

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
January 13, 2025

CALL TO ORDER: Chair Manley 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 RAMSLAND

COMMISSIONERS PRESENT: MANLEY
MAHECHA
CARDENAS
RAMSLAND

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: DIRECTOR: KIM
PLANNING MANAGER: LUI
SECRETARY: LOPEZ
CITY ATTORNEY: ROBERTO
SENIOR PLANNER: SYED
CONTRACT PLANNER: TAYLOR

RECOGNITION OF COMMISSIONER GOMEZ

Planning Manager Lui presented a certificate of appreciation to Commissioner Gomez for serving on the Planning Commission from May 2024 to December 2024.

PUBLIC COMMENT

Chair Manley asked if there was anyone in the audience that wished to address the Commission on the consent calendar or any item not listed on the agenda. There were none.

CONSENT CALENDAR

Secretary Lopez explained the Consent Calendar procedures. Chair Manley asked if any of the Commissioners wished to remove an item. There were none. He then asked if there was anyone in the audience that wished to remove an item. There were none.

Moved by Commissioner Ramsland, seconded by Vice Chair Mahecha, to approve the Consent Calendar. Motion passed 4-0.

- 1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.

2. Approving Resolution No. 25-01, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, GRANTING A THIRTY-DAY EXTENSION TO THE TIME PERIOD FOR ABATEMENT FOR THE PUBLIC NUISANCE LOCATED AT 901-977 WEST IMPERIAL HIGHWAY.
3. Approval of the Planning Commission Minutes of December 9, 2024.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR TENTATIVE TRACT MAP NO. 19344 (TTM 24-0004) TO ALLOW A RESIDENTIAL SUBDIVISION FOR CONDOMINIUM PURPOSES AND PLANNED UNIT DEVELOPMENT 24-0002 TO CONSTRUCT 22 MULTI-UNIT DWELLINGS (TOWNHOMES) AT 300 SOUTH WALNUT STREET.

Chair Manley asked if any correspondence had been received in regards to the item. Secretary Lopez said no.

Senior Planner, Ash Syed, presented the staff report.

Chair Manley asked if any of the Commissioners had any questions.

Vice Chair Mahecha questioned what was the building shown to the east of the project. Senior Planner Syed said it was a covered parking structure for the property (off of Hazel Street).

Chair Manley opened the public hearing and asked if the applicant wished to address the Commission and if there was anyone else wishing to speak in favor of the project.

Chris Segesman, representing Bonanni Development Company, addressed the Commission. Mr. Segesman thanked staff for their time and the work on this project and said they are excited about the project. He explained how they are offering affordable units and that the architecture and two-story component fits well within the neighborhood. Mr. Segesman said he was available to answer any questions.

There being no others to speak in favor of the project, Chair Manly asked if there was anyone wishing to speak in opposition of the project.

Patria Gaytan, resident at 421 Portola Ave., addressed the Commission. Ms. Gaytan expressed her concerns regarding privacy and parking issues. She feels the proposed project should have more guest parking and the buildings should not be two stories high.

Tim McEntee, property owner for 212 South Walnut Street, addressed the Commission. Mr. McEntee expressed his concerns for lack of privacy with two story buildings being proposed and said that the proposed two car garage is not enough for the proposed three-bedroom units. He said they already have a parking issue and this project would add to it.

Samina McEntee, joined her husband, Mr. McEntee and also expressed concerns for the proposed guest parking numbers and asked if the applicant could eliminate one of the proposed buildings and convert that space into parking. The McEntees concluded their comments by asking if the city could put a restriction for overnight parking permits on those residents.

Edward Guzman, resident at 216 South Walnut Street, addressed the Commission. Mr. Guzman had concerns with parking and asked if the applicant could remove the proposed common space area and convert that into parking instead. He also wondered if the units would be sold to people who would live in the units instead of renting them out. He talked about the parking issues that existing in the neighborhood and how he felt the city was approving projects that are making the city less special to live in.

Jesse Araiza, resident at 411 Portola Avenue, addressed the Commission. Mr. Araiza expressed his concerns regarding privacy and parking. He also wondered what the time line would be and how the neighbors would be affected if the project were to be approved.

Mrs. Araiza, resident at 411 Portola Avenue, addressed the Commission. Mrs. Araiza expressed her concerns for the lack of privacy saying she felt the proposed two-story buildings would be too close to her property and too close to her bedroom window.

Jose Araiza, property owner for 411 Portola Avenue, addressed the Commission. Mr. Araiza echoed the concerns expressed by his son, Jesse Araiza, and also said that with a proposed two-story building his privacy would be lacking if their windows were facing his property.

Chair Manley asked the applicant if he would like to offer a rebuttal.

Mr. Segesman explained that they take the concerns of parking into consideration on every project they build. He said they could have done three-story buildings but decided to do two-stories instead. Each unit has a two-car garage and said that there is language in the Covenants, Conditions and Restrictions (CCRs) that the garage has to be used for parking and not for storage and that will be controlled by the HOA. Mr. Segesman explained that they are exceeding the parking requirements providing 48 parking spaces instead of the 33 required spaces. He also explained that they thought about privacy by placing windows on the front and the back of the buildings so people are not looking out into the yards of the properties to the south of the project. He also pointed out that they meet the city's 15-foot setback requirement.

