

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

JUNE 15, 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 Lee Olsen
 Commissioner Michael Saenz

 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

REORGANIZATION

1. ANNUAL REORGANIZATION

Commissioner Chung opened the nominations for Planning Commission Chairman.

Commissioner Anderson nominated Commissioner Olsen as Chairman. Commissioner Saenz seconded the nomination. There were no other nominations.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

**AYES: Commissioner Ahn, Commissioner Anderson, Commissioner Chung,
 Commissioner Olsen, Commissioner Saenz**

NOES: None

ABSENT: None

ABSTAIN: None

Chairman Olsen opened the nominations for Vice Chairman.

Commissioner Chung nominated Commissioner Anderson. Commissioner Ahn seconded the nomination. There were no other nominations.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

APPROVAL OF MINUTES

2. MINUTES OF THE REGULAR MEETING OF APRIL 20, 2017

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

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

PUBLIC HEARING

3. CONDITIONAL USE PERMIT NO. 317

Administrative Analyst II Arturo Cervantes provided a brief review of the staff report via a PowerPoint presentation. Mr. Cervantes stated that this is a request for approval of Conditional Use Permit Number 317, to allow the establishment and operation of a warehouse and distribution facility with hazardous material handling at 16831 Knott Avenue, La Mirada, within the Industrial (M-2) Zoning District.

Mr. Cervantes stated that pursuant to the La Mirada Municipal Code (LMMC), facilities within the M-2 Zoning District that handle hazardous material require special review by way of the CUP process. This level of review allows the City to analyze the proposed use and location to identify and address potential impacts that may result from the use, and to also address existing substandard conditions on the sale.

Mr. Cervantes mentioned that the subject site is located at 16831 Knott Avenue on a 5.6

acre parcel within the La Mirada Commerce Centre (LMCC). Mr. Cervantes provided a detailed description of the LMCC. Mr. Cervantes also mentioned that the subject suite, a 16,000 square foot suite, is located within a 63,000 square foot, concrete, tilt-up building located on the south end of the LMCC.

Mr. Cervantes stated that the LMCC abuts the Coyote Creek Channel on the south, the west side of Knott Avenue, and east side of Trojan Way and that a rail line bisects the center along the north. Mr. Cervantes added that the six buildings on site can be accessed within the center by a network of drive aisles that connect to driveways leading in from Knott Avenue and Trojan Way. Mr. Cervantes also stated that the subject site is surrounded solely by Industrial (M-2) zoned properties, which include warehouse, distribution, packaging, manufacturing, and office uses.

Mr. Cervantes mentioned that public records indicate that the building was constructed in 1990 as a commercial shell, with tenant improvements completed shortly after and that the subject site was previously occupied by a wholesale company for warehouse and distribution purposes. Mr. Cervantes stated that the applicant will utilize the existing layout for their operation, which includes approximately 1,200 square feet of office, 3,200 square feet for shipping and receiving, and 2,232 square feet for loading. He added that the facility will also include restrooms, an employee break room, storage rooms, two loading docks and that the applicant does not intend to perform and façade improvements at this time.

Mr. Cervantes stated that most recently, the applicant has completed additional improvements to the site, which include the installation of storage racks, a 270 square foot conference room, fire sprinklers, upgrades to restrooms, and the installation of a modular clean room.

Mr. Cervantes explained that the applicant (Kilo E-liquid Inc.) intends to store, blend, package, and distribute "E-liquids" from this facility and the E-liquid, also known as juices, is the product used in electronic cigarettes and vaping devices. He also explained that E-liquids are made using a mixture of nicotine, propylene glycol, glycerin, and additional flavorings which are common ingredients used in the industry. Mr. Cervantes stated that the applicant will package, re-package, store, load and unload all products within the building and that there will be no outdoor storage or handling of material at any time. Mr. Cervantes explained that of the ingredients used; only nicotine is categorized by the Fire Department as a toxic/hazardous substance and the City of La Mirada requires that businesses which handle hazardous materials obtain a Conditional Use Permit prior to operation. Mr. Cervantes explained that in addition to the CUP, the applicant will also need to obtain an operational permit from the County of Los Angeles Fire Department that specifies the maximum allowable quantities of hazardous materials on site.

Mr. Cervantes reviewed the conditions of approval pertaining to operations, storage,

handling, permits, applicable regulations and utilities.

