

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
October 13, 2025

**CALL TO ORDER:** Chair Mahecha called the Regular Meeting of the Planning Commission of the City of La Habra to order at 6:31 p.m. in the Council Chamber.

**PLEDGE OF ALLEGIANCE:** LED BY COMMISSIONER MANLEY

**COMMISSIONERS PRESENT:** MAHECHA  
RAMSLAND  
MANLEY  
CARDENAS

**COMMISSIONERS ABSENT:** LOGAN-CANNON

**OTHERS PRESENT:** DIRECTOR: KIM  
CITY ATTORNEY: ROBERTO  
PLANNING MANAGER: LUI  
SECRETARY: LOPEZ  
ASSOCIATE PLANNER: WIELENGA  
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 4-0.

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 September 22, 2025.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR ZONE VARIANCE 25-0002 (ZV25-0002) TO ALLOW THE INSTALLATION OF NEW FENCING AND SECURITY GATES THAT EXCEED SIX FEET IN HEIGHT FOR AN EXISTING INDUSTRIAL BUSINESS (A.K.A. GENERAL SEALANTS, INC.) AT 901 AND 951 SOUTH LESLIE STREET (ASSESSOR'S PARCEL NUMBER 019-111-03).

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. There were none.

Chair Mahecha opened the public hearing and asked if there was anyone wishing to speak in favor of the item. There were none.

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 Vice Chair Ramsland, approving Resolution No. 25-22 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING ZONE VARIANCE 25-0002 (ZV25-0002) TO ALLOW THE INSTALLATION OF PERIMETER FENCING AND SECURITY GATES THAT EXCEED SIX FEET IN HEIGHT AT AN EXISTING INDUSTRIAL BUSINESS AT 901 AND 951 SOUTH LESLIE STREET (APN 019-111-03), 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 15305, CLASS 5: "MINOR ALTERATIONS TO LAND USE LIMITATIONS" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

2. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 24-0014 (DR2PH24-0014) TO REMODEL THE FACADE OF AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER SITUATED ON MULTIPLE PROPERTIES ADDRESSED AS 121-125 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-19), 131-231 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-17) AND 1100 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-20) AND UPDATE THE MASTER SIGN PROGRAM FOR THE COMMERCIAL SHOPPING CENTER

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

Secretary Lopez said no.

Associate Planner, Jacob Wielenga, presented the report.

Chair Mahecha asked if any of the Commissioners had questions for staff. There were none.

Chair Mahecha opened the public hearing and asked if there was anyone wishing to speak in favor of the item. There were none.

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.

Vice Chair Ramsland commented that he was happy to see this project go through and acknowledged that the applicant had been working on this project for a long time. Vice Chair Ramsland said he believed that the proposed project is a good design. Chair Mahecha agreed that the proposed project will be a nice update to that shopping center.

Moved by Vice Chair Ramsland and seconded by Commissioner Manley, approving Resolution No. 25-23 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 24-0014 (DR2PH24-0014) TO REMODEL THE FAÇADE OF AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER SITUATED ON MULTIPLE PROPERTIES ADDRESSED AS 121-125 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-19), 131-231 SOUTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-17), AND 1100 EAST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-133-20) AND UPDATE THE MASTER SIGN PROGRAM FOR THE COMMERCIAL SHOPPING CENTER, 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: RAMSLAND, MANLEY, MAHECHA, CARDENAS  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: LOGAN-CANNON

Secretary Lopez said the motion carried and this item will become final in 10 working days unless it's appealed to City Council.

### **COMMENTS FROM STAFF**

There were no comments from staff.

### **COMMENTS FROM COMMISSIONERS**

There were no comments from the Commissioners.

ADJOURNMENT: 6:54 p.m. to the Planning Commission meeting on October 27, 2025.

Respectfully submitted,

Veronica Lopez,  
Secretary