

THE MINUTES OF THE MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA HABRA

September 11, 2023

**CALL TO ORDER:** Chair Rojas 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 MAHECHA

**COMMISSIONERS PRESENT:** ROJAS  
SURICH  
MAHECHA  
MANLEY

**COMMISSIONERS ABSENT:** BERNIER

**OTHERS PRESENT:** DIRECTOR: KIM  
PLANNING MANAGER: LUI  
ASSOCIATE PLANNER: D. LOPEZ  
SECRETARY: V. LOPEZ  
CITY ATTORNEY: ROBERTO

**PUBLIC COMMENT**

Chair Rojas asked if there was anyone in the audience that wished to speak on any item not listed on the agenda. There were none.

**CONSENT CALENDAR**

Chair Rojas explained the Consent Calendar procedures. She asked if there were any members of the public or any Commissioners that wished to have any item removed. There were none.

Moved by Commissioner Mahecha, seconded by Vice Chair Surich, to approve the Consent Calendar. Motion passed 4-0.

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 August 28, 2023.
3. Approval of Resolution No. 23-12 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, GRANTING A THIRTY-DAY EXTENSION TO THE TIME PERIOD FOR ABATEMENT FOR THE PUBLIC NUISANCE LOCATED AT 901-977 WEST IMPERIAL HIGHWAY.

## **PUBLIC HEARINGS**

1. DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PERMIT 23-02 FOR THE OPERATION OF A MOTOR VEHICLE SALES FACILITY (DAPPER CAR SALES) AT 2601 WEST WHITTIER BOULEVARD.

Chair Rojas asked if any correspondence had been received in regards to the item. Secretary Lopez said none had been received.

Associate Planner David Lopez presented the staff report.

Chair Rojas asked if any of the Commissioners had any questions.

Vice Chair Surich asked if the business owner is required to have a new sign and whether the business owner could keep a banner in place. Associate Planner Lopez explained that current sign regulations would allow the applicant to install either a new wall sign or a new monument sign. Associate Planner Lopez further explained that banners are temporary signs, which are only allowed to be posted for a maximum of 30 days; a total of three times per calendar year.

Commissioner Manley asked staff to clarify if the draft conditions specified that the applicant cannot wash or repair vehicles on site. Associate Planner Lopez said that was correct. Commissioner Manley then asked if there was a condition of approval that limits the number of vehicles that could be stored on the premises. Associate Planner Lopez said there is not. Associate Planner Lopez stated that the number of stored vehicles has never been limited at other business locations, but the number of display vehicles can be limited based on required parking. Commissioner Manley then asked for clarification on the location of the customer parking area. Associate Planner Lopez stated that the customer parking area to be provided includes the three spaces which can be accessed from the westerly driveway. Commissioner Manley expressed concerns for the number of vehicles be stored, but said that if the applicant complied with the required parking requirements, then he was good with their proposed vehicle storage area.

Chair Rojas asked if there was anyone wishing to speak in favor of the project.

Elvira Stepanov, the applicant, addressed the Commission. Ms. Stepanov stated that she along with her partner, started their business in the Los Angeles area in 2018 and have been slowly growing. She further explained that they are capable of conducting vehicle sales online and make vehicle deliveries to customers off-site. She noted that their business aims to serve the community and they are happy to be coming to La Habra. Ms. Stepanov said she was happy to answer any questions from the Commission.

Mustafa Bdaiwi, project architect, addressed the Commission. Mr. Bdaiwi stated that the owners have a great business plan in place, as they do well running their other location in Los Angeles and noted that most of their sales take place online which should reduce traffic to their actual site. Mr. Bdaiwi also explained that the applicant would not be using any flags or banners to attract customers. Mr. Bdaiwi also mentioned that there are other successful dealerships on Whittier Boulevard and hopes that the proposed business is successful as well.

The Chair asked if there was anyone wishing to speak in opposition to the project. There were none.

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

Moved by Commissioner Mahecha and seconded by Commissioner Manley, Approving Resolution No. 23-13 Entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING CONDITIONAL USE PERMIT 23-02 FOR THE OPERATION OF A MOTOR VEHICLE SALES FACILITY (DAPPER CAR SALES) AT 2601 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS AND MAKING THE DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(A), CLASS 1: "EXISTING FACILITIES" AND SECTION 15061(B)(2) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

The roll call vote was as follows:

AYES: COMMISSIONERS: MAHECHA, MANLEY, ROJAS, SURICH  
NOES: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: BERNIER

#### **COMMENTS FROM STAFF**

Planning Manager Lui informed the Commission that staff had two items scheduled for the next regularly scheduled meeting which includes the citywide sign code update and also a request to install a new water kiosk at the La Habra Gateway shopping center which is nearby the La Habra Town Center where the Northgate market is located.

#### **COMMENTS FROM COMMISSIONERS**

Vice Chair Surich reminded the Commission of the upcoming Corn Festival and invited them to join her in the parade and reminded everyone of the Veterans Day celebration happening in November.


Commissioner Manley asked if the meeting could be adjourned in memory of those lost on September 11, 2001, and in honor of the 9/11 first responders.

Commissioner Mahecha concurred with Commissioner Manley.

Chair Rojas adjourned the meeting in memory of those lost and injured on 9/11.

ADJOURNMENT: 6:53 p.m. to the Planning Commission meeting on September 25, 2023.

Respectfully submitted,

  
Veronica Lopez,  
Secretary