



**LA HABRA
PLANNING COMMISSION AGENDA**

**REGULAR MEETING
MONDAY, APRIL 12, 2021
6:30 P.M.**

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

The Regular Meeting of the Planning Commission of the City of La Habra, for April 12, 2021, will be conducted in person at the City of La Habra Council Chamber, located at 100 East La Habra Boulevard, La Habra, California.

Please note that should all business not be concluded by 10:00 p.m., the Chair shall either authorize an extension of time to said meeting or continue all unfinished items to a future meeting, date certain, or date uncertain.

Please be advised that in order to ensure the health and safety of the public by limiting contact that could spread COVID-19, the Council Chamber will be open for limited seating for the public to ensure proper social distancing. The wearing of masks or appropriate face covering is required during the Regular Meeting of the Planning Commission. We encourage the public to also participate by submitting written comments via email to planningcommission@lahabra.ca.gov no later than 5:00 p.m. on Monday, April 12, 2021.

Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic.

CALL TO ORDER: Council Chamber

PLEDGE OF ALLEGIANCE:

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

PUBLIC COMMENTS: When addressing the Commission, please complete a Speaker's Card before leaving the Council Chamber.

Public Comments shall be received at the beginning of the governing body meeting and limited to three (3) minutes per individual, with a total time limit of 30 minutes for all public comments, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

The general Public Comment portion of the meeting allows the public to address any item of City business not appearing on the scheduled agenda. Per Government Code Section 54954.3(a), such comments shall not be responded to by the governing body during the meeting.

CONSENT CALENDAR:

All matters on Consent Calendar are considered to be routine and will be enacted by one motion unless a Commissioner, City staff member, 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. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per item that has been removed for separate discussion, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

1. **PROCEDURAL WAIVER:** Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.
2. **PLANNING COMMISSION MINUTES OF MARCH 22, 2021**
Recommendation: That the Planning Commission approve the meeting minutes of March 22, 2021.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

PUBLIC HEARINGS:

Public comments shall be limited to five (5) minutes per individual, with a total time limit of 60 minutes for all public comments, for each individual Public Hearing item on the agenda, unless otherwise modified by the Chair. Comments must be kept brief, non-repetitive, and professional in nature.

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**
This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15332, Class 32: "In-fill Development Projects" of the California Environmental Quality Act Guidelines. The environmental assessment that was prepared determined that the project meets the conditions described in this section (see attachment 1, Environmental Assessment).

Recommendation:

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.

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.

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"

Adoption of the resolution recommending the ordinance is exempt from the California Environmental Quality Act (CEQA). The resolution of recommendation is not a final action on the ordinance. Furthermore, the adoption of the ordinance itself is exempt from CEQA under Public Resources Code § 21080.17 [statutory exemption for second unit ordinances]; CEQA Guidelines §§ 15282(h) [statutory exemption for second unit ordinances]; 15303 [new construction or small structures] and 15305 [minor alterations to land]. The ordinance is also exempt under CEQA Guidelines section 15061 which covers activities with no possibility of having a significant effect on the environment because ADUs will largely constitute infill housing which is exempt from CEQA, and the other changes in the ordinance are mere clarifications of law.

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".

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. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per Consideration Item, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

COMMENTS FROM STAFF:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT: Adjourned to Monday, April 26, 2021, at 6:30 p.m. in the City 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 Office of the City Clerk 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 City Clerk's Office 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 boards outside the south entrance of City Hall and the Council Chamber, where completely accessible to the public, at least 72 hours in advance of the Commission Meeting.

Veronica Lopez, Secretary