

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
February 25, 2019

ROLL CALL:

PRESENT: COMMISSIONERS: HANDLER, NIGSARIAN, FERNANDEZ, BERNIER,
POWELL

ABSENT: COMMISSIONERS: NONE

OTHERS PRESENT:

DIR. OF COMM. DEV.: HO
DEP. DIR. OF COMM. DEV.: JARAMILLO
PLANNING MANAGER: RAMSLAND
SENIOR PLANNER: SCHAEFER
ASSISTANT PLANNER: LOPEZ
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 Handler.

CONSENT CALENDAR

Chairman Powell explained the Consent Calendar procedure to the audience. He called attention to the speaker's cards to be filled out before speaking on any item before the Commission and to be left on the lectern. He asked if any members of the audience or the Commission wished any item removed. There were no items removed.

MOVED BY Commissioner Fernandez, seconded by Commissioner Nigsarian, (Vice Chair Bernier abstained) and CARRIED UNANIMOUSLY TO APPROVE THE CONSENT CALENDAR ITEMS AS FOLLOWS:

- a. Approval of the minutes of the Planning Commission meeting of January 28, 2019.

PUBLIC HEARINGS

- a. Consideration of Zone Change 18-08 amending Title 18 (Zoning) by creating Chapter 18.54 "MX – Mixed Use Overlay Zone" and re-zoning certain properties throughout the city by adding the MX Overlay Zone to the base zone along with updating table 18.06.010.1 adding the MX Overlay Zone.

Planning Manager Ramsland presented the staff report to the Commission. He noted that a copy of an email received by staff from a resident in opposition to the request has been placed before them.

Commissioner Fernandez stated he received a call from a property owner asking if a traffic study is required. He asked staff for clarification. Planning Manager Ramsland responded that no study is required as part of tonight's action since no actual project is proposed, but that any specific projects in the future would be required to provide traffic studies.

Commissioner Nigsarian asked staff, for clarification, if the request before the Commission this evening is basically housekeeping to coincide with the previously approved General Plan. Planning Manager Ramsland responded that was correct.

Chairman Powell stated that he believed that over the last two years, the Commission has been progressively bringing zone code changes before the Commission since 2014 to achieve consistency with the General Plan. Planning Manager Ramsland responded that was correct. He added that this proposed action does not change or modify any land use that was approved with the adoption of the General Plan in 2014; it only creates standards for the development of those land uses.

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

Mr. Shabbir Saifee, 4020 Ellenita Avenue, Tarzana, California came forward to address the Commission. He stated he is the owner of a commercial property in the city and has been discussing with staff the possibility of building a mixed-use project on his site. He stated that he is in favor of the request.

The Chair then asked if there was anyone to speak in opposition to the request.

Ms. Margaret Muniz, 2001 West Elmcroft Circle, La Habra, California came forward to address the Commission. Ms. Muniz stated that her neighborhood had been highly impacted by all the changes in the area. She expressed her disappointment with the city as far as the lack of mitigation measures with the additions of Lowes, Costco and Sam's and increase of traffic. Ms. Muniz stated she opposes the request.

Mr. Jason Reed came forward to address the Commission. Mr. Reed requested staff read aloud the email received. He also stated he did not understand what mixed-use land designation meant and asked where he may receive the information. Planning Manager Ramsland commented that he would be happy to meet with Mr. Reed if he wished and noted that the staff report and other information is available on the city's web site for anyone who would like more information.

Mr. Andy Soria, 504 Warne Street, La Habra, California came forward to address the Commission. Mr. Soria referred to the zoning for the area of Harbor Boulevard and Francis Avenue and asked how it would affect the existing residents. Planning Manager Ramsland stated that, no development is proposed at this time. He added that all the existing uses and improvements are allowed to remain indefinitely as long as they are maintained. He explained the development requirements and process, noting that the residents would receive notices if any development is proposed.

Mr. Soria asked how the proposed changes will affect the existing owners' wish to add or improve their homes. Planning Manager Ramsland explained the development standards.

Mr. Joel Muniz, 2001 West Elmcroft Circle, La Habra, California came forward to address the Commission. Mr. Muniz stated there is a traffic issues along Beach Boulevard with speeding cars/motorcycles and large trucks. He suggested some assistance from the city with either a traffic study or police presence.

Mr. Edward Guzman came forward to address the Commission. Mr. Guzman asked if the mixed use was a way for the city to implement eminent domain within residential zones for the city's future

development plans. Planning Manager Ramsland responded that the city has no plans to use eminent domain.

Director Ho explained the state law does not allow the city to take property for residential or commercial development and briefly explained this law.

Mr. Mark Graenke, 2141 San Jose Avenue, La Habra, California came forward to address the Commission. Mr. Graenke asked if the proposed zone change will allow an existing business to build a second story. Planning Manager Ramsland explained that the existing commercial businesses are already permitted to build a second story.

