

a PowerPoint presentation. Mr. Cervantes stated that this is a request for approval of Conditional Use Permit Number 315, to allow the on-sale of beer and wine only in conjunction with restaurant operations at 15028 Rosecrans Avenue, within the General Commercial (C4) Zoning District.

Mr. Cervantes mentioned that restaurants seeking to sell alcohol within the City are required to process and obtain approval of a Conditional Use Permit ("CUP") prior to initiation such sales. This ensures the use and location of the proposed use comply with Title 21, Zoning Ordinance, of the La Mirada Municipal Code and gives the City the opportunity to analyze and address any potential impacts that may result from the proposed use.

Mr. Cervantes stated that in October 2016, Jonathan Yang from Genesis Consulting, on behalf of J to P Corporation submitted a CUP application to establish the on-sale of beer and wine only, an ABC Type 41 License, in conjunction with a bonafide restaurant at 15028 Rosecrans Avenue.

Mr. Cervantes mentioned that the subject site encompasses approximately 1.23 acres and is located on the southeast corner of Rosecrans Avenue and La Mirada Boulevard. The site is part of the thirty-five acre La Mirada Theatre Center. He also mentioned that the commercial center includes an array of restaurant, retail, entertainment, and offices uses. Properties located west and north of the subject site are zoned Single-Family Residential (R-1). He also stated that the Shopping Center can be accessed from various driveways along La Mirada Boulevard, Rosecrans Avenue, and Adelfa Drive. The subject site has two driveways immediately adjacent to the restaurant facility that provide immediate access from La Mirada Boulevard and Rosecrans Avenue. The facility can also be accessed from within the shopping center through a network of shared drive aisles.

Mr. Cervantes stated that the subject site is developed with a 9,600 square foot restaurant facility that was previously operated as an all-you-can-eat buffet restaurant, which closed for business on July 31, 2013. He also stated that the applicant has submitted tenant improvement plans to convert the currently vacant restaurant into a Shabu-Shabu style restaurant. Shabu-Shabu is traditionally a Japanese hotpot dish of thinly slice meats and vegetables boiled in water. The ingredients are served uncooked to the patrons, who stir them in to the cooking pots and prepare to their liking. The food is cooked piece by piece by the diner at the table in individually heated pots.

Mr. Cervantes mentioned that tenant improvement at the subject site will focus primarily on the 6,270 square foot dining area which will include the installation of 280 individually heated hotpots with adequate ventilation, updated lighting and new partitions. He also mentioned that there was no plan to expand the restaurant or modify the kitchen or restrooms at this time. Additional improvements to the site will include updated trash enclosure, updated landscape areas to comply with city guides line and Model Water Efficiency Landscaping Ordinance (MWELo).

Mr. Cervantes stated that in anticipation of opening the newly remodeled restaurant, the applicant is seeking approval for the on-sale of beer and wine in conjunction with the sale of food at the restaurant. He also stated that as provided in the recommended conditions of approval, the Applicant has agreed to a series of requirements which are intended to reduce any potential impacts generated from a restaurant with the on-sale of beer and wine. The applicant will limit the sale of beer and wine at the restaurant to the hours between 10 a.m. and 11 p.m. Beer and wine will be sold only in conjunction with food for patrons dining in the restaurant facility and must be consumed on-site, and there will be no service of alcohol outside of the building. He also stated that the sale of food shall account for at least sixty percent (60%) of the restaurant's gross sales within any thirty (30) day period, and records providing satisfactory evidence of this shall be made available to City officials upon written request.

Mr. Cervantes mentioned that the conditions of approval prohibit loitering, drink soliciting by employees, serving of alcohol to intoxicated persons, and violation of the City's Noise Ordinance.

Mr. Cervantes stated that the on-site sale of beer and wine at the proposed restaurant, as conditioned, will not impair the integrity and character of the General Commercial (C-4) Zoning District and is compatible with the surrounding uses currently found within the La Mirada Theatre Center.

Mr. Cervantes stated that the subject site is physically suitable for the type of land use being proposed and has adequate provisions for public access. The subject site is located adjacent to two major arterial roads: La Mirada Boulevard and Rosecrans Avenue. He also stated that since the location was previously been utilized as an eating establishment, the addition of beer and wine is expected to serve future customers dining-in at the newly remodeled restaurant, and is not anticipated to increase the current level of vehicle trips within the area. The two arterials and the shared drive aisles within the shopping center will provide adequate public access to serve the Project. The shopping center also provides sufficient on-site parking and pedestrian circulation for patrons.

Mr. Cervantes mentioned that the Project is consistent with the General Plan land use designation and the General Commercial (C-4) Zoning District. He also mentioned that the proposed use is compatible with current and future land uses on the subject site and within the General Commercial (C-4) Zoning District.

