

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
July 14, 2025

**CALL TO ORDER:** Chair Mahecha 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:** MAHECHA  
RAMSLAND  
MANLEY  
CARDENAS  
LOGAN-CANNON

**COMMISSIONERS ABSENT:** NONE

**OTHERS PRESENT:** DIRECTOR: KIM  
CITY ATTORNEY: ROBERTO  
PLANNING MANAGER: LUI  
SECRETARY: LOPEZ

**PUBLIC COMMENT**

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

**CONSENT CALENDAR**

Secretary Lopez explained the Consent Calendar procedures. Chair Mahecha asked if any of the Commissioners wished to remove an item. There were none. She then asked if there was anyone in the audience that wished to remove an item. There were none.

Motion made by Commissioner Cardenas, seconded by Commissioner Logan-Cannon, to approve the Consent Calendar. Motion passed unanimously.

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 9, 2025.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR CONDITIONAL USE PERMIT 25-0011 FOR PUBLIC ART (MURAL) AT 100 WEST LA HABRA BOULEVARD.

Chair Mahecha asked if any correspondence had been received with regard to the item. Secretary Lopez said no.

Planning Manager, Soya Lui, presented the staff report.

Chair Mahecha asked if any of the Commissioners had any questions. After acknowledging that the other Commissioners did not have questions, Chair Mahecha asked about the cost of the mural. Deputy Director of Community Services, Kim Alberian, addressed the Commission and explained that it will cost \$20,000 to design and implement the mural.

Director Kim, reminded the Commission that they were there to review and approve the use only and not the cost of the work.

Chair Mahecha opened the public hearing and asked if there was anyone wishing to speak on the item. There were none.

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

Moved by Vice Chair Ramsland and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-14 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0011 TO ALLOW THE INSTALLATION OF PUBLIC ART (MURAL) ON AN EXISTING COMMERCIAL BUILDING LOCATED AT 100 WEST LA HABRA BOULEVARD, SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: RAMSLAND, LOGAN-CANNON, MANLEY, MAHECHA, CARDENAS  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

Motion passed 5-0. Secretary Lopez said that the item will become final in 10 working days unless it is appealed to City Council.

### **COMMENTS FROM STAFF**

Planning Manager Lui informed the Commission that there will be a second workshop on the La Habra Boulevard Specific Plan on Monday, July 28 at 5:00 p.m. before the regularly scheduled Planning Commission meeting.

### **COMMENTS FROM COMMISSIONERS**

There were no comments from the Commissioners.

ADJOURNMENT: 6:44 p.m. to the Planning Commission meeting on July 28, 2025.

Respectfully submitted,

Veronica Lopez,  
Secretary