

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA

December 9, 2024

**CALL TO ORDER:** Chair Manley called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:32 p.m. in the Council Chamber.

**PLEDGE OF ALLEGIANCE:** LED BY CHAIR MANLEY

**COMMISSIONERS PRESENT:** MANLEY  
MAHECHA  
CARDENAS  
RAMSLAND

**COMMISSIONERS ABSENT:** GOMEZ

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

**PUBLIC COMMENT**

Chair Manley 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 Manley 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.

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. Approving Resolution No. 24-38, 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.
3. Approval of the Planning Commission Minutes of November 12, 2024.

## **PUBLIC HEARING**

1. CONTINUATION OF A REQUEST FOR MODIFICATION 24-0005 TO AMEND PLANNED COMMERCIAL-INDUSTRIAL PRECISE PLAN 10-01 TO WIDEN AN EXISTING DRIVEWAY AND MAKE SITE IMPROVEMENTS IN ORDER TO ALLOW FOR DIRECT TRUCK ACCESS AT 1111 SOUTH HARBOR BOULEVARD.

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

Planning Manager Sonya Lui asked the Commission to continue the item to the next meeting in January to allow staff to review new additional information submitted by the applicant.

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

Chair Manley opened the public hearing and asked if there was anyone wishing to speak on the project. There were none. The Chair closed the public hearing and asked for a motion.

Moved by Chair Manley and seconded by Commissioner Cardenas, to continue the public hearing to the Planning Commission meeting on January 13, 2025, to consider A REQUEST FOR MODIFICATION 24-0005 TO AMEND PLANNED COMMERCIAL-INDUSTRIAL PRECISE PLAN 10-01 TO WIDEN AN EXISTING DRIVEWAY AND MAKE SITE IMPROVEMENTS IN ORDER TO ALLOW FOR DIRECT TRUCK ACCESS AT 1111 SOUTH HARBOR BOULEVARD.

The roll call vote was as follows:

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR LOT LINE ADJUSTMENT 24-0003 TO REPOSITION A COMMON LOT LINE BETWEEN TWO CONTIGUOUS PROPERTIES LOCATED AT THE NORTHWEST CORNER OF IMPERIAL HIGHWAY AND IDAHO STREET (ASSESSOR'S PARCEL NUMBERS: 018-391-37 & 018-391-38).

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

Senior Planner, Ash Syed, presented the staff report.

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

Commissioner Ramsland raised concerns about the fact that the applicant's site plan did not show the latest approved site plan for the Krispy Kreme project and also appears to show that

the new property lines resulting from the lot line adjustment will run through the middle of parking spaces. Senior Planner Syed explained that the lot lines shown in his presentation were not as precise as the actual lot lines and assured the Commission that the new lot lines would not bisect parking spaces.

Chair Manley opened the public hearing and invited the applicant to provide additional information regarding their concerns with the adjusted lot lines.

The applicant, Mike MacFarland from TAIT and Associates, Inc., addressed the Commission. Mr. MacFarland said that the confusion was that the site plan did not show the new revised Krispy Kreme configuration. He assured the Commission that the proposed revised lot lines will not bisect parking spaces. Mr. MacFarland also thanked staff for their help and said they were looking forward to moving forward with the project.

Chair Manley then 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.

Chair Manley asked Commissioner Ramsland if he was satisfied with the answers given by staff and the applicant regarding the site plan. Commissioner Ramsland said he would have liked to have seen an accurate site plan showing the current parking configuration, but said if staff can assure him that parking spaces will not be bisected, he would be comfortable approving the project.

Vice Chair Mahecha said she understood that both parcels are owned by the same owner and did not anticipate that they would be bisecting parking spaces. Vice Chair Mahecha said she was in favor of the project.

Chair Manley said that he would be comfortable with the project if staff could assure them that the parking configuration does not intersect any of the parking spaces.

Director Kim said that should the Regal Theater parcel be developed for something else, staff could assure that those plans will be presented to the Commission and the Commission could then address any parking issues or reciprocal parking agreement issues. She explained that staff can make sure there are no issues with property lines intersecting parking spaces in the event the lots belong to two separate owners. Chair Manley wondered if the applicant could then request another lot line adjustment. Director Kim said that was correct or the applicant could simply restripe the parking lot.

Moved by Vice Chair Mahecha and seconded by Commissioner Cardenas, approving Modified Resolution No. 24-37 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING LOT LINE ADJUSTMENT 24-0003 TO REPOSITION A COMMON LOT LINE BETWEEN TWO CONTIGUOUS PROPERTIES LOCATED AT THE NORTHWEST CORNER OF IMPERIAL HIGHWAY AND IDAHO STREET (ASSESSOR'S PARCEL NUMBERS: 018-391-37 AND 018-391-38), AS PER THE APPROVED PLANS AND

SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PURSUANT TO SECTION 15305(A), CLASS 5: "MINOR ALTERATIONS IN LAND USE LIMITATIONS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

### **COMMENTS FROM STAFF**

Planning Manager Sonya Lui informed the Commission that there would be no items for staff to present at the second regular meeting in December, but said that staff anticipates being able to present items on January 13, 2025. Planning Manager Lui said it was a wonderful year working with everyone and wished everybody a safe and happy holiday.

### **COMMENTS FROM COMMISSIONERS**

Commissioner Ramsland wished everyone a Merry Christmas.

Vice Chair Mahecha said she is looking forward to the new year and wished everyone happy holidays.

Chair Manley wished everyone happy holidays and a Merry Christmas.

ADJOURNMENT: 7:01p.m. to the Planning Commission meeting on January 13, 2025

Respectfully submitted,

Veronica Lopez,  
Secretary