

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

**March 17, 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  
Craig D. Fox, City Attorney  
Norma Stein, Secretary

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF January 21, 2016**

Commissioner Lewis moved and Commissioner Chung seconded to approve the minutes of the January 21, 2016 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

**PUBLIC HEARING**

**2. CERTIFICATE OF COMPATIBILITY NO. 49**

Associate Planner Eric Garcia provided a comprehensive review, via a PowerPoint presentation, of Certificate of Compatibility No. 49, a request to develop a two-story single-family home with a forty-seven percent (47%) Floor Area Ration (FAR), a seven

percent (7%) increase over maximum allowed FAR, and an attached three (3) car garage at 15524 La Barca Drive within the Single-Family Residential (R-1-6,000) Zoning District. Mr. Garcia clarified that the actual street name for the subject site is La Barca Drive, not La Barca Road.

Mr. Garcia reviewed the existing land uses and zoning designation for properties in the vicinity of the subject site. He explained that the existing home encompassed 1,320 square feet in living area and that it was built in the 1955. He also mentioned that the property was 6,000 square feet in land area which was similar to the size of adjacent properties.

Mr. Garcia explained that the proposed site plan includes the demolition of the existing home and the construction of a new two story single family home that will comply with the required building setbacks. Mr. Garcia noted that the new home would also have a balcony which would include certain design elements to protect the privacy of adjacent neighbors. He also stated that the site would have new landscaping in the front and rear yards.

Mr. Garcia reviewed the proposed floor plans and explained that the home would feature 1,497 square feet of living areas on the ground floor and 1,333 square feet dedicated to bedrooms, bathrooms and an office area on the second floor. He added that a three car garage with laundry facilities would also be provided on the ground floor.

Mr. Garcia reviewed the architectural design and exterior features of the home as well as the balcony and rear window design features that are intended to help preserve the privacy of adjacent neighbors.

Mr. Garcia reviewed the development standards for the subject zone and explained how the proposed home complied with all the development standards with the exception of the Floor Area Ratio (FAR) standard. Mr. Garcia then explained that the Certificate of Compatibility process allows for an increase in the FAR to .50 and that the applicant was proposing an FAR of .47.

Mr. Garcia explained how the proposed project: complied with the Certificate of Compatibility findings; was consistent with the Land Use and Zoning Designation; complied with the established development standards; and was exempt from the California Environmental Quality Act.

Mr. Garcia concluded by recommending that the Planning Commission conduct a public hearing, affirm the CEQA Exemption, and adopt Resolution No. P-01-16 recommending that the City Council approve, Certificate of Compatibility No. 49 to develop a two-story single-family residence with an increased floor area ratio and an attached three (3) car garage at 15524 La Barca Drive within the Single-Family Residential (R-1-6,000) Zoning

District subject to the recommended condition and or additional limitation the Planning Commission 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 wished to speak against the matter.

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

Commissioner Lewis wanted to know how high the wing walls were on the balcony.

Mr. Garcia responded that the wing walls would be six (6) feet high.

Commissioner Chung stated that he noticed the agenda stated the applicant was proposing a "new" 2,830 sq. ft. two-story single-family residence. He questioned if that was correct wording due to the fact the structural plans showed that one (1) of the existing homes walls was going to remain. Commissioner Chung stated that if a wall was going to remain the construction would be an addition or alteration to the property and not a "new" single-family residence.

City Attorney D. Craig Fox suggested that the Chairman consider reopening the public hearing, after all other commissioner questions had been asked, so that the applicant could respond directly to Commissioner Chung's question.

Commissioner Olsen stated that he noticed that the conditions for previous applications included a limitation on the hours of construction. He asked if this could be added to the current application.

City Planner Gabriel Bautista responded that the restriction on the construction hours could be added to the list of conditions if the commissioners desired. Mr. Bautista added that although the restriction on construction hours is not specifically listed, there is a condition requiring the applicant abide by all city code requirements which would include the code prescribed restriction on construction hours.

Chairman Olsen stated he would like to see the restriction on the hours of construction added to the list of conditions.

There being no further questions from the commissioners, Chairman Olsen reopened the public hearing so that the applicant could respond to Commissioner Chung's earlier question.

In response to Commissioner Chung's question, City Planner Gabriel Bautista explained that the Planning Division considers the project a new single family structure because the previous structure, with the exception of a small wall section, is being demolished and replaced with a home that will be significantly different in size and massing. Mr. Bautista added that while the City's Planning Division sees the structure as a new structure, other agencies may see the project as a remodel because one section of wall from the original structure will remain.

Mr. Gabriel Flores, applicant, also responded to Commissioner Chung's question by stating that he will cooperate in any way that staff needs.

City Attorney D. Craig recommended that in order to address the requested restriction on the hours of construction, the following wording be added to Condition of Approval number (6) six, "including but not limited to, hours of construction."

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 Resolution No. P-01-16 recommending that the City Council approve Certificate of Compatibility No. 49, with the added construction hours restriction, to develop a two-story single-family residence with an increased floor area ratio and an attached three (3) car garage at 15524 La Barca Drive within the Single-Family Residential (R-1-6,000) 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

**PUBLIC COMMENT PERIOD**

No members of the public spoke.

**COMMISSION ANNOUNCEMENTS**

No announcements

**STAFF ANNOUNCEMENTS**

Mr. Bautista asked the Commissioners if they each had a City polo shirt and name badge. He took shirt and badge orders from the commissioners than did not have the items.

Mr. Bautista advised the commissioners that the City's new Planning Technician had been filled and that new person would start on Monday, April 4, 2016.

In response to a question from Commissioner Lewis, Mr. Bautista provided a brief update on current and future projects.

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:52 p.m. to the next regular meeting to be held on Thursday, April 21, 2016.

Submitted:

  
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Norma Stein, Secretary

Attest:

  
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Lee Olsen, Chairman