

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

November 17, 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
Chantel Choice, Planning Technician
Norma Stein, Secretary

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF OCTOBER 20, 2016

Commissioner Olsen moved and Commissioner Lewis seconded to approve the minutes of the October 20, 2016 Planning Commission meeting.

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

CONTINUED PUBLIC HEARING

2. GENERAL PLAN AMENDMENT NO. 2016-01, PLANNED UNIT DEVELOPMENT NO. 56, CERTIFICATE OF COMPATIBILITY NO. 57 AND THE ASSOCIATED MITIGATED NEGATIVE DECLARATION

Chairman Chung reminded everyone that this was continued public hearing from last month's meeting and requested a brief recap of the project from staff.

Associate Planner Eric Garcia provided a brief review of the staff report via a PowerPoint presentation. Mr. Garcia stated that the Planning Commission will be considering a General Plan Amendment, Planned Unit Development, Certificate of Compatibility and the associated Mitigated Negative Declaration for the construction of a 28-unit residential apartment complex.

Mr. Garcia stated that the currently vacant property is located on the east side of La Mirada Boulevard south of Leffingwell Road and north of Chalco Street. He reviewed the current zoning and land use designation for the subject site and surrounding properties. He stated that the surrounding uses consist of single-family residences to the north, south, east and west and that beyond the single-family residence to the north there is an office building and commercial center and that further to the northeast there is an apartment complex.

Mr. Garcia explained that as part of the Housing Element update, a comprehensive survey was undertaken to identify specific areas that could accommodate new residential or mixed-use development and that a total of nine areas were identified and subsequently rezoned to include a Special Housing Overlay (SHO) District designation. Mr. Garcia explained that the SHO designation allows for mixed-use and/or higher density residential development and that the subject site is located within "Infill Area 3" which permits a development density of 40 dwelling units per acre.

Mr. Garcia further stated that although the Housing Element update and Special Housing Overlay is in place to allow for the increased density, the General Plan land use designation has not been revised to allow for the higher density, therefore, as part of the entitlements to approve the design, location, massing, and site improvements for the proposed project, the Applicant is also requesting an amendment to the General Plan Land Use Designation from Commercial to High Density Residential.

Mr. Garcia mentioned that the subject site is currently developed as a parking lot which served as the over-flow parking area for the Granada Heights Friends Church located south of the subject site at 11818 La Mirada Boulevard. He stated that the parking was accessible from La Mirada Boulevard and Chalco Street.

Mr. Garcia provided an updated detailed review of the applicant's project by discussing the proposed updated layout of the overall site; floor plan of the units; current and proposed vehicle access; proposed site amenities and features; landscaping; and measure taken to protect the privacy of adjacent properties. Mr. Garcia also reviewed the exterior design of the podium style 28-unit residential apartment complex with tuck-under parking on the ground floor and two floors of living area above. Mr. Garcia mentioned that at the previous Planning Commission meeting there were some items raised by the applicant regarding privacy and noise that required additional discussion and clarification.. He also mentioned that staff subsequently met with the applicant to

discuss the concerns which have been addressed in the revised resolution distributed the meeting. Mr. Garcia added that one condition of approval was added to the revised resolution requiring a Plexiglas topper on top of the open patio area's stucco wall.

Mr. Garcia stated that the Applicant has also requested that they be allowed a break in the La Mirada Boulevard center median and a deceleration lane for left turns into the project site from south bound La Mirada Boulevard. Mr. Garcia reminded the commission that the traffic consultant address the median break at the last meeting and that due to the minimal number of vehicle trips generated from the Project, a median break was not warranted. He added that the applicant was satisfied with the explanation and result.

Mr. Garcia stated that the Applicant also requested consideration of a fence along the landscaped strip separating La Mirada Boulevard and Chalco Street south of the project. He added that the Applicant believed a fence would deter tenants from parking along Chalco Street. Mr. Garcia stated that since the proposed fence would be located within the public right-of-way, the Applicant will have to address this request with the City's Public Works Department therefore, the request will not be a part of the entitlements being considered by the Planning Commission.

Mr. Garcia mentioned that on-site parking was the final issue discussed further with the Applicant in a meeting with staff. After further review with the City Attorney, the Applicant is being allowed to have 13 compact spaces.

