

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF LA MIRADA**

September 15, 2016

CALL TO ORDER

The meeting of the Planning Commission was called to order by Chairman Keith Chung at 6:30 p.m. in the City Council Chambers at City Hall, 13700 La Mirada Boulevard, La Mirada, California.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present:

Chairman Keith Chung
Vice Chairman Scott Anderson
Commissioner Changhai Ahn
Commissioner John Lewis
Commissioner Lee Olsen

Staff:

Gabriel Bautista, City Planner
Eric Garcia, Associate Planner
D. Craig Fox, City Attorney
Arturo Cervantes, Administrative Analyst II
Norma Stein, Secretary

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF AUGUST 18, 2016

City Planner Gabriel Bautista stated that the address on line one, page two of the minutes needed to be amended to read 14930 Alondra Boulevard.

Commissioner Lewis moved and Commissioner Olsen seconded to approve the minutes of the August 18, 2016 Planning Commission meeting as amended.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Chung, Vice Chairman Anderson, Commissioner Ahn,
Commissioner Lewis, Commissioner Olsen

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARING

2. CERTIFICATE OF COMPATIBILITY NOS. 51 THROUGH 56

Prior to the beginning of staff's presentation, Commissioner Anderson made it known that he owns property within 500 feet of the project site and therefore recused himself from the proceedings regarding the item and withdrew from the room.

Associate Planner Eric Garcia provided a comprehensive review of the staff report via a PowerPoint presentation. Mr. Garcia stated that the City had received a request by Mr. Justin Henderson, Mastercraft Residential ("Applicant"), on behalf of OC Infill Partners, LLC ("Property Owners") for the consideration of Certificate of Compatibility Numbers 51 through 56, proposing the development of six single-family residential units at 13400 Biola Avenue, within the Residential (R-1-7,500) Zoning District.

Mr. Garcia mentioned that the 1.43 acre site is located on the east side of Biola Avenue between Ragan Drive to the north and Fairvilla Drive to the south. Mr. Garcia also mentioned that the site is currently undeveloped.

Mr. Garcia provided a background summary of the water utility use that previously existed on the site and of the previous approvals to develop the site with single-family homes in August of 2007 and in October of 2014.

Mr. Garcia provided a detailed review of the applicant's project by discussing the proposed layout of the overall site and each individual property. In discussing the overall site layout, Mr. Garcia stated that staff is requiring that the two power poles located along the north property line be removed. Mr. Garcia also reviewed the exterior design of the homes and the various floor plans of the six homes being proposed.

Mr. Garcia reviewed the proposed development standards, staff's analysis, required findings and concluded by recommending that the Planning Commission conduct a public hearing, consider all public testimony regarding the proposed Certificates of Compatibility and adopt Resolution No. P-05-16 recommending that the City Council approve Certificate of Compatibility Nos. 51 through 56 for the proposed project.

Chairman Chung opened the public hearing and asked if anyone wished to speak in support of the matter.

Resident Anthony Jurado stated his concerns regarding the potential impact on the privacy of existing residents and how he hopes the builders give consideration to this issue.

Chairman Chung asked Mr. Jurado to clarify if he was in support of the matter.

Mr. Jurado responded that he was in support of the matter, but that he wants the builders to take privacy into consideration in regards to the two-story homes. Mr. Jurado

also stated his concern of having to take his new fence down to have it replaced with a block wall.

Mr. Ray Dormay of Mastercraft Residential spoke and thanked Mr. Garcia for all his work regarding the project. Mr. Dormay stated that they had originally purchased the property along with all the previously approved entitlements, but that after reviewing the previous approval they decided to take a fresh look at the project to try and address the concerns previously expressed by adjacent property owners. Mr. Dormay provided a detail review of all the project changes with an emphasis on the replacement of three previously approved two story homes with single story structures to address privacy concerns. He also discussed the changes to the design and layout of the two story homes to further address privacy concerns. Mr. Dormay added that the project will include the installation of a block wall around the entire perimeter. To conclude, Mr. Dormay reviewed the power pole situation and asked for flexibility on the condition requiring their removal, should the utility company or impacted property owners refuse to cooperate with the work needed to remove the poles.

Chairman Chung asked if anyone wished to speak against the matter.

