

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
September 13, 2021

**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 BERNIER

**PRESENT:** COMMISSIONERS: NIGSARIAN  
MANLEY  
BERNIER

**ABSENT:** COMMISSIONERS: MUNOZ  
ROJAS

**OTHERS PRESENT:** INTERIM DIRECTOR: CRABTREE  
DEPUTY DIRECTOR: RAMSLAND  
SENIOR PLANNER: SCHAEFER  
ASSOCIATE PLANNER: D. LOPEZ  
SECRETARY: V. LOPEZ

**PUBLIC COMMENT**

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

**CONSENT CALENDAR**

The Chair explained the Consent Calendar procedures. He asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Nigsarian seconded by Commissioner Bernier to approve the Consent Calendar. Motion passed.

1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.
2. Approval of the Planning Commission Minutes of August 23, 2021.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 21-03 TO ESTABLISH A RESTAURANT AT 171 EAST IMPERIAL HIGHWAY, SUITE B.

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

Associate Planner David Lopez gave the staff report.

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

Commissioner Nigsarian asked about the parking deficit. Associate Planner Lopez said that the parking requirement for a food-to-go shop is less than a sit down restaurant but this business is deficient in parking due to the size of the property.

Chair Manley asked if other business operators or property owners had contacted staff. Associate Planner Lopez said no one has contacted staff.

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

Juang Bahng, the general contractor for the proposed coffee shop, introduced himself and said that the landlord was also present. The Commission did not have questions for Mr. Bahng.

The Chair then asked if there was anyone wishing to speak in opposition of the proposed project. There were none.

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

Moved by Commissioner Bernier and seconded by Commissioner Nigsarian, APPROVING RESOLUTION NO. 21-25 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 21-03 TO ESTABLISH A RESTAURANT (COFFEE SHOP) AT 171 EAST IMPERIAL HIGHWAY, SUITE B, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: BERNIER, MANLEY, NIGSARIAN  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: ROJAS, MUNOZ

## **CONSIDERATION ITEMS**

There were no consideration Items.

## **COMMENTS FROM STAFF**

There were no comments from staff.

## **COMMENTS FROM COMMISSIONERS**

Commissioner Bernier said she was excited for the new business and welcomed them to La Habra. Commissioners Manley and Nigsarian wished the owners good luck with their new business.

ADJOURNMENT: 6:41 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary