



PLANNING COMMISSION AGENDA
City Council Chambers, 201 E. La Habra Blvd., La Habra, CA

October 24, 2016
6:30 p.m.

INSTRUCTIONS TO THE PUBLIC BEFORE ADDRESSING THE PLANNING COMMISSION PLEASE FILL OUT A SPEAKER'S CARD AND DEPOSIT AT THE PODIUM.

1. **CALL TO ORDER:**
2. **FLAG SALUTE:**
3. **ROLL CALL:**
4. **COMMENTS FROM THE AUDIENCE:**

This is the time for the public to address any item of Commission business NOT appearing on this Agenda. (Note: Per Government Code Section 54954.3(a), the Planning Commission cannot take action or express a consensus of approval or disapproval on any public comments regarding matters which do not appear on the printed agenda.)

5. **CONSENT CALENDAR:**

All items on the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion unless a Commissioner or member of the audience request separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Members of the audience will have the opportunity to address the Commission on removed items at that time.

- a. Approval of the minutes of the Planning Commission meeting of October 10, 2016.

6. **CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:**

7. **CONTINUED PUBLIC HEARINGS:**

8. **PUBLIC HEARINGS:**

- a. Consideration of Design Review 16-01 for a four (4) unit multi-family residential complex at [525 East La Habra Boulevard](#).

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt pursuant to Section 15303(b), Class 3: "New Construction or Conversion of Small Structures" of the California Environmental Quality Act

Guidelines. The project entails the construction of a four unit apartment complex. The categorical exemption applies up to no more than six units.

Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 16-01 FOR A FOUR UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 525 EAST LA HABRA BOULEVARD, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

- b. Consideration of requests for Conditional Use Permit 16-10 to allow for a 25-foot tall freestanding sign and Zone Variance 16-02 to waive a portion of the required 6-foot high block wall along the northerly property line at [1231-1465 West Whittier Boulevard](#).

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15311(a), Class 11: “Accessory Structures” of the California Environmental Quality Act Guidelines as free-standing signs are specifically exempted and extensive planting of the slope area in lieu of constructing a block wall.

Recommendation

Conditional Use Permit

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-10 TO ALLOW FOR A 25-FOOT TALL FREE-STANDING SIGN AT 1231-1465 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

Zone Variance

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING ZONE VARIANCE 16-02 TO WAIVE A PORTION OF THE 6- FOOT HIGH REQUIRED BLOCK WALL AT 1231-1465 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

- 9. **CONSIDERATION ITEMS:**
- 10. **ADMINISTRATIVE ITEMS:**
- 11. **COMMENTS FROM THE COMMISSIONERS:**
- 12. **ADJOURNMENT**

DECLARATIONS

Except as otherwise provided by law, no action shall be taken on any items not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Planning Department during regular business hours.

“In accordance with the federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the Planning Department Office at least 96 hours in advance of the meeting at (562) 383-4100”.

This Agenda was posted on the Bulletin Boards outside of the front and back doors of City Hall, which is completely accessible to the public at least 72 hours in advance of the Planning Commission meeting.

Carmen G. Henderson, Planning Commission Secretary