Chair Manley asked the Commission if they had any comments or questions.

Commissioner Ramsland said he understood the concerns expressed by the neighbors but said that the State has put regulations in place that allows applicants to construct these types of projects. He pointed out that the applicant could have proposed three story buildings but opted to do two stories instead. Commissioner Ramsland said the project also exceeded the

required parking and were doing what they could with window placements so they wouldn't be looking into the neighbor's yards.

Commissioner Cardenas asked if there would be a rule on how long a visitor could use a visitor parking spot. Mr. Segesman said the CCRs say no more than 24 hours.

Vice Chair Mahecha said there is a parking issue in all of the city. She gave an example of how her neighborhood of single unit dwellings has a property where they have eight vehicles and that can't be controlled. She said that with these new developments, we can have some control, like the restrictions in the proposed CCRs. Vice Chair Mahecha said that overnight parking restrictions were not within the purview of the Commission and said that was handled by the police department.

City Attorney Roberto said the residents for this proposed project would be subject to the same rules as all other La Habra residents and concurred that the Commission did not have purview over parking restrictions.

Vice Chair Mahecha said they could not restrict who buys the units or if the units are for rent or to live in.

Chair Manley said that if the project were to be approved, Mr. Araiza could address his question as to the time line of the project to Community Development staff. He also thanked the public for coming to the meeting and giving their comments. Chair Manley said they are not allowed to deviate from guidelines set forth by the State. He reiterated that the proposed project meets the required setbacks, that they provide parking that exceeds their requirements and that they decided to do two story buildings instead of three-story buildings.

Chair Manley closed the public hearing and asked for a discussion or a motion.

Moved by Chair Manley and seconded by Commissioner Ramsland, Approving Resolution No. 25-02 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING TENTATIVE TRACT MAP NO. 19344 (TTM 24-0004) TO ALLOW A RESIDENTIAL SUBDIVISION TO CREATE 22 CONDOMINIUM UNITS AT 300 SOUTH WALNUT STREET (ASSESSOR'S PARCEL NUMBER 298-066-16), SUBJECT TO CONDITIONS, MAKING THE REQUIRED FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT 24-0002 TO CONSTRUCT A 22-UNIT RESIDENTIAL COMPLEX (INCLUDING FOUR UNITS FOR SALE TO MODERATE-INCOME HOUSEHOLDS) AT 300 SOUTH WALNUT STREET (ASSESSOR'S PARCEL NUMBER 298-066-16), AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT TTM 24-0004 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: MANLEY, RAMSLAND, MAHECHA, CARDENAS

NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Secretary Lopez said that the action becomes final, for Tentative Tract Map 24-0004, within 10 working days unless appealed to City Council and that Planned Unit Development 24-0002 will be forwarded to City Council for their approval.

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR modification 24-005 to amend planned commercial-industrial precise plan 10-01 to allow for direct truck access at 1111 south harbor boulevard.

Chair Manley asked if any correspondence had been received in regards to the item. Secretary Lopez said no.

Contract Planner, Darryl Taylor, presented the staff report.

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

Chair Manley opened the public hearing and asked if the applicant wished to address the Commission and if there was anyone else wishing to speak in favor of the project.

Brandon Wolfe of EPD Solutions, representing CVS, addressed the Commission. Mr. Wolfe said it was a pleasure working with both La Habra staff and Fullerton's traffic engineer to get approval for this proposed project. Mr. Wolfe said the proposed modifications will not occur until the CVS lease terminates in three years. Chair Manley asked if they were required to go before Fullerton's Planning Commission. Mr. Wolfe said no, they had received written approval from Fullerton's traffic engineer with conditions for access restrictions during certain times.

Luis Gomez, of Rexford Industrial, addressed the Commission. Mr. Gomez clarified that their intent is to proceed with the improvements once they receive approval, saying the improvements will already be in place with CVS terminates their lease.

Seeing no one else wishing to speak in favor or in opposition to the project, Chair Manley closed the public hearing and asked for a discussion or a motion.

Moved by Vice Chair Mahecha and seconded by Commissioner Cardenas, Approving Resolution No. 25-03 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING MODIFICATION 24-0005 TO AMEND PLANNED COMMERCIAL-INDUSTRIAL PRECISE PLAN 10-01 TO ALLOW FOR DIRECT TRUCK ACCESS AT 1111 SOUTH HARBOR BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(CEQA) PURSUANT TO SECTION 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: MAHECHA, CARDENAS, MANLEY, RAMSLAND,
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Secretary Lopez said the action is final.

COMMENTS FROM STAFF

There were none.

COMMENTS FROM COMMISSIONERS

Commissioner Ramsland asked if staff knew what our Regional Housing Needs Allocation (RHNA) numbers were since several affordable housing projects have been approved lately. Director Kim said staff will be presenting the annual progress report to City Council on April 1st and it will be available to the public for review.

Commissioner Cardenas thanked the people who attended the meeting to express their concerns, even though they had left already.

Vice Chair Mahecha said her favorite meetings are when people are engaged in the meeting. She said that parking is a concern that everyone has and said there are many reasons why we have parking issues and said she hopes they can find ways to mitigate the parking issues in all neighborhoods.

ADJOURNMENT: 7:37p.m. to the Planning Commission meeting on January 27, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary