

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
May 12, 2025

CALL TO ORDER: Vice Chair Ramsland 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: RAMSLAND
MANLEY
CARDENAS
LOGAN-CANNON

COMMISSIONERS ABSENT: MAHECHA

OTHERS PRESENT: DIRECTOR: KIM
CITY ATTORNEY: ROBERTO
PLANNING MANAGER: LUI
SENIOR PLANNER: SYED
SECRETARY: LOPEZ

PUBLIC COMMENT

Vice Chair Ramsland 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. Vice Chair Ramsland asked if any of the Commissioners wished to remove an item. There were none. He then asked if there was anyone in the audience that wished to remove an item. There were none.

Motion made by Commissioner Manley, seconded by Commissioner Logan-Cannon, 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 April 14, 2025.

PUBLIC HEARINGS

- 1. DULY NOTICED PUBLIC HEARING TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE APPROVING ZONE CHANGE 25-0001 TO REPEAL AND REPLACE CHAPTER 18.66 (CONDITIONAL USE PERMITS) OF TITLE 18 (ZONING) OF THE LA HABRA

MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS AND
ESTABLISHING PROCEDURES FOR MINOR CONDITIONAL USE PERMITS.

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

Director Susan Kim, presented the staff report.

Vice Chair Ramsland asked if any of the Commissioners had any questions.

Vice Chair Ramsland questioned the logic behind requiring a public hearing notice for the adjacent property owners rather than all of the property owners within a 300-foot radius. Director Kim explained that the types of uses permitted requiring a Minor Conditional Use Permit (MCUP) should be non-controversial projects and therefore, such projects would only necessitate noticing the adjacent property owners. Director Kim also explained that there would be a cost savings for applicants if they are obliged to only noticing the adjacent property owners. Vice Chair Ramsland then asked if there were example business types that would fall under the new MCUPs. Director Kim said those would be presented at the next stage of the amendment process, but said that some examples staff provided to Council when they initiated this procedure included small sized dance and fitness studios less than 4,000 square feet, tutoring businesses, showrooms in industrial zones, and possibly restaurants that don't have a drive through or serve alcohol and can demonstrate that they are able to meet parking requirements.

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

Ms. Kristen De Leon, La Habra resident, addressed the Commission. Ms. De Leon expressed her concerns regarding the high cost of Conditional Use Permits (CUPs) and the length of time it takes to process a CUP. She asked the Commission to do something about the fees to give La Habra a better chance to complete with neighboring Cities and to help out small business owners.

There being no others to speak in favor or opposition of the project, Vice Chair Ramsland closed the public hearing and asked for a discussion or a motion.

Commissioner Manley said he was in support of the recommendation and said it was a step in the right direction to make the City more business friendly.

Moved by Commissioner Manley and seconded by Commissioner Cardenas, approving Resolution No. 25-08 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 25-0001 REPEALING AND REPLACING CHAPTER 18.66 (CONDITIONAL USE PERMITS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS AND ESTABLISHING PROCEDURES FOR MINOR CONDITIONAL USE PERMITS AND MAKING THE DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15061(B)(3) (COMMON SENSE EXEMPTION) OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

Motion passed 4-0. Secretary Lopez said that the item will be forwarded to City Council for their approval.

2. DULY NOTICED PUBLIC HEARING TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE APPROVING ZONE CHANGE 25-0002 TO AMEND SECTION 18.04.030 (TERMS DEFINED) OF CHAPTER 18.04 (DEFINITIONS) AND REPEAL AND REPLACE SECTION 18.12.150 (ACCESSORY DWELLING UNITS) OF CHAPTER 18.12 (SPECIAL DEVELOPMENT STANDARDS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN ORDER TO COMPLY WITH STATE LAW.

Vice Chair Ramsland asked if any correspondence had been received with regard to the item. Secretary Lopez said yes, the Commission and staff had received an email that afternoon from Mr. James Lloyd, Director of Planning and Investigations, with the California Housing Defense Fund (CalHDF). Secretary Lopez said that the email was forwarded to Attorney Roberto who responded to Mr. Lloyd's comments. A hard copy of Mr. Lloyd's email was distributed to the Commission and staff. Attorney Roberto explained that the letter submitted by Mr. Lloyd identified a couple of typos in the draft ordinance, but those typos have been corrected and a hard copy of the revised ordinance had been distributed to the Commission and staff.

Planning Manager Sonya Lui, presented the staff report.

Vice Chair Ramsland asked if any of the Commissioners had any questions.

Commissioner Cardenas asked if the City could limit the issuance of parking permits for those who build ADUs. Planning Manager Lui said parking permit issuance is handled separately from the ADU review process and explained that the City can't deny an ADU based on lack of parking.

Vice Chair Ramsland opened the public hearing. There being no one to speak in favor or opposition of the project, Vice Chair Ramsland closed the public hearing and asked for a discussion or a motion.

Vice Chair Ramsland said the State is forcing these new regulations on the City and said while the City must approve the new ADU regulations to be in compliance with State law, the City does not have to like it. Vice Chair Ramsland expressed concern about any references within the staff report and draft resolution that the proposed update to ADU regulations are consistent with the General Plan Goal LU-7: Livable Neighborhoods. Vice Chair Ramsland stated that he did not agree that the new ADU regulations met Goal LU-7 because taking

away parking requirements and putting up units within front yards does not contribute to the La Habra community's quality of life. Vice Chair Ramsland requested staff to remove the reference to compliance with General Plan Goal LU-7 in the next staff report and resolution before the information is presented to City Council for their review.

Moved by Commissioner Cardenas and seconded by Commissioner Manley, approving Resolution No. 25-09 as amended by the City Attorney and entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 25-0002 TO AMEND SECTION 18.04.030 (TERMS DEFINED) OF CHAPTER 18.04 (DEFINITIONS) AND REPEAL AND REPLACE SECTION 18.12.150 (ACCESSORY DWELLING UNITS) OF CHAPTER 18.12 (SPECIAL DEVELOPMENT STANDARDS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17.

Motion passed 4-0. Secretary Lopez said that the item will be forwarded to City Council for their approval.

The roll call vote was as follows:

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

3. DULY NOTICED PUBLIC HEARING TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE APPROVING ZONE CHANGE 25-0002 TO AMEND SECTION 18.04.030 (TERMS DEFINED) OF CHAPTER 18.04 (DEFINITIONS) AND REPEAL AND REPLACE SECTION 18.12.150 (ACCESSORY DWELLING UNITS) OF CHAPTER 18.12 (SPECIAL DEVELOPMENT STANDARDS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN ORDER TO COMPLY WITH STATE LAW.

Vice Chair Ramsland asked if any correspondence had been received with regard to the item. Secretary Lopez responded that no correspondence was received.

Senior Planner, Ash Syed, presented the staff report.

Vice Chair Ramsland asked if any of the Commissioners had any questions. There were none.

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

Ms. Silenna Brown, the applicant, addressed the Commission. Ms. Brown said they are looking forward to being a part of the community. She said this would be their second location and noted that they also have a 24-hour preschool with daycare located in Fullerton. Ms. Brown explained that they serve low-income families and those families that do not qualify for the State preschool. Ms. Brown added that they are part of the Local Child Care and Development Planning Council and since the pandemic, over 8,500 daycares have closed affecting the availability of infant daycares. Ms. Brown said they plan on making daycare available to help those who have been affected.

Ms. Maria Morris, who runs the Fullerton location, addressed the Commission. Ms. Morris said their preschool offers a trilingual program; providing communication in English, Spanish and Sign Language. Ms. Morris explained that they believe that the kids who attend their program are little creative learners who develop the confidence they need to be ready to go into kindergarten.

Seeing no one else wishing to speak in favor or in opposition, Vice Chair Ramsland closed the public hearing and asked for discussion or a motion.

City Attorney Roberto reminded the Vice Chair that a revised resolution on this item was provided to the Commission before the meeting and any action that they take would be on the revised resolution. The revised resolution includes clarification on California Environmental Quality Act (CEQA) compliance and added language to the findings for approving a CUP.

Commissioner Manley said that the proposed project would be a great use for the space and a great service for the community.

Moved by Commissioner Manley and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-10 as amended by the City Attorney and entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING A CONDITIONAL USE PERMIT (CUP 24-0013) TO OPERATE AN EDUCATIONAL INSTITUTION AT 1515 WEST WHITTIER 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 (CEQA) PURSUANT TO SECTION 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES.

Motion passed 4-0. Secretary Lopez said that the item will become final in 10 working days unless it is appealed to City Council.

The roll call vote was as follows:

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

COMMENTS FROM STAFF

Planning Manager Lui reminded the Commission that the next meeting will be held on the Tuesday following the Memorial Day holiday.

COMMENTS FROM COMMISSIONERS

There were no comments from Commissioners.

ADJOURNMENT: 7:17 p.m. to the Planning Commission meeting on May 27, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary