

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
December 12, 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  
SURICH  
MANLEY

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

**OTHERS PRESENT:** DIRECTOR: KIM  
PLANNING MANAGER: LUI  
SENIOR PLANNER: QUIROZ  
ASSISTANT PLANNER: O'TOOLE  
SECRETARY: V. LOPEZ  
CITY ATTORNEY: ROBERTO

**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 that since Commissioner Surich was not present at the meeting of November 14, they did not have a quorum to vote on the passage of the minutes for that meeting. The Chair made a motion to bring this item back at the next regularly scheduled meeting. Commissioner Manley seconded the motion. Motion passed 3-0.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER MODIFICATION 22-05 TO AMEND CONDITIONAL USE PERMIT 06-27 TO ALLOW THE SALE OF DISTILLED SPIRITS IN ADDITION TO BEER AND WINE FOR OFF-SITE CONSUMPTION UNDER A TYPE 21 LICENSE BY THE DEPARTMENT OF ALCOHOL AND BEVERAGE CONTROL AT AN EXISTING RETAIL DEPARTMENT STORE (TARGET) LOCATED AT 1000 W. IMPERIAL HIGHWAY.

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

Senior Planner Quiroz presented the staff report.

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

Commissioner Manley questioned whether the schools to the east of the project site were notified of the proposal. Senior Planner Quiroz said both schools were included in the notification process.

Commissioner Surich wanted clarification on the location of the second, active, off-sale Alcoholic Beverage Control (ABC) license. Senior Planner Quiroz said it was located in the City of Fullerton (Distilled Liquor), since that census tract includes parts of the City of Fullerton.

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

Beth Aboulafia, representing the applicant, addressed the Commission. Ms. Aboulafia said she has been helping Target stores in California with their alcohol licensing since the early 2000s. She explained that the La Habra Target was approved for the sale of beer and wine since 2006 when the store first opened. Since then, Target's business model has changed and they have a larger grocery component. As such, Target would like to offer the full selection of alcoholic beverages. She said that about 95% of Target stores in California sell the full array of alcoholic beverages. Team leaders at this La Habra store have been questioned as to why they did not carry distilled spirits. She asked the Planning Commission for their approval and stated that this Target store has never had any issues with the sale of alcohol to date.

Chair Manley asked if the applicant knew whether the neighboring Target stores located in Whittier and Brea sold distilled spirits. Ms. Aboulafia was not sure, but relayed that her associate could look into that.

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 Chair Munoz, approving Resolution No. 22-46, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA MAKING THE APPROPRIATE FINDINGS AND APPROVING MODIFICATION 22-05 TO AMEND CONDITIONAL USE PERMIT 06-27 TO ALLOW THE SALE OF DISTILLED SPIRITS IN ADDITION TO BEER AND WINE FOR OFF-SITE CONSUMPTION AT EXISTING RETAIL DEPARTMENT STORE (TARGET) LOCATED AT 1000 W. IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 22-29 TO ESTABLISH A MARTIAL ARTS STUDIO (COMMERCIAL SCHOOL) WITHIN AN EXISTING COMMERCIAL CENTER AT 1403 EAST LAMBERT ROAD, SUITE O.

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

Assistant Planner O'Toole presented the staff report.

Chair Munoz asked if any of the Commissioners had any questions. There were no questions.

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 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 Chair Munoz and seconded by Commissioner Surich, approving Resolution No. 22-48, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA MAKING THE APPROPRIATE FINDINGS AND APPROVING CONDITIONAL USE PERMIT 22-29 TO ESTABLISH AND OPERATE A MARTIAL ARTS STUDIO (COMMERCIAL SCHOOL) WITHIN AN EXISTING COMMERCIAL CENTER AT 1403 EAST LAMBERT ROAD, SUITE O, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

3. DULY NOTICED PUBLIC HEARING TO CONSIDER MODIFICATION 22-04 TO AMEND PLANNED UNIT DEVELOPMENT PRECISE PLAN 02-04, A REQUEST TO LEGALIZE FOUR (4) DETACHED TRELLISES IN AN EXISTING OUTDOOR DINING AREA OF THE WESTRIDGE GOLF COURSE LOCATED AT 1400 SOUTH LA HABRA HILLS DRIVE.

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

Senior Planner Quiroz presented the staff report.

Chair Munoz asked if any of the Commissioners had any questions. There were no questions.

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

Irene Kim, the applicant, thanked the Commission for their time and said she would be happy to answer any questions.

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 Surich and seconded by Chair Munoz, approving Resolution No. 22-47, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA MAKING THE APPROPRIATE FINDINGS AND APPROVING MODIFICATION 22-04 TO AMEND PLANNED UNIT DEVELOPMENT PRECISE PLAN 02-04, A REQUEST TO LEGALIZE FOUR (4) DETACHED TRELLISES IN AN EXISTING OUTDOOR DINING AREA OF THE WESTRIDGE GOLF COURSE LOCATED AT 1400 SOUTH LA HABRA HILLS DRIVE, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

#### **COMMENTS FROM STAFF**

Planning Manager Lui informed the Commission that staff had passed out hard copies of the materials from the Planning Commissioners Training. She also mentioned that an email was sent with additional links to information. As for the upcoming meeting in January, staff will be bringing back the America's Tires and Dutch Bros. project.

Director Kim wished everyone happy holidays and said we would see everyone back in January.

#### **COMMENTS FROM COMMISSIONERS**

Commissioner Manley thanked staff for the opportunity to attend the Planning Commissioner Training. He wished everyone happy holidays.

Commissioner Surich said she was sorry she missed out on the training. She wished everyone happy holidays and thanked both staff and the City Attorney from Jones and Mayer.

Chair Munoz echoed what the Commissioners said and for the record. Chair Munoz also notified staff that he had formally submitted his letter of resignation and said his last meeting will be January 23, 2023.

ADJOURNMENT: 7:02 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary