

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
January 27, 2020

CALL TO ORDER: Commissioner Nigsarian called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:30 p.m. in the Council Chambers located at 100 East La Habra Boulevard in La Habra, California.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER POWELL

PRESENT: COMMISSIONERS: MANLEY, POWELL, NIGSARIAN

ABSENT COMMISSIONERS: BERNIER, FERNANDEZ

OTHERS PRESENT:

DIR. OF COMM. DEV.: HO
DEP. DIR. OF COMM. DEV.: JARAMILLO
PLANNING MANAGER: RAMSLAND
SENIOR PLANNER: SCHAEFER
PLANNING COMMISSION SECRETARY: GONZALEZ

PUBLIC COMMENT

The Chair asked if there was anyone in the audience that wished to speak on any item not on the agenda. There was none.

CONSENT CALENDAR

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

MOVED BY Commissioner Powell, seconded by Commissioner Manley, and CARRIED UNANIMOUSLY TO APPROVE THE CONSENT CALENDAR ITEM AS FOLLOW:

- a. Approval of the minutes of the Planning Commission meeting of January 13, 2020.

PUBLIC HEARINGS

- a. Consideration of a request for Conditional Use Permit 19-23 for a restaurant at 1460 South Harbor Boulevard.

Senior Planner Schaefer presented the staff report to the Commission.

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

Mr. BJ Kim, representing the applicant, 1141 N. Columbus Avenue #303, Glendale, California, came forward to address the Commission and introduced Mr. Amer Taha the business owner of Pita Grill.

Mr. Amer Taha, owner/operator of Pita Grill, 315 Summerdale, Irvine, California, came forward to address the Commission. Mr. Taha stated this site will be his third restaurant and looks forward to opening in La Habra. He stated that they provide fast casual Mediterranean food and most of his business is call in or delivery. Mr. Taha made himself available for questions.

Commissioner Nigsarian requested Mr. Kim return to the podium. He explained to Mr. Kim with the limited attendance of three Commissioners that he has the option to continue the item or move forward with the existing commissioners. Mr. Kim stated he was fine with moving forward with the project this evening.

Commissioner Nigsarian reminded Mr. Kim that he previously had voted for the approval of the center with the condition that they find an alternative for parking overflow with his neighbor to the south. He expressed his concern for people running across the street (Harbor Blvd.) from the church parking.

Mr. Kim responded that he recalled that conversation. He noted that the retail center has been completed and that the coffee shop was now open and doing good business and that the other tenants are looking forward to opening soon. Mr. Kim added that the other approved operators do forty to fifty percent of their business as "delivery" and stated that there is a huge push from the public for restaurants to do delivery. He noted that much of the businesses are small with not many seats. Referring to the St. Paul parking he stated that there will not be anyone running across the street. He indicated that they will use the typical valet system which is very safe. Mr. Kim noted the center will be managed by REMM which is one of the best management companies. He added that PIH (the tenant of the property to the south) really wants a parking agreement, but the property owner has expressed concerns that there may not be a need for the parking and wanted to wait to see how the parking situation is once all the businesses open. He stated that they are continuing to look for other parking options.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were none.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

Moved by Commissioner Powell, seconded by Commissioner Manley, APPROVING RESOLUTION NO. 20-02 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-23 TO OPERATE A RESTAURANT AT 1460 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

ADMINISTRATIVE ITEMS:

Director Ho noted that staff had provided them with a copy of the EIR and the executive summary for the Valera 58-unit town home project and indicated the public hearing is scheduled for March 23, 2020.

COMMENTS FROM COMMISSIONERS:

Commissioner Nigsarian commented that due to poor vacation planning, on his part, that he will miss the next three Commission meetings and will not return until the second meeting in March.

Commissioner Manley asked to adjourn the meeting this evening in memory of the families lost in the helicopter crash on Sunday.

ADJOURNMENT: 6:46 p.m. in memory of helicopter crash victims of Sunday, February 26, 2020.

Respectfully submitted,

Carmen Gonzalez Avila
Planning Commission Secretary