

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
November 8, 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 ROJAS

**PRESENT:** COMMISSIONERS: NIGSARIAN  
MANLEY  
MUNOZ  
BERNIER  
ROJAS

**ABSENT:** COMMISSIONERS: NONE

**OTHERS PRESENT:** INTERIM DIRECTOR: CRABTREE  
DEPUTY DIRECTOR: RAMSLAND  
ASSOCIATE PLANNER: D. LOPEZ  
SENIOR PLANNER: SCHAEFER  
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 Bernier seconded by Vice Chair Munoz to approve the Consent Calendar. Motion passed with Commissioner Rojas abstaining from item number two.

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 October 25, 2021.
3. A Motion of the Planning Commission of the City of La Habra approving Time Extension 21-01 for a one-year time extension to conditional use permit 16-06 for the operation of a church at 501 North Beach Boulevard.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 21-04 AND CONDITIONAL USE PERMIT 21-02 TO EXPAND THE

**COSTCO GASOLINE FUELING STATION LOCATED AT 103 NORTH BEACH BOULEVARD.**

Chair Manley asked if any correspondence had been received in regards to the item. Associate Planner, David Lopez, said that after the agenda had been published staff received a letter from Costco's representative. They are requesting a continuation to December 13, 2021 in order to work with City staff to finalize the project details.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor 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 Rojas, **APPROVING A MOTION TO CONTINUE A REQUEST FOR DESIGN REVIEW 21-04 AND CONDITIONAL USE PERMIT 21-02 TO EXPAND THE COSTCO GASOLINE FUELING STATION LOCATED AT 103 NORTH BEACH BOULEVARD TO DECEMBER 13, 2021.**

The roll call vote was as follows:

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

**2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 21-08 FOR A COMMERCIAL KITCHEN AT 2101 EAST EMERY AVENUE.**

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

Senior Planner, Chris Schaefer gave the staff report.

Commissioner Nigsarian asked if this was considered a "ghost kitchen", Senior Planner Schaefer said that was correct. Commissioner Nigsarian then asked if the building was sprinklered (fire sprinklers). Senior Planner Schaefer said he was not sure and deferred to the designer who was in the audience. The designer answered from their seat saying that it was sprinklered.

The Chair opened the public hearing and asked if there was anyone in the audience to speak in favor of the proposed project. There were none.

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

Moved by Commissioner Nigsarian and seconded by Commissioner Bernier, **APPROVING RESOLUTION NO. 21-32 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 21-08 FOR A COMMERCIAL KITCHEN AT 2101 EAST EVERY AVENUE, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.**

The roll call vote was as follows:

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

### **CONSIDERATION ITEMS**

There were no consideration items.

### **COMMENTS FROM STAFF**

There were no comments from staff.

### **COMMENTS FROM COMMISSIONERS**

There were no comments from Commissioners.

ADJOURNMENT: 6:41 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary