

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
July 8, 2024

**CALL TO ORDER:** Chair Manley 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 CHAIR MANLEY

**COMMISSIONERS PRESENT:** CARDENAS  
GOMEZ  
MAHECHA  
MANLEY

**COMMISSIONERS ABSENT:** ROJAS

**OTHERS PRESENT:** DIRECTOR: KIM  
PLANNING MANAGER: LUI  
SECRETARY: BARONE  
CITY ATTORNEY: ROBERTO  
MANAGEMENT ANALYST: IVEY

**PUBLIC COMMENT**

Chair Manley asked if there was anyone in the audience that wished to address the Commission on the items on the consent calendar or any item not listed on the agenda. There were none.

**CONSENT CALENDAR**

Secretary Barone explained the Consent Calendar procedures. Chair Manley asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none. Chair Manley then asked if there was anyone in the audience who wished to provide public comment on the consent calendar. There were none.

Moved by Vice Chair Mahecha, seconded by Commissioner Cardenas, to approve the Consent Calendar. Motion passed 4-0.

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 June 24, 2024.

3. Approving Resolution No. 24-17, Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, GRANTING A THIRTY-DAY EXTENSION TO THE TIME PERIOD FOR ABATEMENT FOR THE PUBLIC NUISANCE LOCATED AT 901-977 WEST IMPERIAL HIGHWAY.

## **PUBLIC HEARING**

1. Duly noticed public hearing to consider a request for Conditional Use Permit 24-0005 to install and operate a temporary soil vapor remediation system located at 650 North Harbor Boulevard.

Chair Manley asked if any correspondence had been received in regards to the item. Secretary Barone said no.

Ash Syed, Senior Planner, presented the staff report.

Chair Manley asked if any of the Commissioners had any questions.

Commissioner Gomez asked for clarification on any impacts in the air quality due to the remediation system. Senior Planner Syed deferred to the applicant. Chair Manley said that the Commission could ask the applicant if they were present. Director Kim informed the Commission that per the staff report, the applicant is required to obtain a permit from South Coast Air Quality Management District; they are the agency that monitors the air quality.

Commissioner Cardenas asked if the Fire Department gets notified of the location of the remediation system. Senior Planner Syed confirmed that they do.

Chair Manley opened the public hearing and asked if there was anyone wishing to speak in favor of the project.

Mr. Mahmoud Azimi, resident at 607 North Bedford Street, La Habra, addressed the Commission. Mr. Azimi explained that their soil was tested last year and was found to be contaminated due to a prior dry-cleaning business. He asked the Planning Commission to approve the remediation system as this would help to remove the vapors.

The Chair asked if there was anyone wishing to speak in opposition to the project. There were none.

Chair Manley closed the public hearing and asked for a discussion or a motion.

Vice Chair Mahecha said that cleaning up the environment is good for business and good for the economy. She felt it was counterintuitive to require a Conditional Use Permit to clean up the soil and said while she knows that staff is working to streamline the conditional use permit process, she hoped this would spur some action in the right

direction. Director Kim explained that the City Council did take action during their meeting on June 17, 2024, to initiate an amendment to the La Habra Municipal Code that could require a minor conditional use permit, or permit by right, certain land uses such as the proposed remediation system.

Chair Manley saw Mr. Azimi approach the podium and reminded him that the public comment portion of the meeting had been closed. The Chair said he would be happy to speak to him after the meeting or refer him to staff. He then asked Commissioner Gomez if she wanted to ask her previous question to the applicant. Commissioner Gomez said no.

Moved by Chair Manley and seconded by Commissioner Cardenas, approving Resolution No. 24-18 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 24-0005 TO INSTALL AND OPERATE A TEMPORARY SOIL VAPOR REMEDIATION SYSTEM LOCATED AT 650 NORTH HARBOR BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, PURSUANT TO SECTION 15330(B)(4), CLASS 30: "MINOR ACTIONS TO PREVENT, MINIMIZE, STABILIZE, MITIGATE, OR ELIMINATE THE RELEASE OF HAZARDOUS WASTE OF HAZARDOUS SUBSTANCES".

The roll call vote was as follows:

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

### **COMMENTS FROM COMMISSIONERS**

Commissioner Cardenas thanked everyone who showed up at the meeting and participated in the process.

Vice Chair Mahecha echoed Commissioner Cardenas' comment. She also thanked city staff for putting on an amazing Fourth of July celebration.

Chair Manley asked if the Commission could be notified of newly hired staff in advance of their Commission meeting.

ADJOURNMENT: 6:40 p.m. to the Planning Commission meeting on July 22, 2024.

Respectfully submitted,

Veronica Lopez,  
Secretary