

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

July 21, 2016

CALL TO ORDER

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

Staff:

Gabriel Bautista, City Planner
Eric Garcia, Associate Planner
D. Craig Fox, City Attorney
Arturo Cervantes, Administrative Analyst II
Norma Stein, Secretary

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF JUNE 16, 2016

Commissioner Olsen moved and Commissioner Anderson seconded to approve the minutes of the June 16, 2016 Planning Commission meeting.

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 HEARING

2. CONDITIONAL USE PERMIT NO. 314

Administrative Analyst II Arturo Cervantes provided a comprehensive review, via a PowerPoint presentation, of Conditional Use Permit No. 314, a request to permit the installation and operation of a permanent, unmanned major wireless facility consisting of

a 67'-0 tall monopalm antenna and a ground mounted equipment shelter within a fenced area at 14683 Industry Circle, within the Industrial (M-2) Zoning District. The parcel is identified by the Los Angeles County Assessor as parcel number 7003-011-017.

Mr. Cervantes explained that on June 16, 2016, the applicant filed a Conditional Use Permit ("CUP") application to establish a permanent, unmanned major wireless facility in the form of a monopalm antenna, and ancillary ground mounted equipment. He also explained that the proposed wireless facility will replace an existing temporary wireless facility currently installed at the northeast corner of the subject site. A CUP application for the temporary wireless facility was reviewed and approved by the Planning Commission on March 02, 2015. He continued to explain that the need for a temporary facility was a result of the applicant being displaced from their original location on the south side of Firestone Boulevard because of the I-5 Freeway expansion project.

Mr. Cervantes stated that the subject site is located north of Artesia Boulevard, and is surrounded by industrial uses to the south, east and west. Mr. Cervantes added that a rail line borders the site along the north property line and that the 1.86 acre site is currently occupied by Double Hi Express Tours, Inc., which is a charter bus transportation company.

Mr. Cervantes explained that the major wireless facility will consist of a three sector array with twelve (12) panel antennas & RRU's, three (3) raycap boxes and one (1) microwave dish. He also explained that the antenna will have a maximum height of 67'-0" and that it will be designed to resemble a palm tree. He added that the perimeter of the facility will be secured at all times by an eight (8) foot tall chain-link fence and the ground-mounted equipment will be installed in a pre-fabricated shelter. Mr. Cervantes further explained that the back-up diesel generator installation will include adequate curbs, walls or enclosure capable of fully containing any potential fuel spills or leaks.

Mr. Cervantes stated that a major wireless facility is permitted to operate within the M-2 Zoning District provided a Conditional Use Permit is granted by the Planning Commission. He added that the Project will not impair the integrity and character of the surrounding area and is set back approximately 400 feet from the nearest public right-of-way, and that it will be properly screened to mitigate aesthetic impacts. He also stated that the project will be compatible with existing land uses and since the Project complies with M-2 Zoning District, it will be compatible with future land uses that may be establish within the general area of the subject site.

Mr. Cervantes mentioned that the project will help in providing residents, businesses, and those traveling through La Mirada with uninterrupted cellular service. He also mentioned that the radio frequency electromagnetic fields from the Project are required to comply with the limits established by the Federal Communications Commission so that they are not detrimental to persons in the immediate vicinity of the subject site.

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-03-16 approving Conditional Use Permit No. 314, for the installation and operation of an unmanned, major wireless communications facility at 14683 Industrial Circle, within the Industrial (M-2) Zoning District subject to the recommended condition and or additional limitations the Planning Commission may wish to add.

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

No one spoke.

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

No members of the public spoke in opposition.

Chairman Chung closed the public hearing and asked the Commissioners if they had any questions.

Commissioner Lewis asked if this facility was only for Verizon.

Mr. Cervantes responded that the facility is only for Verizon Wireless at the present time.

Mr. Fox, City Attorney, added that the CUP will need to be amended in the future in order to allow for a collocation of another wireless carrier's equipment and antennas.

Chairman Chung asked if there was a wireless service dead zone in La Mirada.

City Planner Gabriel Bautista responded that the proposed wireless facility is being relocated from an adjacent property that is being impacted by the I-5 Freeway widening project. He added that the proposed permanent wireless facility will replace temporary facility previously installed at the location.

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

Commissioner Olsen moved and Commissioner Lewis seconded to adopt the Categorical Exemption and Resolution No. P-03-16 approving Conditional Use Permit No. 314, to permit the installation and operation of a permanent, unmanned major wireless facility consisting of a 67'-0" tall monopole antenna and ground mounted equipment at 14683 Industry Circle, 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

No members of the public spoke.

COMMISSION ANNOUNCEMENTS

Commissioner Olson mentioned that he observed a temporary perimeter fence around the previous Carriage Restaurant.

Chairman Chung asked if the grading and drainage had been approved.

Mr. Bautista responded and stated that he would provide an update on the McDonald's project during staff announcements.

STAFF ANNOUNCEMENTS

Mr. Bautista mentioned that McDonald's Inc. has obtained all approvals necessary for the issuance of Building Permits. He mentioned that they are waiting for the property owner to take care of the demolition of the existing restaurant. He also 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 6:56 p.m. to the next regular meeting to be held on Thursday, August 18, 2016.

Regular Meeting of the Planning Commission
July 21, 2016

Submitted:



Norma Stein, Secretary

Attest:



Keith Chung, Chairman