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CITY OF LA HABRA HEIGHTS
MINUTES OF A SPECIAL MEETING
OF THE PLANNING COMMISSION

FEBRUARY 3, 2009

OPENING CEREMONIES

1. CALL MEETING TO ORDER

Chairman Larry Black called the Special Planning Commission Meeting to order at 7:02 p.m. on February 3, 2009 in the Multi-Purpose room at 1245 Hacienda Road, La Habra Heights, California.

ROLL CALL

Present: Chairman Larry Black, Commissioners Brent Grebbien, Tony Liu, Carl Westerhoff and Alternate Don Tilley

Absent: Margarita McCoy

Also Present: City Planner Kenneth Phung and Planning Commission Attorney Daniel Ballin

2. FLAG SALUTE

Chairman Black led the flag salute.

3. ITEMS FROM THE PUBLIC NOT ON THE AGENDA

George Edwards stated that he is running for the City Council and noted that there will be a Candidates Forum on February 10, 2009 at 7:00 p.m. at the Multi-Purpose Room. This will provide an opportunity for everyone to know where all the candidates stand on the different issues. Please vote on March 3rd.

Norm Zezula noted that Commissioner Westerhoff says he will support our General Plan, Rural Zoning, and one acre minimum parcel size, while he redefines the meaning of the word "rural". The definition is given on page one of the General Plan. Mr. Westerhoff does not vote to carry out this definition. Mr. Zezula listed several of Mr. Westerhoff's positions on the General Plan rules. He votes for more development.

Karen Vipperman noted her experience with the Planning Department and Commission when she tried to beautify and replace a fence around her tennis court, and how difficult it was prior. She noted that we are finally getting a Planning Commission that doesn't make it so hard to beautify a property and is more reasonable. Other cities give rewards for beautification of properties. She thanked the Planning Commission and Mr. Westerhoff for trying to be more reasonable.

ITEM# 04

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CONSENT CALENDAR

4. APPROVAL OF MINUTES FOR SEPTEMBER 23, 2008

RECOMMENDATION: That by Minute Action the Planning Commission approves Planning Commission Minutes for September 23, 2008.

Commissioner Westerhoff moved to accept the September 23, 2008 Planning Commission Meeting Minutes as presented. Seconded by Commissioner Liu and approved as follows:

AYES: Unanimous
NOES: None
ABSENT: McCoy

PUBLIC HEARINGS

5. TENTATIVE PARCEL MAP 70473 (PRJ 2008-08) TO SUBDIVIDE 2.05 ACRES INTO 2 LOTS (LUNDGREN) AT 837 ESCARPADO DRIVE

City Planner Phung stated that the applicant is requesting a Subdivision of the 2.05 acres at 837 Escarpado into 2 lots for a single-family home development. The lot will be divided into a northerly and southerly half of 1.02 acres and 1.03. The southerly half has an existing one-story home which will remain, and will comply with all of the guidelines of the Code. The existing driveway off of Escarpado Drive will be changed to a common driveway for the two lots. There is already a dirt road to Escarpado Drive and that will minimize the grading. There is a carport and garage on the southerly lot (A) that does not comply with setback and will have to be removed in order to make this subdivision meet Code requirements. The concept for the northerly lot (B) complies with the hardscape, grading, setbacks and any other Code requirement. City Planner Phung recommended that the Planning Commission adopt Resolution 2009-02, approve the Mitigated Negative Declaration (2009-02) and Tentative Parcel Map 70473 (PRJ 2008-08) subject to the findings for approval noted in the Resolution.

Commissioner Liu noted a difference between the total size of the acreage listed on the tentative map and the Assessor's map.

City Planner Phung noted that there had been lot line adjustment before 2006, before the new Code change that does not allow a lot line adjustment for a subdivision. The lot line adjustment has been recorded.

Chairman Black opened the Public Hearing for comments.

Dominick DeMario, 820 Escarpado, stated that he was in favor of this project as long as he meets the Codes.

Norm Zezula stated that he had no problem with the project.

Chairman Black closed the Public Hearing and brought the meeting back to the Commission.

99 Commissioner Liu moved to adopt Resolution 2009-02 to approve Tentative Parcel Map
100 70473 to subdivide 2.05 acres into two parcels at 837 Escarpado Drive. Seconded by
101 Alternate Tilley and approved as follows:

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103 **AYES: Black, Grebbien, Liu, Westerhoff and Tilley**

104 **NOES: None**

105 **ABSENT: McCoy**

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107 **ITEMS FROM THE PLANNING COMMISSION**

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109 **6. ITEMS FROM THE PLANNING COMMISSION**

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111 There were no comments.

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113 **ITEMS FROM STAFF**

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115 **7. MONTHLY COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

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117 **RECOMMENDATION: Receive and File Report.**

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119 City Planner Phung stated that there was nothing out of the ordinary.

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121 **Chairman Black stated that they would receive and file the report.**

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123 **ADJOURNMENT**

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125 Chairman Black noted that our next Planning Commission meeting will be a regular meeting on
126 February 24, 2009 and he urged that everyone consider volunteering for the City. He
127 adjourned the Planning Commission Meeting at 7:27 p.m.