

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA HABRA
March 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 CHAIR MAHECHA

COMMISSIONERS PRESENT: MAHECHA
RAMSLAND
MANLEY

COMMISSIONERS ABSENT: CARDENAS
LOGAN-CANNON

OTHERS PRESENT: DEPUTY DIRECTOR: COLE-CORONA
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 or staff members wished to remove an item. There were none.

Motion made by Commissioner Manley and seconded by Chair Mahecha, to approve the Consent Calendar. Motion passed 2-1, with Vice Chair Ramsland abstaining.

1. Approval of the Planning Commission Minutes of February 23, 2026.

PUBLIC HEARINGS

1. A DULY NOTICED PUBLIC HEARING TO CONSIDER MODIFICATION (MOD) 26-0001 TO CONDITIONAL USE PERMIT (CUP) 25-0016 WHICH ALLOWS ALCOHOL BEVERAGE SALES AND SERVICES UNDER A TYPE-48 LICENSE (ON-SALE GENERAL - PUBLIC PREMISES) ISSUED BY THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC), TO ALLOW ALCOHOLIC BEVERAGE SALES AND SERVICES UNDER A TYPE-47 LICENSE (ON-SALE GENERAL - EATING PLACE) ISSUED BY ABC, WITHIN AN EXISTING GENERAL RETAIL USE LOCATED AT 1305 WEST WHITTIER BOULEVARD AND OUTSIDE THE GENERAL RETAIL USE WITHIN AN ADJACENT PATIO AREA LOCATED AT 1439 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.

Commissioner Manley asked if there would be some kind of delineation within the store as to where people could consume alcohol. Senior Planner Syed said there would be none and explained that patrons can consume alcohol anywhere within the store or in the patio area.

The Commission discussed what kind of gate would be added to the patio and questioned how people could exit in case of an emergency. They also had questions on required exits. Staff reminded the Commission that building plans are reviewed by the Building and Safety division and the Fire Department to ensure that all life and safety codes are met. They also explained that the Department of Alcoholic Beverage Control (ABC) is the agency that determines what kind of gate and hardware is required for the outdoor patio 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.

Steve Rawlings, representing Northgate Market, addressed the Commission. Mr. Rawlings said he is very familiar with ABC's requirements as he works with other municipalities in obtaining approval for alcohol sales for his clients. He concurred with Deputy Director Cole-Corona's explanation that the outdoor patio serves as a demarcation as to where you are allowed to consume alcohol. Mr. Rawlings said that a gate will be provided and they may be required to put in more than one gate depending on what comments they get back during building plan check. He explained that the gate has to have self-closing hardware and a push bar. There will also be a sign that says "no alcohol beyond this point". People are allowed to enter the patio area, they just can't leave that area if they are consuming alcohol. Mr. Rawlings explained that staff will carefully monitor the activity in that patio area. He explained that servers will have to take a required State training that emphasizes carding and signs of intoxication. Mr. Rawlings explained that this is the model they are using at Costa Mesa store and they have not had any issues at the Costa Mesa store. He explained that people walking around the store with a glass of wine doesn't happen often, but they want people to have that option.

Seeing no one else in the audience to speak in favor or opposition to the project, Chair Mahecha closed the public hearing and asked for a discussion or a motion.

Vice Chair Ramsland said he was confident that the building department would review the plans and correct any egress issues.

Moved by Vice Chair Ramsland and seconded by Chair Mahecha, approving Resolution No. 26-06 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING MODIFICATION 26-0001 (MOD 26-0001) TO AMEND CONDITIONAL USE PERMIT 25-0016 (CUP 25-0016) TO ALLOW ALCOHOLIC BEVERAGE SALES AND SERVICES UNDER A TYPE-47 CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE (ON-SALE GENERAL - EATING PLACE) WITHIN AN EXISTING GENERAL RETAIL USE LOCATED AT 1305 WEST WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER: 017-152-17) AND OUTSIDE THE GENERAL RETAIL USE WITHIN AN ADJACENT PATIO AREA LOCATED AT 1439 WEST

WHITTIER BOULEVARD (ASSESSOR'S PARCEL NUMBER: 017-143-23), 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, MAHECHA, MANLEY
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: LOGAN-CANNON, CARDENAS

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 there are no items ready for the second meeting in March and said the next meeting is expected to be on April 13, 2026.

COMMENTS FROM COMMISSIONERS

Chair Mahecha said she learns from the questions that Vice Chair Ramsland and Commissioner Manley ask. She then invited everyone to attend the 100th birthday of the La Habra American Legion Post 267 on April 11.

ADJOURNMENT: 7:17 p.m. to the Planning Commission meeting on April 13, 2026.

Respectfully submitted,

Veronica Lopez,
Secretary