

THE MINUTES OF THE MEETING OF THE PLANNING  
COMMISSION  
OF THE CITY OF LA HABRA  
October 10, 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 MANLEY

**PRESENT:** COMMISSIONERS: MUNOZ  
ROJAS  
BERNIER  
SURICH  
MANLEY

**ABSENT: (EXCUSED)** COMMISSIONERS: NONE

**OTHERS PRESENT:** DIRECTOR: KIM  
PLANNING MANAGER: LUI  
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 the Consent Calendar procedures. He asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none.

The approval of the Consent Calendar was moved by Chair Munoz and seconded by Commissioner Bernier. The motion passed 5-0.

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 September 26, 2022.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 22-21 TO ESTABLISH A PERSONAL TRAINING FACILITY (COMMERCIAL SCHOOL) AT 530 WEST LA HABRA BOULEVARD.

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 none.

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

Aaron Mireles, the owner of the business, Power House Fitness, thanked the Commission for their time. He stated that he plans to franchise his personal training business and noted that he currently operates at two other locations; one in the City of Industry and another one in the City of Duarte. He also said that he intends to purchase the building at 530 West La Habra Boulevard and eventually upgrade the building façade to match the Spanish style found throughout La Habra Boulevard. He then gave a brief explanation on the kinds of services offered by Power House Fitness.

Commissioner Surich thanked the applicant and said his business is in line with the City's health and fitness motto, "Move More, Eat Healthy".

Vice Chair Rojas wondered why La Habra was his last location since Mr. Mireles said he was from La Habra. He explained that since prices in Orange County are higher per square foot, it took time to find a building that he could afford to buy. He further explained how he lived in Hacienda Heights, but spent a lot of time in La Habra and developed a desire to establish his business in La Habra. Vice Chair Rojas asked how many people would he employ. Mr. Mireles said he expected to employ between five to 10 people since his business also provides online coaching services too.

The Chair then asked if there was anyone wishing to speak in opposition of the project.

Deborah West, resident at 200 Chinchilla St., La Habra, addressed the Commission. Ms. West said she wasn't necessarily in opposition of the project, but rather had questions. Since she lives behind the proposed location, she wondered what the business hours would be, and where the employees and clients would park. Assistant Planner O'Toole went over the operation hours. He also explained that the subject property provides 19 parking spaces; four parking spaces in the rear of the lot and the remaining parking spaces located near the front of the building. Assistant Planner O'Toole said clients of the proposed personal training business will be able to access additional parking spaces shared by other businesses within with the La Habra Plaza shopping center. Ms. West asked about the loading dock in the back. The applicant, Mr. Mireles said he plans to remove that loading dock to create an ADA (American Disabilities Act) compliant entrance to the building. Chair Munoz responded to Ms. West's concerns by explaining that the conditions of approval state specific hours that the applicant has to abide by. If the applicant is in violation, Code Enforcement can be contacted to take action and address any violations specific to their conditions of approval.

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. 22-43, entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 22-21 TO ESTABLISH A PERSONAL TRAINING FACILITY (COMMERCIAL SCHOOL) AT 530 WEST LA HABRA BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

The roll call vote was as follows:

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

### **COMMENTS FROM STAFF**

Director Kim said that there would be a Planning Commission meeting on October 24 to hear a request from the La Habra PTA Thrift Shop.

### **COMMENTS FROM COMMISSIONERS**

The Commission congratulated the applicant on his business.

Commissioner Surich mentioned she passed out copies of the Community Services' calendar and two flyers on the upcoming fundraisers for the La Habra Women's Club.

ADJOURNMENT: 6:52 p.m.

Respectfully submitted,

Veronica Lopez,  
Secretary