Mr. Cervantes stated that the Project, as condition, will not be detrimental to the public interest, health, safety, convenience, or welfare. He also stated that improvements to the project shall be reviewed and approved by Building & Safety, Health Department, Fire Department, and all other required agencies prior to initiating operations to ensure compliance with all state and local codes.

Mr. Cervantes stated that the Census Tract that encompasses the subject site currently has five active licenses for the on-sale of alcoholic beverages and that four of the

existing on-sale licenses are for bona-fide restaurants, which require that the operator "maintain suitable kitchen facilities, and must make actual substantial sales of meals for consumption on the premises."

Mr. Cervantes mentioned that while the total number of on-sale licenses will exceed the maximum recommended, there are provisions that allow for the issuance of additional on-site license when it can be demonstrated that a public convenience or necessity would be served. He also mentioned that in regard to the application under review, the on-sale of beer and wine in conjunction with food will not adversely affect the adjoining land uses or the growth and development of the area because such sales will only be ancillary to the primary restaurant use. Additionally, the sale of beer and wine is meant to be a convenience to customers who choose to dine-in at the restaurant; will occur solely within the restaurant, is surrounded by other compatible commercial uses; and has been conditioned to address potential negative impacts.

Mr. Cervantes concluded by recommending that Planning Commission conduct a public hearing, adopt the Categorical Exemption, and adopt Resolution No. P-08-16 approving Conditional Use Permit No. 315, subject to the conditions contained therein/or additional limitations the Planning Commission may wish to add.

Chairman Chung thanked staff for the presentation of the staff report. Chairman Chung opened the public hearing and asked if anyone wished to speak in support of the matter.

Jonathan Yang from Genesis Consulting stated that he was available for any questioning on the proposed project.

Chairman Chung asked if anyone else wished 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 Lewis asked if the five active licenses referenced were on-sale or off-sale licenses and also for the names of the businesses.

Mr. Cervantes responded and stated that the five licenses were for on-sale and that they included Cabo Taco, Chucky E. Cheese, Sizzler, La Mirada Theatre of the Performing Arts and Ginzaya Sushi.

City Planner Gabriel Bautista responded by adding that ABC has two different calculations for licenses, on-sale and off-sale.

Chairman Chung asked for an explanation of the Shabu-Shabu style of cooking.

Mr. Yang responded and explained that it was similar to Korean barbeque, the patrons

cook their own food in hot pots built into the table.

Commissioner Lewis asked when the restaurant would open.

Mr. Yang responded and stated that there was still construction occurring at the site.

Chairman Chung asked if the applicant was required to add additional fire sprinkler systems as a result of the cooking equipment located at the table.

Mr. Yang responded and stated that his involvement was limited to the CUP.

Mr. Cervantes responded and stated that construction plans had been submitted to Building and Safety Division for review of the improvement and that the plans would also be reviewed by the Fire Department for compliance. Mr. Cervantes added that fire suppression systems are normally installed adjacent to the smoke vents and food heating elements located at each table.

Chairman Chung asked for a motion.

Commissioner Lewis moved and Commissioner Olsen seconded to adopt the Categorical Exemption; and adopt Resolution P-08-16 approving Conditional Use Permit No. 315 to allow for the on-sale of beer and wine only, in conjunction with a restaurant operation at 15028 Rosecrans Avenue, within the General Commercial (C-4) Zoning District.

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

3. TENTATIVE PARCEL MAP NO. 74106, CERTIFICATE OF COMPATIBILITY NO. 58 AND THE ASSOCIATED MITIGATED NEGATIVE DECLARATION

City Planner Gabriel Bautista provided a brief review of the staff report via PowerPoint presentation on a request from Duke Realty ("Applicant"), for consideration of Tentative Parcel Map No. 74106, Certificate of Compatibility No. 58 and the associated Mitigated Negative Declaration for the consolidation of three parcels and development of a 492,639 square foot warehouse building on a currently vacant parcel located on the west side of Trojan Way within the Industrial (M-2) Zoning District.

Mr. Bautista stated that the subject site was located in the southwest sector of the City, on the west side of Trojan Way, south of Alondra Boulevard, and north of I-5 Freeway.

He also stated that the land area is 22.766 acres with 756.30 feet of frontage along Trojan Way which is within the Industrial (M-2) Zoning District. HE added that the site is located in the heart of an industrial area surrounded on all sides by industrial and warehouse type uses.

Mr. Bautista mentioned that the project site was most recently occupied by Chevron Oil which operated a facility known as the Northam Station. The facility began operation in the early 1920's and ceased operations in 2014. The facility included crude oil pumping equipment, crude oil storage tanks and various operations buildings. Mr. Bautista referred the commissioners to an aerial photograph of the site and pointed out the locations of the storage tanks that previously existed on the site.

Mr. Bautista stated that in 1993 property owners of the parcels decided to sub-divide the parcels and obtained approval of Parcel Map No. 22527, creating four (4) parcels and a street dedication for Chevron Way. He also stated that even though a street dedication was made and accepted by the City, the street was never developed.

