

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
September 26, 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: MUNOZ
ROJAS
BERNIER
SURICH
MANLEY

ABSENT: (EXCUSED) COMMISSIONERS: NONE

OTHERS PRESENT: DIRECTOR: KIM
DEPUTY DIRECTOR: RAMSLAND
PLANNING MANAGER: LUI
ASSOCIATE PLANNER: D. LOPEZ
SECRETARY: V. LOPEZ
CITY ATTORNEY: ROBERTO

RECOGNITION

Chair Munoz presented a proclamation to Roy Ramsland in appreciation for his nearly 40 years of service to the City of La Habra.

PUBLIC COMMENT

Chair Munoz asked if there was anyone in the audience that wished to speak on any item not listed 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 Vice Chair Rojas and seconded by Commissioner Surich. The motion passed 5-0.

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 August 28, 2022.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 21-06, ZONE VARIANCE 21-03, CONDITIONAL USE PERMIT 22-03 AND CONDITIONAL USE PERMIT 22-04 FOR THE CONSTRUCTION OF AN AUTOMOBILE SERVICE STATION AND CONVENIENCE STORE WITH A REAR YARD SETBACK REDUCTION FROM 20 FEET TO SIX INCHES, AND A TYPE 20 OFF-SALE BEER AND WINE ABC LICENSE AT 750 NORTH HARBOR BOULEVARD.

Chair Munoz asked if any correspondence had been received in regards to the item. Secretary Lopez said none had been received.

Associate Planner Lopez presented the staff report.

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

Vice Chair Rojas wanted clarification in regards to which wall was allowed a zero-foot setback. Associate Planner Lopez explained that it was the wall on the eastern property line.

Chair Munoz asked if there was a condition of approval to enhance the south and east elevations on the new convenience store building. Associate Planner Lopez said that a condition was included in the draft resolution for the Design Review as project condition number four, which requires the applicant to submit elevation plans showing enhancements for those walls prior to permit issuance. Chair Munoz then asked about the existing retaining wall to the south and wondered if it was part of the former bank property. Associate Planner Lopez said that the five-foot high retaining wall will remain as part of this new project. Chair Munoz expressed concern about the grade difference between the property to the south. Associate Planner Lopez said automobile service station customers would not have access to that part of the property.

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

The applicant, David Berri, thanked the Commission for their time. He stated that they are looking to improve the aesthetics of this location by incorporating a new 7-Eleven convenience store. He mentioned that he was pleased with past projects which included adding a 7-Eleven to a Berri Bros. automobile service station at other locations outside of La Habra. Mr. Berri said he would be happy to answer any questions from the Commission.

Commissioner Manley asked Mr. Berri to identify the closest location outside of La Habra with a similar project proposal. Mr. Berri said he had recently completed a project with the same proposed elevations in the city of Anaheim, on the corner of Euclid Street and Broadway. He also mentioned that he is working on another similar project in the city of Stanton, on Garden Grove Boulevard, which involves converting their convenience stores to 7-Elevens. Commissioner Manley asked Mr. Berri about how many automobile service stations he owned. Mr. Berri responded that he owned and operated 20 automobile service stations.

Commissioner Surich said she was happy to see the new design proposed for the automobile service station and convenience store and thanked the applicant for their work on the project.

Chair Munoz asked if this new 7-Eleven would replace an existing location or if it was a new store in addition to the existing 7-Eleven already on Whittier Boulevard. Mr. Berri confirmed that the proposed project would be an additional, new store.

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 Bernier and seconded by Vice Chair Rojas, approving Resolution No. 22-39, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 21-08 TO CONSTRUCT AN AUTOMOBILE SERVICE STATION AND CONVENIENCE STORE AT 750 NORTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

Moved by Chair Munoz and seconded by Commissioner Bernier, approving Resolution No. 22-40, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING ZONE VARIANCE 21-03 TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM 20 FEET TO SIX INCHES FOR THE CONSTRUCTION OF A CONVENIENCE STORE AT 750 NORTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

Moved by Vice Chair Rojas and seconded by Commissioner Surich, approving Resolution No. 22-41, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 22-03 TO ESTABLISH AN AUTOMOBILE SERVICE STATION WITH A CONVENIENCE STORE AT 750 NORTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

Moved by Commissioner Surich and seconded by Chair Munoz, approving Resolution No. 22-42, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 22-04 FOR AN ABC TYPE 20 OFF-SALE BEER AND WINE LICENSE IN CONJUNCTION WITH A CONVENIENCE STORE AT 750 NORTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

COMMENTS FROM STAFF

Roy Ramsland presented a workshop about the history and details of the La Habra Boulevard Specific Plan.

COMMENTS FROM COMMISSIONERS

Commissioner Bernier expressed her thanks for the years of service that Roy has given to the City and said she looked forward to the luncheon. Commissioner Surich expressed her appreciation for Brian Jones, Randy Stephens and the crew from the City's Public Works Department who were out making repairs by her home. Chair Munoz reminded everyone about the Veterans Day celebration planned for Friday, November 11 at the Community Center from 10:30 a.m. to 12:00 p.m. The event is free and all are welcomed. For more information, people can contact the Community Services Center or Commissioner Surich.

ADJOURNMENT: 7:30 p.m.

Respectfully submitted,

Veronica Lopez,
Secretary