



*City of*  
**LA HABRA**

**AGENDA**

**LA HABRA  
PLANNING COMMISSION AGENDA**

**REGULAR MEETING  
MONDAY, NOVEMBER 13, 2023  
6:30 P.M.**

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

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.

**CALL TO ORDER:** Council Chamber

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Chair Rojas  
Vice Chair Surich  
Commissioner Bernier  
Commissioner Mahecha  
Commissioner Manley

**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 MEETING MINUTES OF OCTOBER 23, 2023**  
That the Planning Commission approve the Planning Commission Meeting minutes of October 23, 2023.
3. **EXTENSION OF TIME PERIOD FOR ABATEMENT FOR PUBLIC NUISANCE AT COYOTE VILLAGE LOCATED AT 901-997 WEST IMPERIAL HIGHWAY**  
The recommended action of extending the time period for abatement was reviewed pursuant to the California Environmental Quality Act (CEQA) Guidelines and found to not be a project as defined under Section 15378(b)(5) because such extension is an administrative action only, and, therefore, is exempt from CEQA review.

Recommendation:

That the Planning Commission adopt the following resolution:

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 W. IMPERIAL HIGHWAY.

**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. TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE FOLLOWING ZONE CHANGES THAT ARE NECESSARY TO IMPLEMENT THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN:
  1. ZONE CHANGE 23-03 TO AMEND CHAPTERS 18.04 (DEFINITIONS), 18.06 (ZONES ESTABLISHED), 18.10 (REASONABLE ACCOMMODATIONS IN HOUSING TO DISABLED INDIVIDUALS), 18.14 (OFF-STREET PARKING REQUIREMENTS), 18.26 (R-2, R-3, R-4, R-5, R-6 AND R-7 MULTIPLE FAMILY DWELLING ZONES), 18.30 (SPECIAL NEEDS HOUSING), 18.80 (AFFORDABLE HOUSING INCENTIVES), AND 18.82 (INCLUSIONARY HOUSING UNITS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE
  2. ZONE CHANGE 23-04 TO ADD A NEW CHAPTER 18.09 (OBJECTIVE DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENT) AND AMEND CHAPTER 18.68 (DESIGN REVIEW) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE
  3. ZONE CHANGE 23-05 TO ADD CHAPTER 18.84 (MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENT MINISTERIAL REVIEW PROCESS) TO TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE IN ACCORDANCE WITH SENATE BILL 35 (SB 35)

Zone Changes 23-03, 23-04 and 23-05, were reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA guidelines because the proposed amendments to the La Habra Municipal Code have no possibility of having a significant effect on the environment.

That the Planning Commission approve:

1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA,

CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 23-03 TO AMEND CHAPTERS 18.04 (DEFINITIONS), 18.06 (ZONES ESTABLISHED), 18.10 (REASONABLE ACCOMMODATIONS IN HOUSING TO DISABLED INDIVIDUALS), 18.14 (OFF-STREET PARKING REQUIREMENTS), 18.26 (R-2, R-3, R-4, R-5, R-6 AND R-7 MULTIPLE FAMILY DWELLING ZONES), 18.30 (SPECIAL NEEDS HOUSING), 18.80 (AFFORDABLE HOUSING INCENTIVES), AND 18.82 (INCLUSIONARY HOUSING UNITS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE FOR CONFORMANCE WITH STATE LAW AND AS REQUIRED BY THE CITY'S 2021-2029 HOUSING ELEMENT AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES.

2. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 23-04 TO ADD A NEW CHAPTER 18.09 (OBJECTIVE DESIGN STANDARDS FOR MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENT) AND AMEND CHAPTER 18.68 (DESIGN REVIEW) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES.
3. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 23-05 TO ADD A NEW CHAPTER 18.84 (MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENT MINISTERIAL REVIEW PROCESS) TO TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE IN ACCORDANCE WITH SENATE BILL 35 AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES.

#### 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, November 27, 2023, 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 at the Community and Economic 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 least ninety-six (96) hours in advance of the meeting 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