRA

AGENDA

**LA HABRA
PLANNING COMMISSION**

**REGULAR MEETING
MONDAY, March 23, 2020
6:30 P.M.**

COUNCIL CHAMBER
100 EAST LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631

**** **GOVERNOR'S EXECUTIVE ORDER N-25-20** ****
****RE CORONAVIRUS COVID-19****

Pursuant to the Governor's Executive Order N-25-20 the Planning Commission meeting will be held via teleconference. To listen and/or participate in the meeting please **call (562) 383-4009** and use the **access code 0138812**.

PUBLIC PARTICIPATION:

In accordance with executive order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed in the following ways:

Public comment and testimony will be accepted by email to planningcommission@lahabracal.gov during the meeting, prior to the close of public comment on an item, and read into the record during public comment. Comments will also be accepted prior to the meeting and read into the record at the appropriate point in the meeting.

Public comment and testimony may also be submitted by telephone during the meeting, prior to the close of public comment on the item, by calling (562) 383-4009 and using the access code 0138812. Since the exact timing of a particular item is unknown, it is recommended that you call in at 6:30 p.m. to follow the meeting.

CALL TO ORDER: Council Chamber

PLEDGE OF ALLEGIANCE:

ROLL CALL: Chair Bernier
Vice Chair Fernandez
Commissioner Manley
Commissioner Nigsarian
Commissioner Powell

PUBLIC COMMENTS: Email or phone in by using the information provided above.

This is the time for the public to address any item of interest to the public that is within the subject matter jurisdiction of the City NOT appearing on this Agenda. Speakers must limit their comments to three (3) minutes each. The total time period for public comment is 30 minutes. Per Government Code Section 54954.3(a), the 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.

CONSENT CALENDAR:

All matters on Consent Calendar are considered to be routine and will be enacted by one motion unless a Commissioner or member of the audience requests 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. Speakers must limit their comments to three (3) minutes each.

1. Approve Planning Commission Meeting Minutes of January 27, 2020.

Recommendation: That the Planning Commission approve the meeting minutes of January 27, 2020.

2. Approve Planning Commission Meeting Minutes of February 10, 2020.

Recommendation: That the Planning Commission approve the meeting minutes of February 10, 2020.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION: None

PUBLIC HEARINGS:

- 1) [Consideration of a request for Conditional Use Permit 19-27 for a restaurant and Conditional Use Permit 19-28 for an ABC Type 41 alcoholic beverage license in conjunction with a restaurant at 1464 South Harbor Boulevard.](#)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15301(a), Class 1: "Existing Facilities" of the California Environmental Quality Act Guidelines. The project consists of a tenant improvement.

Recommendation:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-27 TO OPERATE A RESTAURANT AT 1464 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-28 FOR AN ON-SALE BEER AND WINE FOR A BONA FIDE PUBLIC EATING PLACE (ABC TYPE 41) LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1464 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

2) Consideration of:

- [Environmental Impact Report 18-01 \(SCH# 2019060214\);](#)
- [General Plan Amendment 18-02;](#)
- [Zone Change 18-06;](#)
- [Planned Unit Development Master Plan 19-01;](#)
- [Development Agreement 18-04; and,](#)
- [Tentative Tract Map 18168
for the construction of a 58-unit residential condominium complex at 104-118
East Electric Avenue.](#)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA). Certification of an Environmental Impact Report is being proposed. An Initial Study and Notice of Preparation (NOP) were circulated via multiple means to relevant agencies, special districts, utilities, and property owners, as required by law.

Recommendation:

Environmental Impact Report

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT 18-01 (SCH #2019060214) "VOLARA TOWNHOMES" FOR A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT FOR THE PROPERTIES AT 104-118 EAST ELECTRIC AVENUE, SUBJECT TO THE MITIGATION MONITORING AND REPORTING PROGRAM, AND THE STATEMENT OF FINDINGS OF FACT HERETO ATTACHED AS EXHIBITS "A" AND "B".

General Plan Amendment

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 18-02 CHANGING THE LAND USE DESIGNATION FROM "LIGHT INDUSTRIAL" TO "RESIDENTIAL MULTI-FAMILY 1" FOR THE PROPERTY AT 118 EAST ELECTRIC AVENUE, AS PER EXHIBIT "A."

Zone Change

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE 18-06 APPLYING THE R-4 "MULTIPLE FAMILY DWELLING" ZONE TO 118 EAST ELECTRIC AVENUE AND APPLYING THE PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE FOR THE PROPERTIES AT 104-118 EAST ELECTRIC AVENUE AND, AS PER EXHIBIT "A."

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 19-01 FOR THE PROPERTY AT 104-118 EAST ELECTRIC AVENUE, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

Development Agreement

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING DEVELOPMENT AGREEMENT 18-04 WITH BONANNI DEVELOPMENT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 104-118 EAST ELECTRIC AVENUE AS PER ATTACHMENT "A".

Tentative Tract Map

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING TENTATIVE TRACT MAP 18168 FOR CONDOMINIUM PURPOSES FOR A 58-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 104-118 EAST ELECTRIC AVENUE, AS PER THE APPROVED MAP, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

CONSIDERATION ITEMS:

Any member of the audience may request to address the Commission on any Consideration Item, prior to the Commission taking a final vote on the Item. The Chair will invite interested persons to come forward to the podium and speak as each Item is called. Speakers must limit their comments to three (3) minutes each.

COMMENTS FROM STAFF:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT: Adjourned to Monday, April 13, 2020, at 6:30 p.m. in the Council Chamber, 100 East La Habra Boulevard.

Except as otherwise provided by law, no action shall be taken on any item not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Community Development Department during regular business hours, and on the City's webpage at <http://www.lahabraca.gov/>.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 110 East La Habra Boulevard, La Habra, during normal 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 Community and Economic Development Department at (562) 383-4100.

DECLARATION: This agenda was posted on the Bulletin Board outside of the south entrance of City Hall, where completely accessible to the public, at least 72 hours in advance of the Commission Meeting.

Carmen Gonzalez Avila, Planning Commission Secretary