

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
July 28, 2025

CALL TO ORDER: Chair Mahecha called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:33 p.m. in the Atrium Conference Room.

PLEDGE OF ALLEGIANCE: LED BY COMMISSIONER CARDENAS

COMMISSIONERS PRESENT: MAHECHA
MANLEY
CARDENAS
LOGAN-CANNON

COMMISSIONERS ABSENT: RAMSLAND

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

Before Public Comment, Chair Mahecha informed the audience that Item No. 1 related to the project for 201-221 E. Whittier Boulevard will be removed from the agenda under public hearing items per the applicant's request. She explained that the applicant is contemplating changing the scope of work for their project and if this occurs, staff intends to re-notice the project to be heard by the Planning Commission on a new date and time. Chair Mahecha also stated for the record that Vice Chair Ramsland has an excused absence from tonight's meeting.

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 Manley, 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 July 14, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 24-0009 (CUP 24-0009) TO ALLOW AUTOMOBILE SERVICE/REPAIR FOR COMPANY VEHICLES, INCLUDING STORAGE OF COMPANY VEHICLES, AT A GENERAL BUSINESS OFFICE LOCATED AT 700 NORTH HARBOR BOULEVARD.

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

Senior Planner, Ash Syed, presented the staff report.

Chair Mahecha questioned if project site's ability to serve as a housing opportunity site as specified in the City's Housing Element will become a lost opportunity because the project includes operating a commercial use only. Director Kim answered no and explained that the subject property would continue to maintain its C-2 and Mixed-Use Overlay zoning designation which will continue to provide the option for residential development in the future.

Chair Mahecha asked if the driveway off of Whittier Avenue was necessary or if it could be limited to fire access only to avoid creating more traffic to the surrounding residential areas. Senior Planner Syed explained that it is an existing driveway and deferred further questions on the use to the applicant.

Commissioner Manley asked if the Whittier Avenue driveway is currently fenced off. Senior Planner Syed said yes, the applicant has installed a wrought iron fence with gates for security purposes.

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

The applicant, John Akhoian, addressed the Commission. Mr. Akhoian explained that the existing driveway along Whittier Avenue is seldom used already. Commissioner Logan-Cannon asked the applicant how many employees did they have. Mr. Akhoian replied that they have 17 employees. Mr. Akhoian explained that his company is working on replacing their current fleet of 30 vehicles with 40 new ones. He further explained that most of their company vehicles will not be stored onsite because their drivers take the company vehicles to their personal homes at the end of the day. Mr. Akhoian informed the Commission that they experienced a recent vehicle break in where the thieves made off with about \$200,000 worth of equipment. Mr. Akhoian explained that is why they put up a new fence and have installed live monitoring cameras.

The Commission asked the applicant about their other office locations. Mr. Akhoian responded that Rooter Hero Plumbing and Air operated in multiple locations throughout California, including nearby cities such as Anaheim.

Planning Manager Lui noted that draft conditions of approval would limit the storage of 30 company vehicles on the project site.

Commissioner Manley commented that the 117 parking spaces being provided on-site would be more than enough for their operations and questioned why the draft condition limited the storage to 30 vehicles. Commissioner Manley stated that he would like the Commission to consider whether applying this condition would be business friendly. Director Kim responded

that the maximum 30 vehicles was determined based on the information that the applicant provided to staff, but the Commission may revise the condition to allow for more vehicles to be stored on-site. Commission Manley said that he also did not want to recommend a number that was too high, which may result in unintended consequences to the surrounding area and recommended that the Commission consider revising the condition to allow for the storage of a maximum of 50 vehicles. The Commission concurred with Commissioner Manley's recommendation.

Chair Mahecha asked if there was anyone wishing to speak in opposition of the item. There were none. Chair Mahecha closed the public hearing and asked for a motion.

Moved by Commissioner Manley and seconded by Commissioner Logan-Cannon, approving amended Resolution No. 25-15 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 24-0009 (CUP 24-0009) TO ALLOW AUTOMOBILE SERVICE/REPAIR FOR COMPANY VEHICLES, INCLUDING STORAGE OF COMPANY VEHICLES, AT A GENERAL BUSINESS OFFICE LOCATED AT 700 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 (CEQA) PURSUANT TO SECTION 15301, CLASS 1: "EXISTING FACILITIES" OF THE CEQA GUIDELINES. With amended Project Specific Condition #15 to read: The Applicant/Operator shall only store company vehicles onsite, and shall store no more than 50 company fleet vehicles onsite.

The roll call vote was as follows:

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

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 thanked the Commissioners for attending the La Habra Boulevard Specific Plan workshop before their regular meeting and affirming that the progress made to date is on the right track.

COMMENTS FROM COMMISSIONERS

Chair Mahecha said this project is a good example of how the City could look at different ways to work together with local businesses.

ADJOURNMENT: 7:06 p.m. to the Planning Commission meeting on August 11, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary