

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

January 21, 2016

CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chairman Lee Olsen 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 Lee Olsen
Vice Chairman Keith Chung
Commissioner Changhai Ahn
Commissioner Scott Anderson
Commissioner John Lewis

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 17, 2015

Commissioner Lewis moved and Commissioner Anderson seconded to approve the minutes of the December 17, 2015 Planning Commission meeting.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Olsen, Vice Chairman Chung, Commissioner Ahn,
Commissioner Anderson, Commissioner Lewis

NOES: None

ABSENT: None

ABSTAIN: None

CONTINUED PUBLIC HEARING

2. TENTATIVE PARCEL MAP NO. 73574

Associate Planner Eric Garcia provided a comprehensive review of the staff report, via a PowerPoint presentation regarding a Planning Commission resolution recommending to the City Council the approval of Tentative Parcel Map (TPM) No. 73574 to subdivide

one (1) parcel into two (2) at 14871 Imperial Highway, within the Imperial Highway Specific Plan (IHSP) Zoning District.

Mr. Garcia stated that the subject parcel encompasses 2.1 acres and is located at the northwest corner of Telegraph Road and Imperial Highway. He added that the properties to the North are within the Single-family (R-1) Zoning District; the properties to the west are within unincorporated Los Angeles County; the properties to the east are within the IHSP Zoning District; and that the properties to the south are within both the IHSP Zoning District and the Single-family (R-1) Zoning District.

Mr. Garcia mentioned that the site is currently occupied by TC Car Wash, which is in operation, and the Carriage Coffee Shop restaurant which ceased operations in December of 2014.

Mr. Garcia summarized the proposed subdivision and stated that Parcel 1, as depicted within Tentative Parcel Map No. 73574, would encompass approximately 50,094 square feet and would continue to be occupied by the existing car wash. He stated that Parcel 1 would maintain vehicular access from Imperial Highway, Wicker Drive, and Telegraph Road. He added that Parcel 2 would encompass approximately 41,168 square feet and that it would maintain access from Imperial Highway and Telegraph Road. He mentioned that the previously approved McDonald's Restaurant would be built on Parcel 2.

Mr. Garcia reviewed the Imperial Highway Specific Plan development standards and noted that the proposed parcels are in compliance with the IHSP's development standards for minimum lot size.

Mr. Garcia stated that the Public Works issues, which resulted in the item being continued from the December 2015 meeting, had been resolved between the applicant and the City's Public Works Department and that a consensus had been reached on Conditions of Approval No's 18-20.

Mr. Garcia concluded by recommending that the Planning Commission conduct a public hearing, affirm the CEQA Exemption, and adopt Resolution No. P-09-15 recommending that the City Council approve, Tentative Parcel Map No. 73574 subdividing the subject site into two (2) parcels.

Chairman Olsen opened the public hearing and asked if anyone wished to speak on the matter.

Tab Johnson representative of Rich Development Company thanked staff and mentioned that he was available to answer any questions.

Chairman Olsen asked if anyone wished to speak against the matter.

There being no one, Chairman Olsen closed the public hearing and ask the Commissioners if they had any questions.

Commissioner Lewis expressed that the report was written well.

There being no further questions or comments from the commissioners, Chairman Olsen called for a motion on the item.

Commissioner Lewis moved and Commissioner Anderson seconded to adopt the Categorical Exemption and adopt Resolution P-09-15 recommending that the City Council approve Tentative Parcel Map No. 73574 to subdivide one (1) parcel into two (2) at 14871 Imperial Highway, within the Imperial Highway Specific Plan (IHSP) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

INFORMATION ITEM

3. SUMMARY OF 2015 PLANNING DIVISION PROJECTS AND ACTIVITIES

City Planner Gabriel Bautista provided a comprehensive summary of Planning and Building Divisions activities in 2015 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 2015 totals for each type of administrative review. He also provided a comparison between the 2014 and 2015 totals and provided updates on several administrative approvals currently under construction or in the process of obtaining Building Permits.

Mr. Bautista reviewed the totals for items presented to the Planning Commission in 2015 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 2015 as well as a comparison with the previous year's totals.

Commissioner Lewis asked how the City's entitlement fees compare to surrounding cities.

Mr. Bautista stated that when ranked with other cities, La Mirada' fees were most likely in the lower middle. He added that the City is currently in the process of completing a comprehensive fee analysis.

Mr. Bautista provided an update on all ongoing projects, a summary of Grand Openings celebrated in 2015 and a preview of anticipated 2016 development projects and legislative amendments.

PUBLIC COMMENT PERIOD

No members of the public spoke.

COMMISSION ANNOUNCEMENTS

Chairman Lewis announced that Cerritos College had their first invocation.

STAFF ANNOUNCEMENTS

Mr. Bautista reminded the Commissioners to turn in their 700 Forms, advised them of the "Share Your Vision" Community Workshop and advised them of the upcoming mandatory Ethics Training.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7.25 p.m. to the next regular meeting to be held on Thursday, February 18, 2016.

Submitted:



Norma Stein, Secretary

Attest:



Lee Olsen, Chairman