Mr. Cervantes stated that upon review and consideration of the application and plans, staff has determined that the proposed project is categorically exempt from provisions of the California Environmental Quality Act.

Mr. Cervantes concluded by recommending that the Planning Commission conduct a public hearing, adopt the Categorical Exemption, and adopt Resolution No. P-02-17 approving Conditional Use Permit No. 317, subject to the conditions contained therein and/or additional limitations the Planning Commissions may wish to add.

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

No members of the public spoke.

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

No member of the public spoke.

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

Commissioner Saenz wanted verification of the zoning for areas surrounding the subject site, especially Buena Park and also asked if the trash bins would remain covered at all times.

Mr. Cervantes responded and stated that the surrounding area is within the Industrial (M-2) Zone. He also responded and stated that the trash bin lids are not removal with the intent of having them remain closed to prevent rain water from entering the bin.

Commissioner Chung asked if the liquids coming in are in enclosed containers.

Mr. Cervantes responded and stated that the liquids are in enclosed containers which are currently small but that may in the future be in large containers.

Commissioner Chung asked if the liquids are health hazards.

Mr. Cervantes responded and stated that various products in large quantities may be considered health hazards but that MSDS sheets explain how the product should be handled and stored.

Commissioner Chung asked if the clean room had measures in place to address accidental spills.

Mr. Cervantes stated asked the applicant if he could respond to the question.

Chairman Olsen reopened the public hearing for the record.

The Applicant, Brian Kim of Kilo Liquid, responded that they would have containment berm in the clean room and that personnel will have protective gear and equipment.

Commissioner Chung asked if there is a floor drain in the clean room.

The applicant responded and stated that they will only have a sink in the clean for personal hygiene.

Chairman Olsen asked if they have any provisions for spillage.

The applicant responded and stated that they have standard operating procedures in place with chemical spill kits as well as four wash kits in the facility in case of chemical contact with eyes or skin.

Mr. Cervantes added that the conditions of approval provided by the County Sanitation District require that the facility obtain proper permits from them.

City Planner Gabriel Bautista pointed out the County Sanitation Districts of Los Angeles County numbers 33 thru 38 under the condition of approval.

Chairman Olsen asked if there were any conditions to address potential airborne or fire hazard.

Mr. Cervantes responded and stated that the County of Los Angeles Fire Department would be the lead on the prevention of these types of hazards.

Chairman Olsen reclosed the public hearing, and asked for a motion for approval.

Commissioner Saenz moved and Commissioner Anderson seconded to adopt the Categorical Exemption; and adopt Resolution P-02-17 approving Conditional Use Permit No. 317 to establish a warehouse and distribution facility with hazardous materials at 16831 Knot Avenue, La Mirada California, within the Industrial (M-2) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

PUBLIC HEARING

2. CONDITIONAL USE PERMIT NO. 318

City Planner Gabriel Bautista stated that staff received a letter from the applicant requesting the Planning Commission continuance the public hearing for Conditional Use Permit No. 318 to the next Planning Commission meeting to be held on Thursday, July 20, 2017 at 6:30 p. m. Mr. Bautista added that the continuance would provide the applicant additional time to work with staff on developing a design that can be supported.

Chairman Olsen opened the public hearing and asked for a motion for continuance.

Vice Chairman Anderson moved and Commissioner Chung seconded to grant the requested continuance for Conditional Use Permit No. 318 a request to replace the existing cupola housing a roof mounted wireless facility with a newly designed cupola at 13701 Hillsborough Drive, within the Planned Unit Development (PUD) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

PUBLIC COMMENT PERIOD

There were no public comments.

COMMISSION ANNOUNCEMENTS

Commissioner Ahn and Vice Chairman Anderson expressed congratulations on the new Planning Commission positions.

Commissioner Saenz expressed congratulations on the new Planning Commission positions, and mentioned he was glad to be back on the Planning Commission.

Chairman Olsen welcomed Commissioner Saenz back to the commission.

STAFF ANNOUNCEMENTS

Mr. Bautista welcomed back Commissioner Saenz, and expressed congratulation to Chairman Olsen and Vice Chairman Anderson. He also thanked Commissioner Chung for his year of service as Chairman also thanked Vice Chairman Anderson for his year of service as Vice Chairman.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:58 p.m. to the next regular meeting to be held on Thursday, July 20, 2017.

Submitted:



Norma Stein, Secretary

Attest:



Lee Olsen, Chairman