

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
August 11, 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
SENIOR PLANNER: SYED
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 Logan-Cannon seconded by Commissioner Cardenas, to approve the Consent Calendar. Motion passed 4-1, with Vice Chair Ramsland abstaining.

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 Special Meeting minutes and the Planning Commission regular meeting minutes of July 28, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER REQUESTS FOR LOT LINE ADJUSTMENT 25-0001 (LLA 25-0001) TO CONSOLIDATE THREE EXISTING PARCELS INTO ONE LOT AND CONDITIONAL USE PERMIT 25-0003 (CUP 25-0003) TO ALLOW THE OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS AT 201-221 EAST WHITTIER 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 asked if any of the Commissioners had questions for staff.

Vice Chair Ramsland asked staff to clarify if the business would be conducting auto repairs. Senior Planner Syed responded that the applicant will only be providing tire-related repairs.

Commissioner Cardenas questioned if the proposed 26 parking spaces for the project were designated for use by the employees or the public. Senior Planner Syed said the parking will be available for customers from the public.

Chair Mahecha asked if the applicant would be allowed to provide audio installation. Senior Planner Syed confirmed that audio installation is a part of their business and mentioned that the building on the west side of the lot is their audio sales location, but audio installation services will also take place in one of the vehicle service bays within the Salinas Tires and Wheels building.

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

Hector Montoya, an employee of Salinas Tires and Wheels, briefly addressed the Commission. Mr. Montoya clarified that Salinas Tires and Wheels does not provide oil changes, auto body painting, and engine removals.

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 discussion or a motion.

Chair Mahecha asked why the project includes closing off one of the driveways off of Whittier Boulevard rather than one of the driveways along Orange Street. Senior Planner Syed explained that the City's code requires the applicant to provide a minimum of 26 parking spaces for the public based on the square footage of the buildings. Senior Planner Syed further explained that the applicant currently does not use the western most driveway along Whittier Boulevard and presently has vehicles parked on-site which end up blocking off this driveway. As a result, the applicant's engineer has proposed that the project include permanently closing off the western driveway and using that space to create four legal parking spaces.

Commissioner Manley said he is very familiar with this site and knew about the use of the driveway off of Whittier Boulevard as a parking area. He thanked staff for their report and said it's good that this site is finally getting cleaned up and that they are expanding to a fifth bay in order to serve more customers.

Moved by Commissioner Manley and seconded by Vice Chair Ramsland, approving Resolution No. 25-16 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING LOT LINE ADJUSTMENT 25-0001 (LLA 25-0001) TO CONSOLIDATE THREE EXISTING PARCELS INTO ONE LOT AND CONDITIONAL USE PERMIT 25-0003 (CUP 25-0003) TO ALLOW THE OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS

AT 201-221 EAST 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.

The roll call vote was as follows:

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

Secretary Lopez said the approval of the Conditional Use Permit becomes final within 10 working days unless appealed to City Council. The approval of the Lot Line Adjustment is final.

Commissioner Manley commented that the storage of tires can get out of hand and is happy to see that the applicant will be handling storage at this site. Commissioner Manley mentioned that he expected more residents to be present at the public hearing tonight to speak due to the outdoor storage of tires becoming an eyesore and said that given no one came to provide public comments is likely because Salinas is trying to be a good neighbor.

COMMENTS FROM STAFF

Planning Manager Lui said that per the request of the Commission, staff provided a list that is updated weekly, describing the status of projects under construction or in plan check. Director Kim said that Secretary Lopez will be emailing this list on a weekly basis, as it's already provided to City Council each week.

COMMENTS FROM COMMISSIONERS

Commissioner Manley thanked staff and said he was grateful for the weekly updates saying they can now follow along on the status of projects that came before the Commission.

Chair Mahecha said she was very happy for the weekly updates since she gets questions, on a regular basis, from the public on the status of projects around town.

ADJOURNMENT: 6:50 p.m. to the Planning Commission meeting on August 25, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary