

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

August 18, 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 JULY 21, 2016

Commissioner Olsen moved and Commissioner Lewis seconded to approve the minutes of the July 21, 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. CERTIFICATE OF COMPATIBILITY NO. 50

Associate Planner Eric Garcia provided a comprehensive review, via a PowerPoint presentation, of Certificate of Compatibility No. 50, a request to construct a new 78,752 square foot warehouse building with ancillary office space on a 2.62 acre site located at

14930 Alondra Boulevard (Assessor's Parcel No. 7001-010-059) within the Industrial (M-2) Zoning District.

Mr. Garcia clarified that the 14930 Alondra Boulevard address, noted in the report, was actually the address of the developed parcel adjacent to the subject site and that the County of Los Angeles Mapping Division has assigned a new address of 14860 Alondra Boulevard to the subject site.

Mr. Garcia explained that properties directly to the north, south, east and west of the subject site are also within the Industrial (M-2) Zoning District and that the area northeast of the subject site is developed with single-family homes.

Mr. Garcia stated that the site is currently developed with surplus surface parking for the building on the east abutting parcel previously occupied by Microsemi. He also stated that the applicant intends to occupy the existing building on the adjacent site and construct and occupy the proposed warehouse building under application.

Mr. Garcia explained that the subject site is 2.62 acres in size with 265 feet of frontage along Alondra Boulevard. He also explained that the applicant has been granted a grading permit to initiate work and that the permit was issued under a "risk letter" due to the pending review and approval of the entitlement to develop the site.

Mr. Garcia provided a detailed description of the proposed 78,752 square foot building, on-site improvements, circulation and off-site improvements. He also provided a detailed description of the proposed building's design, materials, architecture and colors.

Mr. Garcia explained that access to and from the project site will continue to be provided by two existing driveways along Alondra Boulevard. He also explained that due to the existing Alondra Boulevard lane configuration and the existing median, the site would not be accessible to west bound Alondra Boulevard traffic. He also explained that signs prohibiting left turns onto the site from west bound Alondra Boulevard will be required to be installed, as required by the City Public Works Director/City Engineer. Mr. Garcia added that traffic leaving the site from the east driveway will only be permitted to make right turns out, while traffic exiting the site from the west driveway will be allowed to make both left and right hand turns out of the site. He further explained that the sharing of the east driveway by both properties will require the execution of a reciprocal access agreement.

Mr. Garcia 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. Garcia stated that the Certificate of Compatibility application process is intended to provide a means to review and ensure that the design, scale and mass of new structures is harmonious, compatible and sensitive to the existing architecture, character and mass of existing structure within the surrounding neighborhood. Mr. Garcia reviewed the findings necessary for the approval of a Certificate of Compatibility and explained how the project complied with each of the findings.

Mr. Garcia concluded by recommending that the Planning Commission conduct a public hearing, affirm the Mitigated Negative Declaration Environmental Assessment and adopt Resolution No. P-04-16 recommending to the City Council the approval of Certificate of Compatibility No. 50 subject to the conditions contained therein 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.

Shawn Kim of Leftbank Art gave a brief description of the company.

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

No members of the public spoke in opposition to the proposed project.

Chairman Chung closed the public hearing.

Chairman Chung had concerns on item number 41 of the Conditions of Approval and asked how staff was handling it.

City Planner Gabriel Bautista responded that the applicant went through a building review process with Los Angeles County Building Division which included building and grading review. He also stated that the applicant executed a "risk letter," prior to being granted grading permits, in which they acknowledge the risks involved in initiating grading work prior to obtaining formal approval of the project.

Chairman Chung asked if the right turns out from the shared driveway would conflict with the right hand turn lane on west bound Alondra Boulevard to Stage Road and also requested further clarification on the shared driveway.

Mr. Bautista explained that the City's Public Works Department had reviewed the plan and circulation and that they did not express any concerns with conflicts between the vehicle movements coming off of the site and the right hand turn lane.

Mr. Garcia addressed the shared driveway and stated that in order for the subject and adjacent site to obtain proper on-site vehicles circulation, vehicles had to cross over existing property lines. He added that in order to guarantee that access always be

maintained, staff is requiring that a reciprocal access agreement be prepared, executed and recorded.

Chairman Chung asked if the Fire Department had reviewed the plan.

Mr. Bautista responded and stated that the plans had gone through the building plan check review process which included review by outside agencies such as the Los Angeles County Fire Department.

Commissioner Olsen asked if the reciprocal access agreement will remain in place if one of the two affected properties is sold.

Mr. Bautista responded and stated that the agreement will remain in effect and that recordation of the agreement is required for both properties so that future owners are made aware it.

Commissioner Olsen asked for clarification on access to the site from west bound Alondra Boulevard traffic.

Mr. Bautista replied that since vehicles and trucks cannot turn left from west bound Alondra Boulevard, visitors, employees and truck drivers will need to plan their routes to the site accordingly. He added that the previous occupant of the adjacent building occupied the site under the same access restrictions.

Mr. Garcia requested that Mr. Mark Blodgett provide further clarification on the matter.

Mr. Blodgett stated that the traffic analysis was prepared utilizing the worst case scenario for traffic to and from the site. He added that Alondra Boulevard is utilized as through street for people getting to and from work which results in high traffic volumes during the am and pm peak. The inability to make left hand turns onto the site will eliminate dangerous vehicle movements during heavy traffic periods. He added that the left turn restriction is similar to other sites along Alondra Boulevard.

Commissioner Olsen asked if the mitigation measures are being applied to the current demolition work.

Mr. Garcia confirmed that the measures are being applied.

Commissioner Olsen had a concern for parking spaces if the applicant went with the potential larger square footage of the building's office area.

Mr. Garcia responded and stated that as proposed the site complied with the required number of parking spaces. He added that if the applicant modified the plans to increase the office area, staff would review the site plan to ensure compliance with the required

number of on-site parking spaces.

Commissioner Lewis asked if there were any buildings on the vacant lot at any time.

Mr. Garcia replied that at one time the site was developed with a local high school.

Commissioner Lewis also asked if there would be monitoring of the work by a paleoanthropologist given the findings of specimens during the excavation of other projects in the area.

Mr. Blodgett replied that the area's history has been documented and that an archaeologist, trained in paleontology and hazardous materials would be monitoring the site work.

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

Commissioner Olsen moved and Commissioner Anderson seconded to adopt Resolution No, P-04-16 recommending that the City Council approve Certificate of Compatibility No. 50 to construct a new 78,752 sq. ft. warehouse building at 14860 Alondra Boulevard (Assessor's Parcel No. 7001-010-059) 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

No Comments

STAFF ANNOUNCEMENTS

Mr. Bautista welcomed back Arturo Cervantes from vacation and congratulated him on his nuptial. He also provided a brief update on the status of various projects.

Regular Meeting of the Planning Commission
August 18, 2016

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:17 p.m. to the next regular meeting to be held on Thursday, September 15, 2016.

Submitted:



Norma Stein, Secretary

Attest:



Keith Chung, Chairman