

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
May 23, 2022

**CALL TO ORDER:** Chair Munoz 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 SURICH

**PRESENT:** COMMISSIONERS: MANLEY  
MUNOZ  
ROJAS  
SURICH

**ABSENT: (EXCUSED)** COMMISSIONERS: BERNIER

**OTHERS PRESENT:** DEPUTY DIRECTOR: RAMSLAND  
PLANNING MANAGER: LUI  
ASSOCIATE PLANNER: D. LOPEZ  
SECRETARY: V. LOPEZ

**PUBLIC COMMENT**

Chair Munoz 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.

The approval of the Consent Calendar was moved by Chair Munoz and seconded by Vice Chair Rojas. The motion passed 4-0.

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 April 25, 2022.
3. Continuation of a request for Conditional Use Permit 22-05 and Development Agreement 22-01 for a non-storefront retail cannabis business at 441 East Imperial Hwy., Suite E.

**PUBLIC HEARINGS**

1. **DULY NOTICED PUBLIC HEARING FOR CONSIDERATION OF DESIGN REVIEW 22-03 FOR THE CONSTRUCTION OF A 3,450 SQUARE FOOT COMMERCIAL BUILDING AT 1130 SOUTH BEACH BOULEVARD.**

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

Associate Planner, David Lopez, presented the staff report.

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

Commissioner Surich asked for clarification on how many building pads there would be for future restaurants. Associate Planner Lopez said there will be two suites that could be used for restaurants, however those have yet to be identified.

Chair Munoz asked if the existing entitlement for the alcohol license expires in December. Associate Planner confirmed that the Conditional Use Permit for a restaurant and the Conditional Use Permit for alcohol sales expires on December 31. He mentioned that the applicant does have the option to request a time extension that would keep those entitlements valid for one year. Chair Munoz asked if that time extension request would be presented to the Commission. Associate Planner Lopez said it would be a consent item and not a public hearing.

Commissioner Manley asked if the Denny's was still in operation at 1150 South Beach Boulevard. Associate Planner Lopez responded in the affirmative.

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

Amber Wesley, of DJM, representing the property owner, spoke in favor of the project. She mentioned that these two new suites will be designed to match the more updated modern architecture used for the new Starbucks building. She also said that they have had contact with interested parties both retail and restaurants who are interested in the center.

Commissioner Surich said she was happy to see that they were updating the look of the center.

Vice Chair Rojas asked for clarification on the façade of this new building, she wondered if it would match the façade of the Starbucks and Crumbl building. Ms. Wesley responded in the affirmative. She said that they hope to update the look of the center to match this new style.

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

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

Moved by Commissioner Manley and seconded by Commissioner Surich, Approving Resolution No. 22-22 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 22-03 FOR THE CONSTRUCTION OF A 3,450 SQUARE FOOT COMMERCIAL BUILDING AT 1130 SOUTH BEACH BOULEVARD, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

### **COMMENTS FROM STAFF**


Deputy Director, Roy Ramsland, noted that a copy of the Commission handbook had been placed before them on the dais. He added that they may find it useful as a reference tool. He also noted that this handbook was published by the same agency that is offering the Commissioner training courses in the fall, that was previously discussed.

### **COMMENTS FROM COMMISSIONERS**

Vice Chair Rojas and Chair Munoz wished everyone a happy Memorial Day.

ADJOURNMENT: 6:46 p.m.

Respectfully submitted,

  
Veronica Lopez,  
Secretary