Mr. Bautista reviewed the development status of the four lots created under Parcel Map No. 22527. He stated that Lot 1 was developed with a "Staples" Fulfillment Center and the "Cotton On" distribution warehouse; and that Lots 2-4 were occupied by the Chevron Oil Northam Station which ceased operations in 2014. He also mentioned that since then, all of the improvements associated with the former use have been removed from the site and the property is currently undergoing grading, soil remediation and underground pipe relocation.

Mr. Bautista explained that the Tentative Parcel Map being proposed will include a parcel consolidation including the vacation of a street dedication; and the development of a new warehouse building. The parcel consolidation will merge three (3) parcels and vacate the street dedication (Chevron Way). He also explained that existing pipeline easements running through the center of the site will be removed and a new easement will be created along the north property line for relocation of the pipelines.

Mr. Bautista mentioned that the proposed warehouse building will have 492,639 square feet of warehouse and office space. Warehouse area will be 474,009 sq. ft. and office area will be 18,630 sq. ft. He also mentioned that there would be a total maximum of 120 loading docks along the north and south elevations.

Mr. Bautista provided a detailed review of the applicant's project by discussing the proposed layout of the overall site; improvements of new parking area for trailers and passenger vehicles; perimeter/interior landscaping; and twenty eight (28) foot wide fire lane around the perimeter. Mr. Bautista also reviewed the exterior design of contemporary industrial architecture with a modern metal canopy and glazing on the exterior of the office areas.

Mr. Bautista introduced Marc Blodgett of Blodgett Baylosis Environment Planning, who summarized his analysis of the potential environmental impacts that may result from the project pursuant to the California Environmental Quality Act guidelines.

Mr. Bautista reviewed the proposed 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 Tentative Parcel Map and Certificate of Compatibility, affirm the findings of the Mitigated Negative Declaration and adopt Resolution No.P-07-16 recommending that the City Council approve Tentative Parcel Map No. 74106 and Certificate of Compatibility No. 58 to consolidate three parcels, vacate of a street dedication and develop a 492,639 square foot warehouse on the west side of Trojan Way south of Northam Street (Assessor's Parcel Numbers: 7001-010-071; 7001-010-072; and 7001-010-073) within the Industrial (M-2) Zoning District.

Chairman Chung thanked staff for the presentation of the staff report, opened the public hearing and asked if anyone wished to speak in support of the item.

No one spoke.

Chairman Chung asked if anyone 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 requested clarification from Mr. Blodgett on the types of trucks referenced on page 109 of the Mitigated Negative Declaration.

Mr. Blodgett responded and stated that trucks a broken down to the number of axels and that large truck be the "4' Axel Trucks" and that trips for these vehicles area broken down to 63, AM Peak Hour trips and 66, PM Peak Hour which is about 10% of the total. Mr. Blodgett provided additional information on the different types of truck trips for the different types of warehouse and distribution facilities as well as information on the information used to estimate truck trips. He added that the estimated used were conservative, in that they accounted for more truck trips than he believed would actually result from the project.

Commissioner Lewis also asked if the truck route included Firestone Boulevard and Alondra Boulevard. He also expressed his concern with 4' axel trucks going onto the freeway safely.

Mr. Blodgett responded that they have to keep the trucks off Alondra Boulevard since it is not a truck route but that smaller truck and passenger vehicle could access Alondra Boulevard. He added that larger trucks will travel south on Trojan Way to access the freeway and that with the widening of the freeway truck routes should also be reviewed.

Commissioner Lewis expressed concern about large truck maneuvering on the "S" curve on Firestone Boulevard near Gateway Drive.

Mr. Blodgett responded at stated that Caltrans should look at that as part of the freeway project.

Chairman Chung asked for a motion.

Commissioner Olsen moved and Commissioner Ahn seconded to make the required findings for the proposed Tentative Parcel Map and Certificates of Compatibility, affirm the findings of the Mitigated Negative Declaration and adopt Resolution No.P-07-16 recommending that the City Council approve Tentative Parcel Map No. 74106 and Certificate of Compatibility No. 58 to consolidate three parcels, vacate of a street dedication and develop a 492,639 square foot warehouse on the west side of Trojan Way south of Northam Street (Assessor's Parcel Numbers: 7001-010-071; 7001-010-072; and 7001-010-073) within the Industrial (M-2) Zoning District.

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

There were no public comments.

COMMISSION ANNOUNCEMENTS

Commissioners Olsen, Lewis and Anderson wished everyone Happy Holidays.

STAFF ANNOUNCEMENTS

Mr. Bautista wished the Commissioners Happy Holidays and provided a brief update on McDonalds.

ADJOURNMENT

The meeting adjourned at 7:22 p.m. to the next regular meeting to be held on Thursday, January 19, 2017.

ATTEST:

Norma Stein
Norma Stein, Secretary

Keith chung
Keith Chung, Chairman