

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
November 10, 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
SECRETARY: LOPEZ
CONTRACT PLANNER: TAYLOR

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 and seconded by Commissioner Cardenas, to approve the Consent Calendar. Motion passed 5-0.

1. Approval of the Planning Commission Minutes of October 27, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 25-0008 (CUP25-0008) TO ALLOW ALCOHOLIC BEVERAGE SALES AT AN EXISTING GENERAL RETAIL USE (7-ELEVEN), LOCATED AT 381 EAST WHITTIER BOULEVARD (ASSESSORS PARCEL NUMBER 017-303-45), UNDER A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE

Chair Mahecha asked if any correspondence had been received with regard to the item.

Secretary Lopez said no.

Contract Planner, Darryl Taylor, presented the report.

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

Vice Chair Ramsland asked if staff knew what kind of new alcohol they would be selling since the allocated storage space seemed very small. Contract Planner Taylor deferred that question to the applicant.

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

Bruce Evans, representing the applicant, addressed the Commission. Mr. Evans introduced other members of his party who were present including the franchisee. Mr. Evans thanked Darryl for his responses. He explained that they had reached out to La Habra Police before submitting their application and that the La Habra Police did not have any issues. He answered Vice Chair Ramsland's question by stating that 7-Eleven is proposing to offer standard alcohol spirits such as whisky, vodka and rum. Mr. Evans also confirmed that the conditions of approval were acceptable.

Vice Chair Ramsland questioned if the applicant was proposing any extra security measures for the evening hours. Mr. Evans said no in light of the fact that the La Habra Police did not express any concerns and their business is already equipped with a good security camera system.

Chair Mahecha asked Mr. Evans if he knew how much more tax revenue would come out of the sales of these alcohol spirits. Mr. Evans said he didn't know the exact amount, but said it would be a modest bump and explained that 7-Eleven corporate is working with the franchisees to allow them to provide extra products such as this to help increase sales.

Vice Chair Ramsland asked if the condition of approval requiring an onsite manager at all times and providing the managers information onsite would be an issue. Mr. Evans said that they will designate an onsite manager during the various shifts throughout the entire day. Each employee is also trained to comply with Alcohol Beverage Control's regulations and with the security system.

Mr. Richard Flores, resident at 615 Hillcrest St., addressed the Commission. Mr. Flores said that he has been shopping at this 7-Eleven for the past 43 years. He spoke favorably of the employees who work at this store and said they run a clean operation.

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.

Moved by Commissioner Cardenas and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-25 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0008 (CUP25-0008) TO ALLOW ALCOHOLIC BEVERAGE SALES UNDER A TYPE 21 (OFF-SALE GENERAL) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AT AN EXISTING GENERAL RETAIL USE (A.K.A. 7-ELEVEN CONVENIENCE STORE) LOCATED AT 381 EAST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER 017-303-45), SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT

