

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

**April 20, 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 Lee Olsen

Absent:

Commissioner Changhai Ahn

Staff:

Gabriel Bautista, City Planner  
Eric Garcia, Associate Planner  
D. Craig Fox, City Attorney  
Chantel Choice, Planning Technician  
Norma Stein, Secretary

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF February 20, 2017**

Commissioner Olsen moved and Vice Chairman Anderson seconded to approve the minutes of the February 20, 2017 Planning Commission meeting.

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

**AYES: Chairman Chung, Vice Chairman Anderson, Commissioner Olsen**

**NOES: None**

**ABSENT: Commissioner Ahn**

**ABSTAIN: None**

**PUBLIC HEARING**

**2. CONDITIONAL USE PERMIT NO. 316**

Planning Technician Chantel Choice provided a brief review of the staff report via a PowerPoint presentation. Ms. Choice stated that this is a request for approval of Conditional Use Permit Number 316, to allow the on-sale of beer and wine only in conjunction with an existing dine-in restaurant located at 12259 La Mirada Boulevard

within the Imperial Highway Specific Plan (IHSP) Zoning District.

Ms. Choice provided a brief background and stated that on November 7, 2016, Mr. Steve Rawlings, representative of Pieology Pizzeria (the "Applicant"), filed an application for Conditional Use Permit No. 316 to establish the on-sale of beer and wine within an existing dine-in restaurant. She also stated that the use would be located within a 2,512 square foot tenant suite located within the Crossroad Shopping Center. Businesses within the Crossroads Shopping Center include the Wal-Mart Neighborhood Market, Walgreens Pharmacy, various fast food restaurants, as well as other retail, service and office related uses.

Ms. Choice mentioned that project location has historically been a pizzeria type restaurant. She also mentioned that the prior to Pieology Pizzeria, the suite was occupied by California Pizza which included on-sale of beer and wine service.

Ms. Choice mentioned that the Pieology restaurant includes an outdoor dining area, but that the on-sale of beer and wine is conditioned to occur inside the restaurant only.

Ms. Choice mentioned that the census tract that encompasses the subject site currently has seven active licenses for the on-sale of alcoholic beverages, three of the active licenses are Type 41. Ms. Choice stated that the recommended number of on-sale licenses for this census tract is four. She also mentioned that since the type of alcohol License being requested is a Type 41, the required determination of Public Convenience or Necessity (PCN) would be made by the California Department of Alcoholic Beverage Control (ABC).

Ms. Choice reviewed the following conditions of approval:

- Beer and wine shall only be consumed within the indoor dining area;
- The use shall be reviewed and approved by ABC;
- The use shall operate in compliance to La Mirada Municipal code;
- Beer and wine sales shall be limited to the hours of 11:00 AM thru 10:30 PM;
- Food sales shall be no less than 60% of gross sales;
- No signs or advertising of any type promoting alcoholic beverages shall be visible from outside;
- No bar or lounge area shall be located within the restaurant;
- A designated responsible person, 21 years of age or older, shall be on the premises during hours of operation;
- Loitering shall be prohibited;
- Solicitation of drinks shall be prohibited; and
- The outdoor seating area shall be free of litter at all times.

Ms. Choice stated that the Project will not impair the integrity and character of the Zoning District and that the site is suitable for the Project in regards to land use. She

also stated that the Project is compatible with existing and future land uses.

Ms. Choice mentioned the Project is consistent with the General Plan. She also mentioned that the Project will not be detrimental to the public interest, health, safety, convenience or welfare.

Ms. Choice concluded by recommending that the Planning Commission conduct a public hearing, adopt the Categorical Exemption, and adopt Resolution No. P-01-17 approving Conditional Use Permit No. 316 to establish the on-sale of beer and wine in conjunction with an existing dine-in restaurant located at 12259 La Mirada Boulevard, within the Imperial Highway Specific Plan (IHSP) Zoning District, subject to the conditions contained therein and/or additional limitations the Planning Commissions may wish to add.

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

Mr. Dean Vasquez representing Pieology Pizzeria stated that he was available for any questioning on the proposed project.

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

No members of the public spoke.

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

Commissioner Olsen asked for a clarification of all the active licenses for the on-sale of alcoholic beverages. He also asked if all restaurants were type 41.

Ms. Choice responded and stated that the active licenses include: El Pescador, Pizza Hut, Scratch Billiards Bar & Grill, Mexico 1900, Golde Brique Inn, La Gloria Bar, and Garduno's Mexican Food. She also stated that three of the restaurants had a Type 41 License, two a Type 40 License, one a Type 48 License and one a Type 45 License.

Commissioner Anderson asked for a clarification on the difference in the types.

City Planner Gabriel Bautista responded and stated that there were different types of ABC licenses for the different types of alcohol and alcohol service.

Chairman Chung asked for a motion.

**Commissioner Olsen moved and Commissioner Anderson seconded to adopt the Categorical Exemption; and adopt Resolution P-01-17 approving Conditional Use Permit No. 316 to allow for the on-sale of beer and wine only, in conjunction with**

**an existing dine-in restaurant located at 12259 La Mirada Boulevard, within the Imperial Highway Specific Plan (IHSP) Zoning District.**

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

**PUBLIC COMMENT PERIOD**

There were no public comments.

**COMMISSION ANNOUNCEMENTS**

Commissioner Olsen mentioned he attended the Mayor's Prayer Breakfast.

**STAFF ANNOUNCEMENTS**

Mr. Bautista announced that Commissioner Lewis is now a City Councilmember and that a replacement commissioner will be appointed at some point in the future.

Mr. Bautista also announced that the ribbon cutting ceremony for "the Habit Burger Grill" was scheduled for Friday, April 21, 2017 at 9:30 AM.


**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:45 p.m. to the next regular meeting to be held on Thursday, May 18, 2017.

Submitted:

  
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Norma Stein, Secretary

Attest:

  
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Keith Chung, Chairman