Mr. Foman Patel and Manisha Strait, 301 East Whittier Boulevard, La Habra, California came forward to address the Commission.

Ms. Strait stated they own the Highland Motel on Whittier Boulevard and asked if the propose zone change would prohibit them from renovations or to re-building a motel, or would they be required to build mixed use. Planning Manager Ramsland responded that their property is zone C-2 Commercial and is not required to develop mixed use. He added that any improvements to the existing motel would have to comply with the current codes standards for the C-2 Zone.

Ms. Nandwana, came forward to address the Commission. Ms. Nandwana stated she lives on Sheffield Drive, which backs up to the storage business that faces Beach Boulevard. She said that when she moved in to her home she believed it would remain the same, but is now concerned with the possibility that there could be apartments built in its place. She complained about the existing traffic, increased traffic speeds and overcrowding of cars parked along her street and that she is in opposition.

Ms. Charlene Cannon, 1421 North Euclid Street, La Habra, California came forward to address the Commission. Ms. Cannon stated she owns a property at 717 La Habra Boulevard and asked, in the case the property is sold, will it affect the property sale. Planning Manager Ramsland responded the proposed changes does not affect the ownership of the property.

Ms. Lillia Granado, 415 West First Avenue, La Habra, California came forward to address the Commission. Ms. Granada expressed concern with potential development behind their home and increase of traffic and further lack of parking. Additionally, she stated that the alley behind her home is unsafe due to lack of lighting, persons sleeping in their cars, loitering and insufficient parking.

Ms. Maria Hernandez, 305 West First Avenue, La Habra, California came forward to address the Commission. Ms. Hernandez stated she is a 39-year resident and expressed concern with what will occur in her neighborhood. She commented that her home is next to a trailer park and that it appears that small houses are being built and/or moved into the trailer park and that parking will become a larger problem. Mr. Ramsland briefly explained that the trailer park is an existing non-conforming use and that homes could not be built on site or move in. He added that the "Tiny Homes" concept that people are familiar with is different. Those are classified by the state of California as a vehicle and could potentially be moved in to replace an existing trailer. In response to her question about the neighborhood, he stated that the city's goals as stated in the General Plan was to revitalize this neighborhood.

Mr. William Blevins, came forward to address the Commission. He stated that he owns commercial property at Euclid Street and Whittier Boulevard and wished to compliment the city for installing a

left turn lane, which has eased traffic. Mr. Blevins expressed he would not be in favor of consolidating properties for development and asked what developments the city is planning.

Planning Manager Ramsland stated that the city does not propose projects for private property. Proposals are received from property owners and developers which are then review by the city for compliance with city standards.

Deputy Director Jaramillo provided a brief explanation and history of the general plan development.

Mr. Juan Rojas, 1352 Baldwin Street, La Habra, California came forward to address the Commission. Mr. Rojas referred to the area east of Macy Street along Whittier Boulevard and asked what type of development will occur. Planning Manager Ramsland stated that there are no projects proposed at this time.

Deputy Director Jaramillo added that the map Mr. Rojas has is to identify the land use designation for that property but that no projects are proposed for that site at this time. He further explained, if in the future, there is a proposed project that the process will include notifying all the property owners.

Chairman Powell, for clarification, commented that there are no current projects proposed and if at a later time a project is proposed notifications would be sent.

Chairman Powell read, for the record, an email received earlier in the day from Ms. Precilla Chewing, 171 South Valencia Street, La Habra, California.

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

Commissioner Nigsarian stated that the number one issue for him and the community is the impact of traffic and, for clarity, there is no single project submitted or contemplated as a result of the overlay. He further stated that when a project is considered that he will look closely at traffic to mitigate any impacts. He added that the concept was developed many years ago to reduce the car trips and it will be interesting to him how it works for the city.

Moved by Commissioner Nigsarian, seconded by Vice Chair Bernier, APPROVING RESOLUTION NO.19-05 ENTITLED:A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 18-08 AMENDING TITLE 18 (ZONING) BY CREATING CHAPTER 18.54 "MX-MIXED USE OVERLAY ZONE" AND RE-ZONING CERTAIN PROPERTIES THROUGHOUT THE CITY BY ADDING THE MX OVERLAY ZONE TO THE BASE ZONE ALONG WITH UPDATING TABLE 18.06.010.1 ADDING THE MX OVERLAY ZONE, AS PER EXHIBITS "A" AND "B".

The roll call vote was as follows:

AYES:	COMMISSIONERS:	NIGSARIAN, BERNIER, FERNANDEZ, POWELL
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	HANDER
ABSENT:	COMMISSIONERS:	NONE

ADMINISTRATIVE ITEMS

Director Ho introduced the new Planning Intern Carlos Moreira and Building Official Jesse Sanchez.

ADJOURNMENT: 7:41 p.m.

Respectfully submitted,

Carmen G. Henderson
Planning Commission Secretary