

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
August 25, 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 RAMSLAND

COMMISSIONERS PRESENT: MAHECHA
RAMSLAND
MANLEY
CARDENAS
LOGAN-CANNON

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: DIRECTOR: KIM
CITY ATTORNEY: ROBERTO
PLANNING MANAGER: LUI
ASSOCIATE PLANNER: WIELENGA
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 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 Special Meeting minutes and the Planning Commission regular meeting minutes of August 11, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER DESIGN REVIEW 24-0015 TO CONSTRUCT A FOUR-UNIT APARTMENT BUILDING AT 531 SOUTH EUCLID STREET.

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

Secretary Lopez said that an email had been received earlier that afternoon. It is addressed to the Commission and other staff and it came from James Lloyd, Director of Planning and Investigations with the California Housing Defense Fund. Ms. Lopez said she had printed out hard copies and distributed to each Commissioner and staff member present. Chair Mahecha confirmed that they were all in receipt of the email.

Associate Planner, Jacob Wielenga, presented the staff report.

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

There were no questions for staff.

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

Thanh Dang, the project designer, addressed the Commission. Mr. Dang thanked staff for helping him throughout the process and said he was glad to present this project to the Commission after working on it for three years. He informed the Commission that the property owner, Amelia Barragan, was also present. Mr. Dang spoke about the modern design of the project and how it will transform the neighborhood and add value to the city. Mr. Dang concluded by asking the Commission for their support and to grant their approval to this project.

Seeing no others in the audience to speak on the project, Chair Mahecha closed the public hearing and asked for a discussion or a motion.

Moved by Commissioner Cardenas and seconded by Commissioner Manley, approving Resolution No. 25-17 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 24-0015 (DR2PH24-0015) TO CONSTRUCT A FOUR-UNIT APARTMENT BUILDING AT 531 SOUTH EUCLID STREET, 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 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: CARDENAS, MANLEY, RAMSLAND, MAHECHA,
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.

COMMENTS FROM STAFF

There were no comments from staff.

COMMENTS FROM COMMISSIONERS

There were no comments from the Commission.

ADJOURNMENT: 6:44 p.m. to the Planning Commission meeting on September 8, 2025.

Respectfully submitted,

Veronica Lopez,
Secretary