

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

**February 16, 2017**

**CALL TO ORDER**

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chairman Keith Chung in 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  
Arturo Cervantes, Administrative Analyst II  
Norma Stein, Secretary

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF DECEMBER 15, 2016**

Commissioner Olsen moved and Commissioner Lewis seconded to approve the minutes of the December 15, 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

**INFORMATIONAL ITEM**

**2. SUMMARY OF 2016 PLANNING DIVISION PROJECTS AND ACTIVITIES**

City Planner Gabriel Bautista provided a comprehensive summary of the Planning and Building Division activities in 2016 via a PowerPoint presentation.

Mr. Bautista explained the various types of administrative items handled by staff on a

day to day basis and reviewed the 2016 totals for each type of administrative review. He also provided a comparison between the 2015 and 2016 totals and provided updates on several administrative approvals currently under construction or in the process of obtaining Building Permits.

Mr. Bautista reviewed the totals number of items presented to the Planning Commission in 2016 and provided a comparison with the previous year's totals.

Mr. Bautista explained that the Planning Division also oversees the Building Division. He provided a review of the Building Division's activities in 2016 as well as a comparison with the previous year's totals.

Mr. Bautista reviewed the items presented to the City Council in 2016.

Mr. Bautista provided an update on ongoing projects that were reviewed and approved by the Planning Commission in 2016. He also provided an update on the status of notable projects that were approved administratively.

Mr. Bautista concluded his presentation by identifying future legislative items that will be presented to the Planning Commission.

Chairman Chung requested information on how staff deals with unpermitted structures once they are identified.

Mr. Bautista responded and stated that staff looks for unpermitted structures when reviewing project plans and that if unpermitted structures are found to exist, after reviewing permit records, the unpermitted structures are identified on the plans and the violation is referred to the Code Enforcement Division for correction. Mr. Bautista added that projects on properties with unpermitted structure may be approved provided the proposed project is not connected to the unpermitted structures. Mr. Bautista also stated that in some cases homeowners try to legalize the structures and in others they choose to demolish the structures.

Commissioner Olsen inquired whether the signs above the wall on Kentucky Fried Chicken were removed.

Mr. Bautista responded and stated that he would follow up with Code Enforcement staff.

Commissioner Lewis asked if future Zoning Code amendments within the Industrial (M-2) Zone along Alondra Boulevard would allow for the installation of small retail areas within these industrial type uses.

Mr. Bautista responded and stated that the ability to have a small sales outlet as part of an industrial use is currently permitted in the Industrial (M-2) Zoning District.

Commissioner Lewis asked if the addition of a retail outlet within an industrial use would affect the on-site parking requirements.

Mr. Bautista responded and stated that the parking demand of the area used for retail purposes would be calculated using the retail parking ratio and that the parking demand of the industrial areas used for manufacturing would be calculated using the industrial parking ratio. He said the two totals would then be combined to obtain the total parking demand for the subject facility.

Commissioner Lewis asked if staff knew how many of the business licenses approved in 2016 were for new businesses.

Mr. Bautista responded and stated that the total number of approved business licenses referenced in the report included new businesses, existing businesses with changes in corporate or partnership status and existing businesses that may have been sold to new owners.

**PUBLIC COMMENT PERIOD**

Elizabeth, a La Mirada resident, asked for more information on the number of residents who install solar panels without permits.

Mr. Bautista responded and stated that he would speak with her after the meeting regarding that question.

**COMMISSION ANNOUNCEMENTS**

No Commissioners spoke.

**STAFF ANNOUNCEMENTS**

Mr. Bautista reaffirmed staff's commitment to advising the Commissioners of any future Grand Opening events.

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:12 p.m. to the next regular meeting to be held on Thursday, March 16, 2017.

Submitted:

  
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Norma Stein, Secretary

Attest:

  
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Keith Chung, Chairman