No members of the public spoke in opposition to the proposed project.

Chairman Chung closed the public hearing and opened the item for discussion.

Commissioner Lewis asked if the conditions of approval included a condition regarding the location and size of the second floor windows.

City Planner Gabriel Bautista responded that the conditions provide staff with the authority to address the final location of the second floor windows. He also stated that the elevations provided to the Commissioners are subject to change.

Commissioner Lewis asked if the issue regarding the undergrounding of utilities can be settled at tonight's meeting.

City Attorney D. Craig Fox stated that to address the unlikely situation in which Southern California Edison would not approve the undergrounding, he recommended changing condition number 13 to include the following language: "they'll [Power Poles] be removed and underground unless the applicant establishes, to the satisfaction of the City Planner, that Edison will not approve the removal and undergrounding of the power poles."

Commissioner Olsen asked if the existing block walls adjacent to the subject site are going to be replaced. He also expressed concern about the difference in the materials of the walls.

Mr. Bautista responded that all fences around the perimeter will be replaced by block wall, with the exception of a few properties along the south boundary of the site. He

also mentioned that there will be some residents who will have different types of walls.

Chairman Chung asked if the wall will be five to six feet in height.

Mr. Bautista responded that the site plan indicates the walls will be six feet in height.

Commissioner Olsen asked if the Planning Division will follow-up on the final location and size of the second story windows.

Mr. Bautista responded that pursuant to condition of approval number five, the final placement and size of the second floor windows will be subject to the final review and approval of the Planning Division.

Commissioner Olsen asked if the turning radius at the cul-de-sac was sufficient for Fire Department access.

Eric Garcia, Associate Planner responded and stated that the cul-de-sac has been reviewed and approved for access by the Fire Department as part of the Tentative Tract Map process.

Commissioner Lewis asked the applicant if he had a completion date.

Mr. Dormay responded and stated that he wished to clarify that new walls will be installed around the entire perimeter of the site; that the undergrounding of electric lines will impact private property owners adjacent to the site who may refuse to allow access to perform the needed work, they therefore requested that provisions be made within the amended condition number 13 to allow for this possibility; and that the homes will all be built at the same time and completed in July or August of 2017.

Commissioner Lewis stated that, in regard to the underground electrical, he would prefer to leave condition number 13 to read as amended by the City Attorney and if necessary bring the item back to the Planning Commission.

Mr. Bautista responded that condition number 13 could be left so that an additional change would require Commission review and approval or that staff could be given authority to make the adjustment if sufficient evidence is provided.

Commissioner Lewis requested that condition number 13 be amended to reflect the suggested additional language.

City Attorney D. Craig Fox suggested the following added language to condition of approval number 13: "unless the applicant establishes, to the satisfaction of the City Planner, that SCE will not approve the removal or undergrounding of the power poles or any existing affected owners are refusing to permit all activities necessary in their property to remove and underground the power poles."

Commissioner Lewis moved and Commissioner Olsen seconded to affirm the CEQA Exemption and adopt Resolution No. P-05-16, with the City Attorney's recommended amendment to condition number 13, recommending that the City Council approve Certificate of Compatibility Nos. 51 through 56 to develop six two-story, single-family residences with attached two-car garages on a vacant parcel located at 13400 Biola Avenue, within the Single-family Residential (R-1-7,500) Zoning District, identified as Assessor's Parcel Number: 8041-009-021.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Chung, Commissioner Ahn,
Commissioner Lewis, Commissioner Olsen
NOES: None
ABSENT: None
ABSTAIN: Vice Chairman Anderson

Vice Chairman Anderson rejoined the Planning Commission meeting.

PUBLIC COMMENT PERIOD

No one spoke

COMMISSION ANNOUNCEMENTS

Commissioner Olsen mention that he attended the last City Council meeting and stated that Planning Commission Secretary Norma Stein received her 15th year pin for her employment with the City of La Mirada and congratulated Ms. Stein.

MATTERS FROM THE PLANNING DEPARTMENT

Mr. Bautista provided brief updates on the status of various projects.

ADJOURNMENT

Meeting adjourned at 7:15 p.m. to the next regular meeting to be held on Thursday, October 20, 2016.

ATTEST:



Norma Stein, Secretary



Keith Chung, Chairman