

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
April 27, 2020

**THE PLANNING COMMISSION MEETING WAS CONDUCTED VIA TELECONFERENCE.  
The public was able to participate by either calling in or sending an email.**

**CALL TO ORDER:** Chair Bernier called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:40 p.m. The Commissioners, the public and Staff called in and Commission Secretary Gonzalez and Planning Manager Ramsland were present in the Council Chamber located at 100 East La Habra Boulevard in La Habra, California.

**PLEDGE OF ALLEGIANCE:** LED BY COMMISSIONER NIGSARIAN

**PRESENT: (via phone)** COMMISSIONERS: FERNANDEZ  
NIGSARIAN  
BERNIER  
POWELL  
MANLEY

**ABSENT** COMMISSIONERS: NONE

**OTHERS PRESENT:**

DIR. OF COMM. DEV.: HO  
PLANNING MANAGER: RAMSLAND  
ASSOCIATE PLANNER: LOPEZ  
COMM. DEV. SECRETARY: LOPEZ  
PLANNING COMMISSION SECRETARY: GONZALEZ

**PUBLIC COMMENT**

The Chair asked if there was anyone on the phone conference or who had sent an email that wished to comment on any item not listed on the agenda. There were none.

**CONSENT CALENDAR**

The Chair explained the Consent Calendar procedures. She asked if there were any members of the public on the phone conference, or who had sent an email, or any Commissioner that wished to have any item removed. Secretary Lopez indicated that there were none.

Moved by Vice Chair Fernandez, seconded by Commissioner Nigsarian to approve the Consent Calendar. Motion passed.

1. Approving the Planning Commission Meeting Minutes of April 13, 2020.

**PUBLIC HEARINGS**

- 1) Consideration of a request for Design Review 19-05 for modifications to the drive-thru configuration of an existing restaurant (Chick-Fil-A) at 1801 West Imperial Highway.

Associate Planner Lopez presented the staff report. The Chair asked if any of the Commissioners had any questions. There were no Commissioner questions.

The Chair opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request.

Secretary Lopez indicated that there were no callers and no emails had been received by anyone wishing to speak on this item.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY Vice Chair Fernandez, seconded by Commissioner Manley, APPROVING RESOLUTION NO. 20-13 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 19-05 TO MODIFY THE DRIVE-THRU CONFIGURATION OF AN EXISTING RESTAURANT LOCATED AT 1801 WEST IMPERIAL HIGHWAY, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES:	COMMISSIONERS:	FERNANDEZ, MANLEY, POWELL, NIGSARIAN, BERNIER
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

2) Consideration of a request for Conditional Use Permit 19-26 to establish a health club, (Pilates studio) at 1470 South Harbor Boulevard. Note: Item 2 and 3 were considered concurrently.

Associate Planner Lopez presented the staff report. The Chair asked if any of the Commissioners had any questions.

Commissioner Fernandez asked if when the center is at full capacity if there will have on site valet parking full time. Associated Planner Lopez stated they are working with the applicant to utilized the rear parking for valet and when full the church across the street will be used for the additional valet parking.

The Chair opened the public hearing and asked if there was anyone on the phone conference, or who had sent an email who wished to speak in favor of the request.

Mr. BJ Kim, architect/applicant, who was on the phone, addressed the Commission. Mr. Kim stated that the proposed gym peak hours are early in the morning or later in the afternoon and that parking on site would be sufficient. He readdressed the center's use of valet parking and off-site parking which will be available.

Mr. Roger Chan, business owner/applicant, called in to thank staff and that he is looking forward to serving the community of La Habra.

The Chair then asked if there was anyone who wished to speak in opposition to the request. There were no emails nor anyone on the conference call that wished to speak in opposition.

There being no further speakers, in favor or in opposition, the Chair closed the public hearing and asked for Commissioner comments or a motion.

MOVED BY Commissioner Powell, Seconded by Vice Chair Fernandez, APPROVING RESOLUTION NO. 20-14 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-26 TO ESTABLISH A HEALTH CLUB AT 1470 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: POWELL, FERNANDEZ, MANLEY, NIGSARIAN, BERNIER  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

3) Consideration of a request for Conditional Use Permit 19-24 to establish a health club, (Dance Studio) at 1476-1478 South Harbor Boulevard.

There were no emails nor anyone on the conference call that wished to speak in favor or opposition to this request.

MOVED BY Commissioner Nigsarian, Seconded by Vice Chair Fernandez, APPROVING RESOLUTION NO. 20-15 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-24 TO ESTABLISH A HEALTH CLUB AT 1476-1478 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

AYES: COMMISSIONERS: NIGSARIAN, FERNANDEZ, POWELL, MANLEY, BERNIER  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

#### COMMENTS FROM COMMISSIONERS

Commissioner Nigsarian wished everyone to stay safe and well.

ADJOURNMENT: 7:17 p.m.

Director Ho indicated that an email had been received from Chick Fil-A that there were technical difficulties on their end but wished to address the Commission.

Staff explained the Commission could choose to reconvene to receive the additional comments.

Commissioner Powell moved to reconvene the meeting and the motion was seconded by Commissioner Manley.

Director Ho summarized the email comments. Secretary Lopez stated there was no one on the line to speak.

#### ADDITIONAL COMMENTS FROM THE COMMISSIONERS

Commissioner Powell thanked Chair Bernier and staff for meeting the challenges in holding the meeting.

Chair Bernier also thanked staff then adjourned the meeting.

ADJOURNMENT: 7:22 p.m.

Respectfully submitted,

Carmen Gonzalez Avila  
Planning Commission Secretary