

Consulting, Inc., on behalf of Chick-fil-A, submitted a request for Planning Commission consideration of Conditional Use Permit No. 321, to construct and operate a 5,000 square foot restaurant with a drive-through aisle at 14303 Firestone Boulevard, within the Freeway Commercial (C-F) Zonings District.

Mr. Garcia stated that in the mid-80s, the La Mirada Redevelopment Agency entered into a Disposition and Development Agreement (DDA) for development of the "Gateway Plaza," an area located in the southwest portion of La Mirada. He added that the DDA's original scope included the development of three restaurants on the parcels bounded by Firestone Boulevard to the north and east, the I-5 Freeway northbound ramps to the west, and I-5 Freeway to the south which includes the subject site. He also stated that an approved modification to the DDA resulted in the development of only two restaurants; "Clearman's North Woods Inn" located at 14305 Firestone Boulevard and the "Elephant Bar Restaurant" located at 14303 Firestone Boulevard (subject site).

Mr. Garcia reviewed the current uses and zoning designation of the properties adjacent to the subject site. He also mentioned that the C-F Zoning District is intended to provide areas appropriate for intense regional-serving commercial and business uses adjacent to the freeway.

Mr. Garcia explained that the subject site encompasses 1.39 acres and is developed with a 9,400 square foot structure formerly occupied by the Elephant Bar Restaurant. He also stated that the surrounding businesses include the Holiday Inn to the north, Clearman's North Woods Inn Restaurant to the east, and office buildings to the west.

Mr. Garcia reviewed the proposed project and stated the new 5,000 square foot restaurant will include a drive-through aisle, 121 interior seats, 16 exterior seats, kids play area, kitchen, order/serving counter area, office, and restroom areas. He added that access to and from the site is currently provided via one right-in, right-out driveway on Firestone Boulevard. He also explained that the existing parking lot cross access, with Clearman's North Woods Inn, will be maintained.

Mr. Garcia stated that site improvements will include a new parking area that will accommodate forty-eight (48) parking stalls; a new trash enclosure; decorative driveway entrance and walkways; and new landscaping throughout the site.

Mr. Garcia mentioned that the drive-through aisle will have two vehicle lanes with separate order boards that converge into one lane before the payment/pick-up window. He added that the drive-through is designed to stack/queue 14 vehicles before the order boards and nine vehicles after the order board, for a total queue capacity of 23 vehicles.

Mr. Garcia described the proposed contemporary design of the building that relies on varying horizontal planes, finishes, and colors to create architectural interest. He also

mentioned that the proposed finishes include a mix of stucco, brick veneer, decorative coping atop of the parapet, aluminum awnings, and large areas of glazing along the front elevation.

Mr. Garcia introduced Mr. Dean Arizabal from LSA Associates, Inc., the consultants that prepared the traffic impact analysis for the project.

Mr. Arizabal provided a brief summary of the traffic impact analysis prepared for the Chick-fil-A project and concluded by stating that the analysis showed there would be no impacts in the level of service for the intersections evaluated. Mr. Arizabal also stated that he was available to answer any questions.

Mr. Garcia also continued his summary and reviewed the required findings for approval of the proposed Conditional Use Permit and mentioned that upon review and consideration of the application, staff determined that the proposed Project is categorically exempt from the revisions of the California Environmental Quality Act.

Mr. Garcia concluded by recommending that the Planning Commission conduct a public hearing, adopt the Categorical Exemption, and adopt Resolution No. P-02-18 approving Conditional Use Permit No. 321 to establish and operate a 5,000 square foot restaurant with a drive-through aisle at 14303 Firestone Boulevard, within the Freeway Commercial (C-F) Zoning District.

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

Kelsey Wu, on behalf of Chick-fi-A addressed the commission and stated that it was a pleasure working with the city on moving the project forward and that after reviewing the conditions of approval they were please to accept them and that they look forward to bringing a Chick-fil-A to the City of La Mirada. She also mentioned that she and Mr. Bob Hatch are available to answer any questions.

Bob Hatch addressed the commission and thanked them for considering the proposal, reiterated that they take no exception with the conditions of approval and made himself available for any questions.

Chairman Olsen asked if anyone wished 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.

Chairman Olsen expressed that he did not see any reference to a standalone sign on the proposed drawings. He asked if the project was going to have one.

Community Development Director Gabriel Bautista responded and stated that signs are reviewed under separate application and that the signs represented on the current plans may not be the signs that are ultimately approved. Mr. Bautista also stated that there is currently a monument sign on the property that served the previous restaurant and that the new business has the option of utilizing the existing monument sign.

Commission Soto stated that he was part of the city staff that put together the Holiday Inn and the two restaurants and that at that time it was important that the city establish sit down restaurants. He added that he understands his jurisdiction and authority as a commissioner; what it entails; how far he can go; what is ethical and non-ethical; and that he wrote a book on ethics. He added that drive-through fast food restaurants are ubiquitous and that what isn't ubiquitous, in the City of La Mirada, are sit down restaurants; and that he thinks this is the direction the city should go. He stated that he would love to see staff get together and go in the same direction and that he is all for a sit down restaurant; that he thought so originally, 30 year ago, and that he still thinks that is the direction the site deserves.

Commission Saenz asked for conformation that the new I-5 Freeway exit to northbound Valley View would travel under the Valley View Avenue overpass. He also asked if the traffic impact analysis included current and future off ramp design.

Mr. Bautista responded and stated that the new off-ramp design will have the freeway exit lane travel under Valley View Avenue before exiting and that the current on- and off-ramps will eventually be abandoned. He added that the traffic analysis took the I-5 Freeway modifications into account.

Commissioner Saenz requested verification on the vehicle queuing capacity of the drive-through aisle and staff comments on the over flow impacts. He added that his concerns stemmed from something he recently witnessed in a drive-through aisle of a restaurant in an adjacent city.

Mr. Garcia responded and replied that stacking/queuing would accommodate 23 vehicles with an approximately 150 foot parking lot drive aisle before the drive-through entry to handle potential drive-through aisle overflow. He also stated that the initial proposal provided only one entry into the drive-through and that the current proposal provided two extended entries and order boxes, thereby increasing the queuing capacity.

Chairman Olsen requested a motion.

Commissioner Saenz moved and Vice Chairman Anderson seconded to adopt the Categorical Exemption; and adopt Resolution P-02-18 approving Conditional Use Permit No. 321 to establish and operate a 5,000 square foot restaurant with a

drive-through aisle at 14303 Firestone Boulevard, within the Freeway Commercial (C-F) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

PUBLIC COMMENT PERIOD

There were no public comments.

COMMISSION ANNOUNCEMENTS

There were no Commission announcements

STAFF ANNOUNCEMENTS


Mr. Bautista mentioned to the Commissioners that staff may have an item on the agenda for next month's meeting.

Mr. Bautista provided a brief update on the status of various projects.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:00 p.m. to the next regular meeting to be held on Thursday, April 19, 2018.

Submitted:



Norma Stein, Secretary

Attest:



Lee Olsen, Chairman