

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 if the business would be conducting auto repairs. Senior Planner Syed responded they will only be doing tire related repairs.

Commissioner Cardenas wondered if the 26 parking spaces were for public use or for employees. Senior Planner Syed said they are for the customers.

Chair Mahecha asked if they would be allowed to do audio installation. Senior Planner Syed said yes, that is part of their business and mentioned the building on the west side of the lot is their audio sales location. Mr. Syed said that their Conditional Use Permit would allow them to do audio installations in their tire repair site.

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

Hector Montoya, an employee of Salinas, briefly addressed the Commission. Mr. Montoya wanted to clarify that they do not do oil changes, no painting, and no engine removals.

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.

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 they were closing off one of the driveways off of Whittier Boulevard and not one off of Orange Street. Senior Planner Syed explained that based on the square footage of the buildings, the code requires them to have 26 parking spaces for the public. Since they already block off that driveway with parked vehicles, their engineer proposed they close that off and use 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 amended 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 this action becomes final within 10 working days unless appealed to City Council. 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 this is getting handled at this site. He mentioned that he expected more residents to be present tonight to speak on that eyesore of the storage of the tires and seeing none speaks on the fact that 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 weekly updates handout to each of the Commissioners on projects under construction or in plan check. Director Kim said that Secretary Lopez will be emailing them that information 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