



City of
LA HABRA
PLANNING COMMISSION
AGENDA

Chair Maria Mahecha
Vice Chair Roy Ramsland, Jr.
Commissioner Jason Manley
Commissioner Danitza Cardenas
Commissioner Ginger Logan-Cannon

Director of Community & Economic Development Susan Kim
Planning Manager Sonya Lui
Secretary Veronica Lopez
Assistant City Attorney Brittany Roberto

**LA HABRA
PLANNING COMMISSION AGENDA**

**REGULAR MEETING
MONDAY, FEBRUARY 23, 2026
6:30 P.M.**

COUNCIL CHAMBER
100 EAST LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631

Please note that should all business not be concluded by 10:00 p.m., the Chair shall either authorize an extension of time to said meeting or continue all unfinished items to a future meeting, date certain, or date uncertain.

CALL TO ORDER: Council Chamber

PLEDGE OF ALLEGIANCE:

ROLL CALL: Chair Mahecha
Vice Chair Ramsland
Commissioner Manley
Commissioner Cardenas
Commissioner Logan-Cannon

PUBLIC COMMENTS: When addressing the Commission, please complete a Speaker's Card before leaving the Council Chamber.

Public Comments shall be received at the beginning of the governing body meeting and limited to three (3) minutes per individual, with a total time limit of 30 minutes for all public comments, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

The general Public Comment portion of the meeting allows the public to address any item of City business not appearing on the scheduled agenda. Per Government Code Section 54954.3(a), such comments shall not be responded to by the governing body during the meeting.

CONSENT CALENDAR:

All matters on Consent Calendar are considered to be routine and will be enacted by one motion unless a Commissioner or City staff member requests separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per item that has been removed for separate discussion, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

1. PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 9, 2026

That the Planning Commission approve the Planning Commission meeting minutes of February 9, 2026.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

PUBLIC HEARINGS:

Public comments shall be limited to five (5) minutes per individual, with a total time limit of 60 minutes for all public comments, for each individual Public Hearing item on the agenda, unless otherwise modified by the Chair. Comments must be kept brief, non-repetitive, and professional in nature.

1. A DULY NOTICED PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 25-0018 (CUP 25-0018) TO ALLOW ALCOHOLIC BEVERAGES SALES AND SERVICES UNDER A TYPE 41 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE (ON-SALE OF BEER AND WINE - EATING PLACE) AT A RESTAURANT LOCATED AT 1331 WEST IMPERIAL HIGHWAY, SUITES B AND C (ASSESSOR'S PARCEL NUMBER: 018-391-38)

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15301, Class 1: "Existing Facilities" of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project involves interior improvements to an approved restaurant space within an existing building. The project involves a negligible expansion of the existing use to allow a restaurant to provide alcohol sales and services under a Type 41 ABC License (on-sale of beer and wine - eating place).

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The project will not cause a substantial adverse change in the significance of any historical resource because the building and property where it is located are not listed on any National, California, or local registers. Staff does not expect any significant impacts or unusual circumstances related to the approval of the project. Therefore, the project is categorically exempt from CEQA.

That the Planning Commission adopt and approve:

RESOLUTION NO. 26-05 -- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 25-0018 (CUP 25-0018) TO ALLOW ALCOHOLIC BEVERAGES SALES AND SERVICES UNDER A TYPE 41 ALCOHOLIC AND BEVERAGE CONTROL (ABC) LICENSE (ON-SALE OF BEER AND WINE - EATING PLACE) AT A RESTAURANT LOCATED AT 1331 WEST IMPERIAL HIGHWAY, SUITES B AND C (ASSESSOR'S PARCEL NUMBER: 018-391-38), 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

CONSIDERATION ITEMS:

Any member of the audience may request to address the Commission on any Consideration Item, prior to the Commission taking a final vote on the item. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per Consideration Item, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

COMMENTS FROM STAFF:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT: Adjourned to Monday, March 9, 2026, at 6:30 p.m. in the City Council Chamber, 100 East La Habra Boulevard.

Except as otherwise provided by law, no action shall be taken on any item not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Office of the City Clerk during regular business hours, and on the City's webpage at <http://www.lahabraca.gov/>.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Community and Economic Development Department at 110 East La Habra Boulevard, La Habra, during normal business hours.

In accordance with the Federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the Community and Economic Development Department at least ninety-six (96) hours in advance of the meeting at (562) 383-4100.

DECLARATION: This agenda was posted on the bulletin boards outside the south entrance of City Hall and the Council Chamber, where completely accessible to the public, at least 72 hours in advance of the Commission Meeting.

