

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA  
February 9, 2026

**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  
MANLEY  
CARDENAS  
LOGAN-CANNON

**COMMISSIONERS ABSENT:** RAMSLAND

**OTHERS PRESENT:** DEPUTY DIRECTOR: COLE-CORONA  
CITY ATTORNEY: ROBERTO  
PLANNING MANAGER: LUI  
SECRETARY: LOPEZ  
CODE ENFORCEMENT SUPERVISOR: BASTRERI  
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 Commissioner Logan-Cannon, to approve the Consent Calendar. Motion passed 4-0.

1. Approval of the Planning Commission Minutes of January 26, 2026.

**PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE APPROVING ZONE CHANGE 26-0001 (ZC 26-0001) TO AMEND VARIOUS SECTIONS OF THE LA HABRA MUNICIPAL CODE PERTAINING TO REGULATIONS FOR PUBLIC NUISANCES.

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

Secretary Lopez said no.

Code Enforcement Supervisor, Cynthia Bastreri, presented the staff report.

Chair Mahecha asked if any of the Commissioners had questions for staff. She initiated the discussion by asking if Code Enforcement staff would be getting a bump in the budget now as a result of this zone change which would give them more responsibility.

Deputy Director Cole-Corona responded that Code Enforcement currently handles public nuisance complaints, and explained that there would be no increase in responsibilities so there is no plan to increase their budget.

Chair Mahecha then asked how is moving the appeal process from Planning Commission to City Council more efficient. Code Enforcement Supervisor Bastreri explained that public nuisance cases are more related to health and safety issues than land use or zoning regulations. By removing public nuisance from La Habra Municipal Code Title 18 (Zoning) and placing them under La Habra Municipal Code Title 8 (Health and Safety), the enforcement of public nuisance regulations will fall under the purview of City Council. Chair Mahecha asked if other cities do the same and Supervisor Bastreri said yes.

Chair Mahecha asked if work vehicles parked on residential streets were considered a public nuisance. Supervisor Bastreri said that violations that occur on public streets are handled by the Police Department. However, if there is an abandoned vehicle parked on private property, Code Enforcement would handle that complaint. She also said they work closely with the Police Department if there is a vehicle with an expired registration.

Chair Mahecha opened the public hearing and asked if there was anyone present to speak on the item. There was no one present to speak on the item.

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

Moved by Commissioner Cardenas and seconded by Commissioner Logan-Canon, approving Resolution No. 26-03 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 26-0001 TO REPEAL CHAPTER 18.74 (NEIGHBORHOOD PRESERVATION, CODE ENFORCEMENT AND ABATEMENT) OF TITLE 18 (ZONING) AND CHAPTER 10.36 (ABANDONED, WRECKED, DISMANTLED OR INOPERATIVE VEHICLES) OF TITLE 10 (VEHICLES AND TRAFFIC), ADD CHAPTER 8.16 (PUBLIC NUISANCES) TO TITLE 8 (HEALTH AND SAFETY), AMEND CHAPTER 18.72 (ENFORCEMENT) AND SECTIONS 18.12.120 (EXCEPTIONS TO PROVISIONS OF SECTIONS 18.12.100 AND 18.12.110) OF CHAPTER 18.12 (SPECIAL DEVELOPMENT STANDARDS), 18.16.060 (GENERAL REQUIREMENTS) OF CHAPTER 18.16 (WATER EFFICIENT LANDSCAPING AND WATER CONSERVATION), 18.23.100 (REMOVAL OF ILLEGAL SIGNS AND ABANDONED SIGNS – PUBLIC NUISANCE ABATEMENT) AND 18.23.110 (NONCONFORMING SIGNS) OF CHAPTER 18.23 (SIGN STANDARDS), AND 18.62.060 (STANDARDS OF DEVELOPMENT) OF CHAPTER 18.62 (WIRELESS COMMUNICATIONS FACILITIES), 18.64.040 (APPLICATIONS – CONTENTS) OF CHAPTER 18.64 (COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL CONDOMINIUM CONVERSION) OF TITLE 18 (ZONING), SECTIONS 13.20.030 (DESIGN) OF CHAPTER 13.20 (TEMPORARY SANITARY FACILITIES) AND 13.31.030 (IMPLEMENTATION) OF CHAPTER 13.31 (GROUNDWATER EXTRACTION AND EXPORTATION) OF TITLE 13 (PUBLIC SERVICES), AND SECTION 10.26.020 (BAIL SCHEDULE) OF CHAPTER 10.26 (BAIL SCHEDULE FOR PARKING OFFENSES) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE LA HABRA MUNICIPAL CODE AND MAKE A DETERMINATION THAT THE ORDINANCE IS

EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15378(b)(5) AND 15061(b)(3) OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

Secretary Lopez said the item would be forwarded to City Council it's appealed to City Council.

2. DULY NOTICED PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 25-0014 (CUP 25-0014) TO ALLOW THE OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS AT 501 EAST LA HABRA BOULEVARD (APN: 303-125-04) AND DESIGN REVIEW 25-0008 (DR2PH 25-0008) TO REMODEL THE BUILDING FACADE AND ADD A 524 SQUARE-FOOT STORAGE ROOM

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. The applicant's team signaled their presence at the meeting, but indicated they did not have anything to say at the podium

Chair Mahecha stated that she had a question for the applicant. Liliana Castaneda approached the stand. Chair Mahecha asked what, besides the trash enclosure, did they have in the back of the property off of the Lemon Street driveway. Carlos Perez-Ramirez, another member of the applicant's team, moved to the microphone and responded that they store tires on racks.

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 Manley, approving Resolution No. 26-04: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0014 (CUP 25-0014) TO ALLOW THE CONTINUED OPERATION OF AN AUTOMOBILE SERVICE/REPAIR BUSINESS WITHIN AN EXISTING BUILDING LOCATED AT 501 EAST LA HABRA BOULEVARD AND DESIGN REVIEW 25-0008 (DR2PH 25-0008) TO REMODEL THE EXISTING BUILDING'S FACADE AND ADD A 524 SQUARE-FOOT STORAGE ROOM AT THE REAR OF THE PROPERTY, 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 15303(c), CLASS 3: "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES" OF THE CEQA GUIDELINES.

The roll call vote was as follows:

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

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**

Commissioner Manley welcomed Code Enforcement Supervisor, Cynthia Bastreri to the Planning Commission meeting. He also congratulated the Rene's Tires applicants on the approval of their Conditional Use Permit.

Chair Mahecha wished everyone a happy Valentine's Day.

ADJOURNMENT: 6:52 p.m. to the Planning Commission meeting on February 23, 2026.

Respectfully submitted,

Veronica Lopez,  
Secretary