

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA

December 11, 2023

**CALL TO ORDER:** Chair Rojas 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 MAHECHA

**COMMISSIONERS PRESENT:** ROJAS  
SURICH  
MAHECHA

**COMMISSIONERS ABSENT:** BERNIER  
MANLEY

**OTHERS PRESENT:** DIRECTOR: KIM  
PLANNING MANAGER: LUI  
SENIOR PLANNER: QUIROZ  
SECRETARY: LOPEZ  
CITY ATTORNEY: ROBERTO

**PUBLIC COMMENT**

Chair Rojas 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**

Chair Rojas explained the Consent Calendar procedures. She 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 Mahecha, seconded by Vice Chair Surich, to approve the Consent Calendar. Motion passed 3-0.

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 November 13, 2023.
3. Extension of the time period for abatement for Public Nuisance at Coyote Village located at 901-997 West imperial Highway.
4. Making a determination of conformity with the General Plan for purchase of a 2.8-acre parcel in La Hara, commonly known as a portion of the La Habra Marketplace Parking Lot, APN 018-381-64.

## **PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING CITY-INITIATED GENERAL PLAN AMENDMENT 23-01 TO:
  1. AMEND CHAPTER 2 (COMMUNITY DEVELOPMENT) AND APPENDIX C (GLOSSARY OF TERMS) TO PROVIDE CONSISTENCY WITH THE HOUSING ELEMENT;
  2. AMEND CHAPTER 7 (COMMUNITY SAFETY) AND ADD NEW APPENDICES D (CLIMATE CHANGE VULNERABILITIES ASSESSMENT) AND E (HEALTH AND ENVIRONMENTAL JUSTICE ASSESSMENT) TO COMPLY WITH GOVERNMENT CODE SECTION 65302(G) AND SENATE BILL 1000 (2016) RELATED TO WILDFIRE AND EMERGENCY PREPAREDNESS, CLIMATE CHANGE ADAPTATION, AND ENVIRONMENTAL JUSTICE; AND
  3. AMEND CHAPTER 8 (IMPLEMENTATION MANUAL) TO INCLUDE THE NEW POLICIES AND ADD NEW PROGRAMS AS PART OF THE UPDATES TO CHAPTER 2 (COMMUNITY DEVELOPMENT) AND CHAPTER 7 (COMMUNITY SAFETY).

Chair Rojas 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 and noted that staff would take care of minor formatting changes to the resolutions and attachments before the report is presented to City Council. She also introduced the City's consultant, Mark Hoffman who was present to answer any questions from the Commission.

Chair Rojas asked staff for clarification on what criteria is used to identify disadvantaged areas within the City. Senior Planner Quiroz explained that an evaluation of income levels, air pollution levels, health statistics, and social economic background data helps identify areas considered to be disadvantaged.

Mark Hoffman, PlaceWorks Inc., explained that the CalEnviroScreen tool considers population data as well as regional information. Chair Rojas wanted to clarify whether two-thirds of La Habra is considered disadvantaged. Mr. Hoffman said that was correct. Chair Rojas asked if density was one of the factors taken into consideration. Mr. Hoffman responded that density is not a criterion.

Vice Chair Surich asked staff to explain how being within a lower income area correlates with higher pollution impacts. Senior Planner Quiroz said that the data considers different types of pollution, not just air pollution. Mr. Hoffman explained that pollution is looked in at a regional context and therefore, the data does not precisely reflect La Habra's conditions. La Habra is not by any freeways or heavy industry, but the model shows it as being at a disadvantage. Mr. Hoffman noted that all cities must use the CalEnviroScreen data. Additionally, the technical reports were prepared for La Habra which also talk about environmental conditions, but they also offer qualifier information.

Commissioner Mahecha asked if the disadvantaged areas map indicates the levels of environmental impact. Director Kim said she was involved in the development of the CalEnviroScreen and explained that CalEnvironScreen looks at the impact on the communities and not whether the community is

impacting the environment. She explained that there are online resources including an interactive model where anyone can view how each of the contributing environmental factors affect the city and the surrounding area.

Commissioner Mahecha thanked staff for conducting the community workshops in preparation for the General Plan amendments and thanked Mr. Hoffman for his presentation.

Chair Rojas opened the public hearing and asked if there was anyone wishing to speak in favor of the proposed amendments. Seeing no one in the audience, Chair Rojas closed the public hearing and asked the Commission to begin a discussion or entertain a motion.

Moved by Vice Chair Surich and seconded by Commissioner Mahecha, Approving Resolution No. 23-24 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 23-01 TO: (1) AMEND CHAPTER 2 (COMMUNITY DEVELOPMENT) AND APPENDIX C (GLOSSARY OF TERMS) TO PROVIDE CONSISTENCY WITH THE HOUSING ELEMENT; (2) AMEND CHAPTER 7 (COMMUNITY SAFETY) AND ADD NEW APPENDICES D (CLIMATE CHANGE VULNERABILITY ASSESSMENT) AND E (HEALTH AND ENVIRONMENTAL EQUITY ASSESSMENT) TO COMPLY WITH GOVERNMENT CODE SECTION 65302(G) AND SENATE BILL 1000 (2016) RELATED TO WILDFIRE AND EMERGENCY PREPAREDNESS, CLIMATE CHANGE ADAPTATION, AND ENVIRONMENTAL JUSTICE; AND (3) AMEND CHAPTER 8 (IMPLEMENTATION MANUAL) TO INCLUDE THE NEW POLICIES AND ADD NEW PROGRAMS AS PART OF THE UPDATES TO CHAPTER 2 (DEVELOPMENT) AND CHAPTER 7 (COMMUNITY SAFETY); AND MAKE A DETERMINATION THAT GENERAL PLAN AMENDMENT 23-01 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

## **COMMENTS FROM STAFF**

Planning Manager Lui thanked the Commission for all their work during the year. She wished everyone a Happy Holidays and said that the first meeting in January would not have any public hearings but they would be considering another extension for the La Habra Woods community. Due to the holiday closure she recommends that the Commission adjourn the meeting to January 8, 2024.

## **COMMENTS FROM COMMISSIONERS**

Vice Chair Surich thanked staff for their work and the exceptional reports they provide. She wished everyone a joyous holiday.

Commissioner Mahecha echoed Vice Chari Surich's comments and also thanked her fellow Commissioners saying she has learned so much from them.

Chari Rojas echoed the same sentiments and said that most of the questions she brings up during the meeting are for clarification for the public record. Staff does an excellent job in writing the staff reports and answering their questions. She thanked the Commission for showing up and doing an excellent job in representing the City. She wished everyone a Happy Holidays.

ADJOURNMENT: 6:58 p.m. to the Planning Commission meeting on January 8, 2024.

Respectfully submitted,

Veronica Lopez,  
Secretary