Mr. Garcia reviewed the proposed updated 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 General Plan Amendment, Planned Unit Development and Certificates of Compatibility, affirm the findings of the Mitigated Negative Declaration and adopt the updated Resolution No. P-06-16 recommending that the City Council amend the existing General Plan Land Use from Commercial to High Density Residential; amend the zoning to Planned Unit Development (PUD) Number 56; and approve the Certificate of Compatibility for the construction of a 28-unit residential apartment building on the east side of La Mirada Boulevard south of Leffingwell Road in the City of La Mirada. (Assessor's Parcel No. 8040-006-046)

Mr. Garcia concluded by stating that condition of approval number four should be amend to require the Applicant to prepare parking management plan to address the procedures for the assignment of either compact or standard parking spaces to the future tenants.

Chairman Chung thanked staff for the presentation of the staff report, he reminded everyone that public hearing was still open and asked if anyone wished to speak in support of the matter.

Mr. Brad Porter of WestCal Property Group, Inc thanked the commission for the

continuance to allow time to meet with staff to discuss the unresolved issues. Mr. Porter express the extra time was well spent to reach agreement with staff on the revised conditions of approval. He also mentioned that they agree to all conditions that Mr. Garcia mentioned tonight, and looks forward to bringing a first class project to the City of La Mirada.

Chairman Chung asked if anyone else wished to speak in support of the item.

No one spoke.

Chairman Chung asked if anyone else wished to speak in opposition to the item.

No one spoke.

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

Commissioner Lewis asked in regards to the parking if staff is going to recommend a parking management plan to accommodate the compact parking.

City Planner Gabriel Bautista responded and stated that staff is requesting the preparation of a parking management plan and recommended the following new language to condition of approval number four:

4. The Project shall comply with Chapter 21.68 Parking and Loading of the La Mirada Municipal Code (LMMC), including but not limited to, number of off-street parking spaces per dwelling unit and guest parking spaces. A parking management plan shall be submitted to the planning division for review and approval prior to building permits issuance.

Mr. Bautista added that the plan would address the procedures for the assignment of either compact or standard parking spaces to the future tenants.

Commissioner Lewis asked if the parking management plan would be subject to Planning Commission review.

Mr. Bautista responded and stated that the parking management plan would be reviewed and approved at the staff level.

Commissioner Lewis asked if the total number of parking stalls would remain at 51 spaces.

Mr. Bautista replied and stated that the total number of required parking spaces would remain at 51 but that the project would be permitted to provide 13 compact stalls in place of standard size stalls.

Chairman Chung asked for the interpretation of the code requirements pertaining to the

provision of compact parking.

Mr. Bautista responded and stated that the City's interpretation differed from the interpretation of the applicant's attorney, and that while staff did not agree with their interpretation, staff does feel that the wording in the applicable section could be more specific; therefore, staff is relaxing the prohibition of compact parking spaces and will seek to clarify this section of the code on the future.

Commissioner Lewis stated that he thought the use of compact spaces was said to be discretionary no mandatory during the previous meeting.

City Attorney D. Craig Fox responded that the use of compact parking is not mandatory but that given all the circumstances and the number of other amenities being provided the use of compact parking was not worth the potential legal battle that could ensue.

Commissioner Olsen stated that he thought the compromise was appropriate.

Commissioner Olsen moved and Commissioner Anderson seconded to make the required findings for the proposed General Plan Amendment, Planned Unit Development and Certificate of Compatibility; affirm the findings of the Mitigated Negative Declaration; and adopt Resolution No. P06-16, as amended, recommending that the City Council amend the exiting General Plan Land Use Designation from Commercial to High Density Residential; amend the zoning to Planned Unit Development No. 56; and approve Certificate of Compatibility No. 57 for the construction of a 28-unit residential apartment building on the east side of La Mirada Boulevard south of Leffingwell Road in the City of La Mirada (Assessor's Parcel No. 8040-006-046)

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 COMMENT PERIOD

No one spoke

COMMISSION ANNOUNCEMENTS

Commissioner Olsen announced that the ceremony for the re-opening of the La Mirada County Library was scheduled for Monday, November 21, 2016 at 1:30 p.m.

STAFF ANNOUNCEMENTS

Mr. Bautista provided a brief update on the status of various projects and wished everyone a Happy Thanksgiving.

ADJOURNMENT

Meeting adjourned at 7:03 p.m. to the next regular meeting to be held on Thursday, December 15, 2016.

ATTEST:



Norma Stein, Secretary



Keith Chung, Chairman