

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
May 28, 2024

**CALL TO ORDER:** Commissioner 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 CARDENAS

**COMMISSIONERS PRESENT:** ROJAS  
MAHECHA  
CARDENAS

**COMMISSIONERS ABSENT:** MANLEY

**OTHERS PRESENT:** PLANNING MANAGER: LUI  
SECRETARY: LOPEZ  
CITY ATTORNEY: ROBERTO  
CONTRACT PLANNER: FINCK  
DEPUTY DIRECTOR/CITY ENGINEER:  
MENDOZA

**PUBLIC COMMENT**

Commissioner Rojas asked if there was anyone in the audience that wished to speak on any item not listed on the agenda. There were none. She then asked if there was anyone in the audience who wished to provide public comment on the consent calendar. There were none.

**CONSENT CALENDAR**

Secretary Lopez explained the Consent Calendar procedures. Commissioner Rojas 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 Commissioner Cardenas, 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 May 13, 2024.

## **PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO REVIEW THE FISCAL YEAR 2024-2025 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY OF LA HABRA GENERAL PLAN 2035.

Commissioner Rojas asked if any correspondence had been received in regards to the item. Secretary Lopez said no.

Deputy Director/City Engineer, Albert Mendoza, presented the staff report.

Commissioner Rojas asked if any of the Commissioners had questions.

Commissioner Rojas asked if the City had applied for any Federal funding for any of the projects listed on the Capital Improvement Project (CIP) list. Deputy Director/City Engineer Mendoza affirmed that some CIP projects did receive Federal funding and explained that the City uses the Orange County Transportation Authority (OCTA) Measure M2 fair share funding as a match. Deputy Director/City Engineer Mendoza said that Public Works actively pursues opportunities for grant funds and cited the Vista Grande Park project as an example where grant funding was applied. Commissioner Rojas mentioned that some of the projects are listed on the City's website but questioned if the City used other types of media to engage the public and keep them up to date. Deputy Director/City Engineer Mendoza cited that the La Habra newsletter featured the Vista Grande Park project and other CIP projects. Deputy Director/City Engineer Mendoza also stated that the Public Works website may need to be updated regarding the CIP project list, but noted that Public Works staff uses social media to promote their projects too. Commissioner Rojas asked Deputy Director/City Engineer Mendoza to look into working with a public information officer to come up with a more interactive and engaging way to keep the community informed about the status of projects such as the Vista Grande Park project.

Commissioner Rojas opened the public hearing and asked if there was anyone wishing to speak in favor of the item. There were none. Commissioner Rojas asked if there was anyone wishing to speak in opposition to the item. There were none.

Commissioner Rojas closed the public hearing and asked for a discussion or a motion.

Moved by Commissioner Cardenas and seconded by Commissioner Mahecha, Approving Resolution No. 24-13 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, FINDING THAT THE PROPOSED FISCAL YEAR 2024-2025 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE CITY OF LA HABRA GENERAL PLAN 2035.

The roll call vote was as follows:

AYES: COMMISSIONERS: CARDENAS, MAHECHA, ROJAS  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: MANLEY

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 24-04 TO ALLOW A SIGN PROGRAM FOR AN EXISTING MULTI-TENANT INDUSTRIAL BUILDING LOCATED AT 2120 EAST LAMBERT ROAD.

Commissioner Rojas asked if any correspondence had been received in regards to the item. Secretary Lopez said no.

Contract Planner, David Finck, presented the staff report.

Commissioner Rojas asked if any of the Commissioners had questions. There were none.

Commissioner Rojas opened the public hearing and asked if there was anyone wishing to speak in favor of the item. There were none. Commissioner Rojas asked if there was anyone wishing to speak in opposition to the item. There were none.

Commissioner Rojas closed the public hearing and asked for a discussion or a motion.

Commissioner Mahecha asked the applicant to explain why he requested to use non-illuminated signs.

The applicant, Mr. Sahyoun, addressed the Commission and responded that he has an industrial property occupied mostly by tenants that prefer the signs to be non-illuminated.

Moved by Commissioner Mahecha and seconded by Commissioner Cardenas, Approving Resolution No. 24-14 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 24-04 TO ALLOW A SIGN PROGRAM FOR AN EXISTING MULTI-TENANT INDUSTRIAL BUILDING LOCATED AT 2120 EAST LAMBERT ROAD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311, CLASS 11: "ACCESSORY STRUCTURES" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: MAHECHA, CARDENAS, ROJAS  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: MANLEY

### **COMMENTS FROM STAFF**

Planning Manager Lui informed the Commission that our newest Planning Commissioner, Minerva Gomez, will be attending the next Planning Commission meeting. Planning Manager Lui also said that the only item on the upcoming agenda is a request to extend the period for abatement for the public nuisance at Coyote Village.

### **COMMENTS FROM COMMISSIONERS**

Commissioner Mahecha said they had an amazing event over the weekend for Veterans Day and said she was impressed with the engagement from the community.

ADJOURNMENT: 6:48 p.m. to the Planning Commission meeting on June 10, 2024.

Respectfully submitted,

Veronica Lopez,  
Secretary