

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

June 10, 2019

ROLL CALL:

PRESENT: COMMISSIONERS: POWELL, NIGSARIAN, FERNANDEZ, BERNIER

ABSENT: COMMISSIONERS: MANLEY

OTHERS PRESENT:

DIR. OF COMM. DEV.: HO
DEP. DIR. OF COMM. DEV.: JARAMILLO
SENIOR PLANNER: SCHAEFER
CITY ATTORNEY: GIOVINCO
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 Powell.

PRESENTATION

- a. Orange County Planning Officials Leadership Initiative Collaborative (OCPOLI-C)

Ms. Melanie Schlotterbeck provided a presentation to the Commissioners.

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

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

Chair Bernier continued approval of the following item to the next available meeting due to a lack of a quorum from attendees who were present at that meeting:

- b. Approval of the minutes of the Planning Commission meeting of May 13, 2019.

PUBLIC HEARING

- a. Consideration of General Plan Amendment 19-01 modifying Community Development Element of the General Plan, Policy LU-2.6, Community Services Element of the General Plan, Second paragraph of page 5-1A and adding Policy OS-1.7, that requires a vote of the people on any future General Plan Amendments changing any Public Open Space owned by the City to any other Land Use Designation.

Director Ho noted that there was an error in the CEQA citation that was in the report and noted that the correct section should be 15061(B)(3).

Planning Manager Ramsland presented the staff report to the Commission.

Commissioner Nigsarian, asked for clarification regarding the issue. He noted that there appeared to be two components to this issue. "Generally, we've got the initiative that's going to be on the ballot next year for sure, which precludes any zone change without a minority vote of the people, we've got this policy now that says public open space is protected unless there is a majority vote willing to change that zoning and when it comes to private property, that there is very little in the city that is open space that still comes before the Planning Commission on a case by case basis meaning the commission can decide whether to approve or whether to disapprove that particular request for a zoning change on private property."

Planning Manager Ramsland responded that this statement was partially correct. And added that the Planning Commission would only be making a recommendation to the City Council on changing any private property currently designated open space. Since General Plan Amendments are "policy decisions."

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

Mr. Steven Brause, came forward to address the Commission. He stated he lives in the neighborhood at Palm Street and expressed concern for the potential development of the Southern California Edison substation into a potential home development, which will increase traffic congestion that already exists.

Mr. Joe Foust, resident of La Habra came forward to address the Commission. Mr. Foust stated he is in support of the item but requested that all open spaces be included. He commented that he worked 50 years as a traffic engineer trying to figure how to beat the system for approvals of City Councils and Planning Commission. He added "what I have seen developments do, if they can't beat it don't join them they change the game and so it is not clear to me what happens if there is a proposed Zone Change that doesn't look like it is going to pass so the request is substituted to a Variance or CUP or even maybe a grandfather use so it looks to me like there might be a little bit of wiggle room in that area and want to make sure that when it's a request for Zone Change it goes to the vote of the people to determine that and there is not any get out of jail card free such as a variance or CUP"

Ms. Christine Cook, lives on Mangrum Ct., La Habra, California came forward to address the Commission. Ms. Cook asked for clarification on the CEQA code change. Commissioner Nigsarian stated it was 15061(B)(3).

Mr. Jack Sedacka, lives on Brookdale Ave., La Habra, California came forward to address the Commission. Mr. Sedacka asked if the change was for the park near his home or all parks in the City. He expressed concern that a zone change could change the old reservoir park into homes, which he would be opposed to. He expressed the information he had received was not sufficient to make a clear decision as to whether he would be in favor or in opposition.

Planning Manager Ramsland explained that the proposed amendment was crafted to protect the parks from being converted to other uses without a vote of the people.

Mr. William, 1220 North Palm St., La Habra, California came forward to address the Commission. He asked if residents would be notified of future meetings regarding this matter and what are the plans for Ladera Palma.

Planning Manager Ramsland stated the Commission's action will be forwarded to the City Council for final approval and that notices would be sent out prior to that meeting. And that there are no plans for changes at Ladera Palma Park.

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

Moved by Commissioner Powell, seconded by Vice Chair Fernandez, APPROVING RESOLUTION NO. 19-14 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 19-01 MODIFYING COMMUNITY DEVELOPMENT ELEMENT OF THE GENERAL PLAN, POLICY LU-2.6, COMMUNITY SERVICES ELEMENT OF THE GENERAL PLAN, SECOND PARAGRAPH OF PAGE 5-1A AND ADDING POLICY OS-1.7, THAT REQUIRES A VOTE OF THE PEOPLE ON ANY GENERAL PLAN AMENDMENTS CHANGING ANY PUBLIC OPEN SPACE OWNED BY THE CITY.

The roll call vote was as follows:

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

ADJOURNMENT: 7:01 p.m.

Respectfully submitted,

Carmen G. Henderson
Planning Commission Secretary