

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
December 8, 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 VICE CHAIR RAMSLAND

COMMISSIONERS PRESENT: MAHECHA
RAMSLAND
CARDENAS
LOGAN-CANNON

COMMISSIONERS ABSENT: MANLEY

OTHERS PRESENT: DIRECTOR: KIM
CITY ATTORNEY: ROBERTO
PLANNING MANAGER: LUI
SECRETARY: LOPEZ
SENIOR PLANNER: SYED

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 Vice Chair Ramsland, to approve the Consent Calendar. Motion passed 4-0.

1. Approval of the Planning Commission Minutes of November 10, 2025.

PUBLIC HEARINGS

1. CONTINUATION OF A REQUEST FOR CONDITIONAL USE PERMIT 25-0015 (CUP25-0015) TO ESTABLISH AND OPERATE A COMMERCIAL RECREATION FACILITY (A.K.A., FUNBOX) AT 951 NORTH HARBOR BOULEVARD.

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

Secretary Lopez said no.

Planning Manager, Sonya Lui, informed the Commission that the applicant requires additional time to work on a parking impact analysis and asked the Commission to continue the item to the January 26, 2026 Planning Commission meeting.

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 on the item. Seeing none, she closed the public hearing and asked for a discussion or a motion.

Moved by Commissioner Cardenas and seconded by Commissioner Logan-Cannon, to continue the public hearing for Conditional Use Permit 25-0015 to January 26, 2026.

The roll call vote was as follows:

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

2. A DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 25-0012 (CUP 25-0012) TO ALLOW THE ESTABLISHMENT AND OPERATION OF A GENERAL BUSINESS OFFICE AT 2100 EAST LAMBERT ROAD.

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.

Commissioner Cardenas asked how many employees would be stationed at the site each day. Senior Planner Syed said there would be between seven and 10 employees.

Chair Mahecha questioned why it appeared that the applicant proposed limited landscape. Senior Planner Syed explained that the City's code requires a minimum of seven percent of the parking area be landscaped, but the applicant exceeded this requirement by providing 15% of landscaped area.

Chair Mahecha opened the public hearing and invited the applicant to address the Commission followed by anyone else in the public wishing to speak in favor of the proposed project.

James Sandoval, the project designer and applicant, addressed the Commission along with Daniel Orca, General Manager for the ambulance company. They thanked the Commission for their time and stayed at the podium to answer questions from the Commission.

Commissioner Cardenas asked if there would be noise from the ambulances as they drove off the location. Mr. Orca said there would be no noise since they do not respond to emergencies. They contract their services with Kaiser Permanente and mostly handle

transports for dialysis patients. He explained that many employees will be onsite throughout the day.

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 Logan-Canon and seconded by Commissioner Cardenas, approving Resolution No. 25-26 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0012 (CUP 25-0012) TO ALLOW THE ESTABLISHMENT AND OPERATION OF A GENERAL BUSINESS OFFICE LOCATED AT 2100 EAST LAMBERT ROAD, 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:	LOGAN-CANNON, CARDENAS, MAHECHA, RAMSLAND
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	MANLEY

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

3. A DULY NOTICED PUBLIC HEARING TO CONSIDER MODIFICATION 25-0001 (MOD 25-0001) TO CONDITIONAL USE PERMIT 16-03 (CUP 16-03) TO MODIFY PLANS FOR A PREVIOUSLY APPROVED RESTAURANT AND CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016) TO ALLOW ALCOHOL BEVERAGES SALES AND SERVICES UNDER A TYPE-48 ALCOHOL AND BEVERAGE CONTROL (ABC) LICENSE WITHIN AN EXISTING GENERAL RETAIL USE (A.K.A. NORTHGATE GONZALEZ MARKET) LOCATED AT 1305 WEST 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. There were none.

Chair Mahecha opened the public hearing and invited the applicant to address the Commission followed by anyone else in the public wishing to speak in favor of the proposed project.

Steve Rawlings, consultant for Northgate Gonzalez Markets, addressed the Commission. He introduced Joshua Gonzalez, as the person in charge of corporate development for Northgate Gonzalez Markets and who had managed the La Habra store from 2018-2021. Mr. Rawlings also introduced the project architect, Nayib Chaibun. Mr. Rawlings said they agree with the conditions of approval for the project. He said that this Northgate Gonzalez Market is excited to continue to invest in La Habra.

Joshua Gonzalez said they are excited to move on this project in order to bring great experiences to La Habra.

Vice Chair Ramsland asked Mr. Gonzalez if he could explain the reason for a bar in a grocery store. Mr. Gonzalez said they have a similar setup in their Costa Mesa location. It's a 70,000 square-foot market place with different regional Mexican food stands. He explained that the beer, wine and spirits are a big part of the food experience.

Vice Chair Ramsland asked if the applicant intends on keeping their alcohol tasting area in place or moving it to the restaurant area. Mr. Rawlings said that it would remain where it is since Alcoholic Beverage Control (ABC) will not allow them to blend it in with the new restaurant area. He encouraged the Commission to visit the Costa Mesa location if they had not been to it yet.

Commissioner Cardenas asked how the applicant will regulate and prevent underage drinking. Additionally, Commissioner Cardenas asked how the applicant will be able to prevent their restaurant patrons from leaving that bar area with their alcoholic drinks. Mr. Rawlings said that Northgate employees will closely monitor those that are drinking at the bar. He explained that any of their employees involved in the sale of alcohol has to go through a State mandated training program to make sure they are not overserving and that they will card anyone who looks to be under the age of 35.

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 said she is very excited for this project and made the motion to approve it.

Moved by Chair Mahecha and seconded by Commissioner Logan-Canon, approving Resolution No. 25-27 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING MODIFICATION 25-0001 (MOD 25-0001) TO CONDITIONAL USE PERMIT 16-03 (CUP 16-03) TO ADD NEW SEATING AND A BAR AREA FOR AN EXISTING RESTAURANT AND CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016) TO ALLOW ALCOHOL BEVERAGES SALES AND SERVICES UNDER A TYPE-48 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE WITHIN AN EXISTING GENERAL RETAIL USE (A.K.A. NORTHGATE GONZALEZ MARKET) LOCATED AT 1305 WEST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER: 017-152-17), 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: MAHECHA, LOGAN-CANNON, CARDENAS, RAMSLAND
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: MANLEY

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

Planning Manager, Sonya Lui, said that due to the upcoming holiday closure, there would be no meetings scheduled for December 22 and January 12. She asked the Commission to adjourn to January 26, 2026. Planning Manager Lui wished all of the Commissioners a very happy and safe holiday.

COMMENTS FROM COMMISSIONERS

Commissioner Cardenas said she visited the new Centennial Park over the Thanksgiving break. Commissioner Cardenas further commented that she is very proud it's part of La Habra because it turned out so beautifully.

Chair Mahecha echoed Commissioner Cardenas' comments and added that it was great being a part of that park project. She concluded the meeting by wishing everyone happy holidays.

ADJOURNMENT: 7:00 p.m. to the Planning Commission meeting on January 26, 2026.

Respectfully submitted,

Veronica Lopez,
Secretary