

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

June 9, 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
CARDENAS
LOGAN-CANNON

COMMISSIONERS ABSENT: MANLEY

OTHERS PRESENT:
DIRECTOR: KIM
CITY ATTORNEY: ROBERTO
PLANNING MANAGER: LUI
CONTRACT PLANNER: TAYLOR
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 Vice Chair Ramsland, 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 May 27, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO REVIEW THE FISCAL YEAR 2025-2026 SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY OF LA HABRA GENERAL PLAN 2035.

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

Senior Civil Engineer, Andrew Luna, presented the staff report.

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

There were no questions from Commissioners.

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 Commissioner Cardenas and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-12 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, FINDING THAT THE PROPOSED FISCAL YEAR 2025-2026 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, LOGAN-CANNON, RAMSLAND, MAHECHA
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: MANLEY

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR TENTATIVE PARCEL MAP 24-0002 (TPM NO. 2024-131) TO ALLOW THE SUBDIVISION OF A 87,685 SQUARE FOOT PARCEL INTO TWO LOTS ON THE PROPERTY CURRENTLY ADDRESSED AS 777 SOUTH BEACH BOULEVARD AND 2060 WEST LAMBERT ROAD.

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

Contract Planner, Darryl Taylor, presented the staff report.

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

There were no questions from Commissioners.

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

The applicant, Mark Shenouda, addressed the Commission. Mr. Shenouda said he concurred with staff's findings found in the staff report and he was present to answer any questions the Commission may have.

The Commission did not have questions. Chair Mahecha asked if there was anyone wishing to speak in opposition of the item.

Anna Abraham, resident at 2041 Elmcroft Circle, addressed the Commission. Ms. Abraham questioned why the developer did not show how the new commercial development would affect the value of the residential properties next door.

Chair Mahecha asked City staff for a rebuttal.

Contract Planner Taylor said he wasn't aware of any study that looks at how commercial development affects neighboring residential properties. Per his understanding, residential property values are based on the value of other residential properties not the commercial properties next to them. Contract Planner Taylor explained that the subject sites are being developed with high quality development that meet all of the City's standards.

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

Chair Mahecha said for the record that the only thing they were voting on was the division of the land into two separate parcels. She encouraged those present who had questions on the development to follow up with City staff. Director Kim concurred.

Vice Chair Ramsland said that part of the required findings for a lot split is that each parcel being created must comply with all City codes and ordinances. Vice Chair Ramsland stated that the proposed lot split complies with the City's codes and ordinances. Vice Chair Ramsland also reminded the Commission that the commercial zoning allows for development and they meet the development standards, therefore there was no reason to deny the request. Chair Mahecha concurred.

Moved by Vice Chair Ramsland and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-13 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING TENTATIVE PARCEL MAP 24-0002 (TPM NO. 2024-131) TO ALLOW THE SUBDIVISION OF AN 87,685 SQUARE FOOT PARCEL INTO TWO LOTS ON THE PROPERTY CURRENTLY ADDRESSED AS 777 SOUTH BEACH BOULEVARD AND 2060 WEST LAMBERT ROAD (ASSESSOR'S PARCEL NUMBER: 018-431-39), 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 15315, CLASS 15: "MINOR LAND DIVISIONS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: RAMSLAND, LOGAN-CANNON, MAHECHA,
CARDENAS

NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: MANLEY

Motion passed 4-0. 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 were no items ready to be presented at the next regularly scheduled Planning Commission meeting.

COMMENTS FROM COMMISSIONERS

There were no comments from the Commissioners.

ADJOURNMENT: 6:50 p.m. to the Planning Commission meeting on July 14, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary