

Chair Roy Ramsland, Jr.
Vice Chair Danitza Cardenas
Commissioner Jason Manley
Commissioner Maria Mahecha
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, MAY 11, 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 Ramsland
Vice Chair Cardenas
Commissioner Manley
Commissioner Mahecha
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 Comments portion of the meeting allows the public to address any item on the Consent Calendar or 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:

Senate Bill 1439 ("SB 1439") amended Government Code Section 84308 to expand the regulation of campaign contributions in excess of \$500 from donors involved in certain matters before the legislative body. If the donor has a matter pending before the agency, and the official received a campaign contribution from the donor in excess of \$500 in the prior 12 months, the official must publicly disclose the contribution and cannot in any way participate in the decision of the matter. The donor also has a duty to disclose the contribution on the record. In the 12 months following the decision, a local official cannot receive campaign contributions in excess of \$500 from a donor with an economic interest in the governmental decision. Public officials are encouraged to closely track all campaign contributions which collectively exceed \$500 in any 12-month period from any single source.

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 APRIL 13, 2026

That the Planning Commission approve the Planning Commission meeting minutes of April 13, 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 A REQUEST FOR A SPECIAL EVENT PERMIT (LARGE) (SEP2L26-0001) TO CONDUCT A LARGE SPECIAL EVENT THAT INCLUDES A CIRCUS (A.K.A. CIRCUS CABALLERO) AND ANCILLARY ACTIVITIES AT 115 NORTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 303-114-23) AND 1002, 1010, AND 1026 STEARNS AVENUE (ASSESSOR'S PARCEL NUMBERS 303-113-01, -02, -03)

The project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15304(e), Class 4 (Minor Alterations to Land) of the CEQA Guidelines. Class 4 consists of minor public or private alterations in the conditions of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Class 4 includes minor temporary uses of land having negligible or no permanent effects on the environment including carnivals, sales of Christmas trees, etc. The sites identified for the proposed project are vacant lots with no permanent structures. The project involves the erection of temporary structures only. No removal of vegetation is proposed, and the sites will return to their existing conditions after the event has concluded. The project is also exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines in that there is no possibility that the special event may have a significant effect on the environment.

The project is not subject to any of the exceptions for exemption under 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. 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 as the project site consists of vacant lots with no permanent structures. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the project. Therefore, the project is categorically exempt from CEQA.

That the Planning Commission approve and adopt:

RESOLUTION NO. 26-07 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING SPECIAL EVENT PERMIT (LARGE) 26-0001 (SEP26-0001) TO CONDUCT A LARGE SPECIAL EVENT THAT INCLUDES A CIRCUS (A.K.A. CIRCUS CABALLERO) AND ANCILLARY ACTIVITIES AT 115 NORTH HARBOR BOULEVARD (ASSESSOR'S PARCEL NUMBER 303-114-23) AND 1002, 1010, AND 1026 STEARNS AVENUE (ASSESSOR'S PARCEL NUMBERS 303-113-01, -02, -03), 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 15304, CLASS 4: "MINOR ALTERATIONS TO LAND" AND SECTION 15061(b)(3), "COMMON SENSE EXEMPTION" OF THE CEQA GUIDELINES

2. CONSIDER AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE APPROVING ZONE CHANGE 26-0002 TO AMEND VARIOUS SECTIONS OF TITLE 18 (ZONING) IN ORDER TO IMPLEMENT MINOR CONDITIONAL USE PERMIT REGULATIONS, IMPROVE INTERNAL CONSISTENCY WITHIN TITLE 18 (ZONING) AND CLARIFY AND CONSOLIDATE USE REQUIREMENTS THAT AIM TO FURTHER ACCOMMODATE NON-RESIDENTIAL USES IN THE CITY'S NON-RESIDENTIAL ZONES AND MIXED-USE OVERLAY ZONE.

Zone Change 26-0002 (ZC26-0002) was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Sections 15378(b)(5) and 15061(b)(3) of the CEQA Guidelines. ZC26-0002 is not a project pursuant to Section 15378(b)(5) of the CEQA Guidelines because it is an administrative activity of the City that will not result in direct or indirect physical changes in the environment. Even if ZC26-0002 were considered a project under CEQA, it would be exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because the proposed amendments to the La Habra Municipal Code have no possibility of having a significant effect on the environment.

That the Planning Commission approve and adopt:

RESOLUTION NO. 26-08 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE CHANGE 26-0002 (ZC26-0002) TO AMEND SECTIONS 18.04.030 (TERMS DEFINED), 18.06.040 (LAND USES), 18.12.140 (OUTDOOR SEATING AREA), 18.12.170 (SMOKING LOUNGES), 18.14.060 (NUMBER OF SPACES REQUIRED), 18.23.030 (SIGN MATRIX), 18.44.020 (USES), AND 18.62.020 (DEFINITIONS), AND ADD SECTION 18.12.190 (REMIEDIATION SYSTEMS) TO TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE IN ORDER TO ENABLE THE CITY TO IMPLEMENT MINOR CONDITIONAL USE PERMIT REGULATIONS, IMPROVE INTERNAL CONSISTENCY WITHIN TITLE 18, AND MODIFY VARIOUS REGULATIONS BY CLARIFYING AND CONSOLIDATING USE REQUIREMENTS 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

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 Tuesday, May 26, 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.lahabracal.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.

Veronica Lopez, Secretary