



establishment and operation of a vehicle retail sales and service facility with incidental outdoor storage at 15116 Canary Avenue, within the Industrial (M-2) Zoning District. Mr. Cervantes clarified that the applicant's name is Yamaha Golf Carts of California.

Mr. Cervantes explained that pursuant to the La Mirada Municipal Code (LMMC), facilities within the M-2 Zoning District with retail sales as the primary use, automotive vehicle repair and/or outdoor storage require special review by way of the Conditional Use Permit (CUP) process. He also said the level of review allows the City to analyze the proposed use and its location to identify and address potential impacts that may result and to also address existing substandard conditions on the site.

Mr. Cervantes stated that Yamaha Golf Carts of California has been in operation since 1982 and it is currently located in Anaheim, California. He added that it sells golf carts as well as industrial and utility vehicles throughout California and that it specializes in electric golf and utility vehicles commonly found in airports, school campuses and sporting venues.

Mr. Cervantes said the subject 1.3 acre site is currently developed with a 12,000 square foot tilt-up concrete building with a 4,000 square foot canopy which the applicant intends to utilize without modifications. Mr. Cervantes added that the site was previously occupied by AirGas Specialty Products (AGSP) as a distribution center and that the improvements made by AGSP have been removed.

Mr. Cervantes stated the subject site is located on the east side of Canary Avenue, just south of Gannet Street and that it is surrounded by Industrial (M-2) zoned properties with warehouse, distribution, packaging, manufacturing and office uses. He said the site can only be accessed from Canary Avenue via two existing driveways and the northernmost driveway would be the main access point leading to customer parking, rear storage and loading areas.

Mr. Cervantes explained that as part of the conditions of approval, the applicant would be required to comply with landscaping, parking, and loading guidelines. He said new landscape planters would be installed and that the existing parking layout would be redesigned to accommodate a minimum of 22 parking spaces, as required for the proposed operation. Mr. Cervantes stated that staff is still working with the applicant on the final parking layout to insure compliance with ADA requirements.

Mr. Cervantes presented information on the proposed floor plan, which includes office, showroom, service/repair and outdoor storage areas. He also noted that the facility would include restrooms, employee locker room and storage rooms.

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

Mr. Cervantes concluded by recommending the Planning Commission conduct a public hearing, affirm the CEQA exemption, and adopt Resolution No. P-02-16 approving Conditional Use Permit No. 313, for establishment of a vehicle retail sales and service facility with incidental outdoor storage at 15116 Canary Avenue, within the Industrial (M-2) Zoning District subject to the recommended condition and or additional limitations the Planning Commission may wish to add.

Chairman Olsen asked for clarification on the 14-foot wall and missing driveway located on the southwest corner of the site.

Mr. Cervantes responded and stated that the wall shown on the plans has been replaced with a gate and the missing driveway was also added.

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

Manuel Mancha, representative for Yamaha Golf Carts of California, addressed the Commission to clarify the gate, driveway and wall question. He also provided a summary of the company's operations including its hours of operation and number of employees. He concluded by stating he was available to answer any questions the Commission may have.

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

No members of the public spoke in opposition to the proposed use. Chairman Olsen closed the public hearing and asked the Commissioners if they had any questions.

Commissioner Lewis asked if Mr. Mancha had an estimate on the number of vehicles that would be sold annually.

Mr. Mancha responded and stated \$1.5 million in sales would be generated.

Commissioner Lewis inquired about the number of trucks going to and exiting the site.

Mr. Mancha responded and said the facility would function as a showroom and display area for customers to view vehicles. He added that the sales personnel would operate from the facility.

Commissioner Chung asked if the golf carts ran on electricity or gasoline.

Mr. Mancha responded and said most of the golf carts are battery operated; however, they do carry limited gasoline powered vehicles.

Commissioner Chung also asked if they store batteries on the premises.

Mr. Mancha responded and stated that in order to get a replacement battery for a golf cart, they are required to exchange the used battery, therefore they will have limited battery storage on the premises.

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-02-16 approving Conditional Use Permit No. 313, to permit the establishment and operation of a vehicle retail sales and servicing facility with incidental outdoor storage at 15116 Canary Avenue, within the Industrial (M-2) 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**

Commissioner Lewis announced that the Mayor's Prayer Breakfast was a success.

City Attorney D. Craig Fox wanted to clarify for the record that the motion made by Commissioner Lewis included a recommendation to approve Conditional Use Permit No. 313.

Commissioner Lewis stated that his motion included a recommendation to approve Conditional Use Permit No. 313.

**STAFF ANNOUNCEMENTS**


Mr. Bautista introduced Chantel Choice as the city's new Planning Technician. He mentioned that McDonald's Inc. submitted its final plans to the Planning Division for approval. He also provided a brief update on the status of various projects.

Regular Meeting of the Planning Commission  
April 21, 2016

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:53 p.m. to the next regular meeting to be held on Thursday, May 19, 2016.

Submitted:

  
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Norma Stein, Secretary

Attest:

  
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Lee Olsen, Chairman