

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
October 27, 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: DEPUTY DIRECTOR: COLE-CORONA
CITY ATTORNEY: ROBERTO
PLANNING MANAGER: LUI
SECRETARY: LOPEZ
ASSOCIATE PLANNER: WIELENGA

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

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 October 13, 2025.

PUBLIC HEARINGS

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 25-0007 (DR2PH25-0007) TO REMODEL THE FACADE OF AN EXISTING DRIVE-THROUGH RESTAURANT (A.K.A., BURGER KING) AT 2101 WEST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER 017-073-31)

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.

Commissioner Manley asked what was the plan for the playground area. Associate Planner Wielenga said the playground area is remaining, but the fencing around the playground will be updated to match the façade remodel of the restaurant. Commissioner Manley questioned if the playground area has been closed.

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

Steve Bradley, project architect, addressed the Commission. Mr. Bradley said the playground area closed during the COVID pandemic and has remained closed for the past five years. He said a separate application will be submitted to update that playground. Mr. Bradley asked the Commission to rescind staff's requirement to add an Americans with Disabilities Act (ADA) path-of-travel from the restaurant to the trash enclosure because he did not believe that a disabled person would be able to use it to take out the trash. Mr. Bradley also commented that he has never been required this type of path-of-travel in all his years as an architect.

Planning Manager Lui informed the Commission that the ADA path-of-travel is a Building Code requirement and not under the Commission's purview. She explained that the applicant would have to bring that up with the building plan checker during the building plan check process.

Mr. Bradley said there are no varying degrees of ADA accessibility. He said that by allowing the path-a-travel, the City is implying that a disabled person can take the trash out and said he was concerned with that requirement.

Planning Manager Lui again reiterated that that requirement was not under the Commission's purview. She explained that even if the Commission elected to remove this requirement as one of the conditions of approval, this is a Building Code requirement that would still come up during the building plan check process.

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.

Commissioner Manley asked if the building code was a local code or a state code. Planning Manager Lui answered it is the state building code. Commissioner Manley said that he has not noticed that requirement in all of the other projects they have seen come before the Commission.

Vice Chair Ramsland said in all his years of working with codes, he has not seen this particular requirement either, but said that doesn't mean the code requirements haven't changed. Vice Chair Ramsland reminded the Commission that they don't have the authority to waive accessibility requirements. He suggested that the applicant work closely with the Building Official. Vice Chair Ramsland also wondered if adding that path-of-travel would require them to re-grade the site or simply paint lines on the parking lot.

The Commission discussed how it is wrong to assume that people with disabilities could not perform the job duty of taking the trash out.

Chair Mahecha asked Attorney Roberto if waiving that path-of-travel requirement was within their purview. Attorney Roberto said that Planning Manager had already answered that question. She said that the applicant has to comply with State Law and the Commission does not have the authority to waive State requirements. As suggested by Vice Chair Ramsland, the applicant needs to work this issue out with the Building Official.

Chair Mahecha reopened the public hearing in order to discuss the status of the playground equipment. It pleased the Commission to find out that the playground will be upgraded under a separate application.

Chair Mahecha closed the public hearing and asked for a discussion or a motion.

Moved by Commissioner Manley and seconded by Commissioner Logan-Cannon, approving Resolution No. 25-24 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING DESIGN REVIEW 25-0007 (DR2PH25-0007) TO REMODEL THE FAÇADE OF AN EXISTING RESTAURANT (A.K.A. BURGER KING) AT 2101 WEST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER 017-073-31) 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, LOGAN-CANNON, MAHECHA, RAMSLAND,
CARDENAS
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

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

Chair Mahecha said she loves serving with people who have a lot more experience than she does. She thanked Commissioner Manley and Vice Chair Ramsland and said she is always learning something new from them.

ADJOURNMENT: 6:57 p.m. to the Planning Commission meeting on November 10, 2025.

Respectfully submitted,
Veronica Lopez,
Secretary