

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

SEPTEMBER 20, 2018

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 Scott Anderson
 Vice Chairman Michael Saenz
 Commissioner Keith Chung
 Commissioner Lee Olsen
 Commissioner Steve Soto

 Staff: Gabriel Bautista, Community Development Director
 Eric Garcia, Associate Planner
 D. Craig Fox, City Attorney
 Arturo Cervantes, Administrative Analyst II
 Frankie Gonzales, Planning Technician
 Norma Stein, Secretary

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF JUNE 21, 2018

Commissioner Olsen moved, and Vice Chairman seconded to approve the minutes of the June 21, 2018 Planning Commission meeting.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

**AYES: Chairman Anderson, Vice Chairman Saenz, Commissioner Chung,
 Commissioner Olsen, Commission Soto**

NOES: None

ABSENT: None

ABSTAIN: None

NEW BUSINESS

PUBLIC HEARING

2. CONDITIONAL USE PERMIT NO. 323:

Community Development Director Gabriel Bautista provided a brief review of the staff report via a PowerPoint presentation. Mr. Bautista stated that the request by Duke Realty ("Applicant"), for consideration of Conditional Use Permit No. 323 to permit fleet vehicle/truck maintenance and repairs in conjunction with a parcel hub facility at 16301 Trojan Way within the Industrial (M-2) Zoning District.

Mr. Bautista mentioned that Mr. Thomas Griswall of UPS was present, and available for questioning if needed.

Mr. Bautista stated that the subject site is located on the south in of the City of La Mirada west side of Trojan Way south of Alondra Blvd and north of Firestone Blvd.

Mr. Bautista mentioned that the site area is 22,766 acres with 756.30 ft. of frontage on Trojan Way. Mr. Bautista also mentioned that the truck access would be via Trojan Way. The subject site surrounding properties on all sides are within the Industrial (M-2) Zoning District. He also mentioned the surrounding uses consists of manufacturing and warehouses usage.

Mr. Bautista stated that prior to construction of the new building the site was occupied by Chevron Oil which operated a facility known as the Northam Station. He also stated that the facility included crude oil pumping equipment, crude oil storage tanks and various ancillary buildings. The facility began operating in the early 1920's and ceased operations in 2014.

Mr. Bautista mentioned that the site was recently developed with a 483,596 square foot building that will be occupied by United Parcel Service (UPS) as a parcel hub facility. He also mentioned that as part of UPS operations, they do include an in-house maintenance to fleet truck, tractor and trailer maintenance and repair work.

Mr. Bautista stated that the CUP item being discuss tonight will be for partition out of portion of the building. He also stated that the area being partitioned out is located at the rear of the building and will not be visional from street Trojan Way.

Mr. Bautista mentioned that the area dedicated to maintenance and repair will encompass 5,023 square feet which will be apportioned from the interior of the new building and will account for 1.03% of the building's gross floor area. The area will be located at the rear of the building and will accommodate four service bays. He also mentioned that with the exception of two interior man doors located on opposite ends of the service area, the service bays will be completely isolated from the warehouse area

with partition walls that will run from floor to ceiling. Service bay access from the exterior of the building will be provided through four rolled-up baby doors and one man door.

Mr. Bautista stated that exterior alterations to the building will be limited to cutouts for four bay doors and one man door. He also stated that no on-site modifications are being proposed to accommodate the proposed project.

Mr. Bautista mentioned that some of the maintenance on the vehicle/truck/trailer would be inspections, lubrication, tune-ups, brakes, tires, minor parts replacement, fluid changes, minor metal work, engine change-outs, paint touch-up (brush only), and other similar work. He also mentioned that engine overhauls, transmission rebuilding, body work, spray painting, and work on vehicles not assigned to the facility would not be included.

Mr. Bautista stated that the project is consistent with the General Plan in that it is a more intensive land use consistent with the General Plan's Industrial land use designation and is conditionally permitted within the M-2 Zoning District.

Mr. Bautista mentioned that the project will not be detrimental to the public interest, health, safety, or welfare as the Project has been conditioned to reduce the potential for any adverse impacts to surrounding uses.

Mr. Bautista concluded by recommending that the Planning Commission adopt the Categorical Exemption and Resolution No. P-06-18 approving Conditional Use Permit No. 323 to permit fleet vehicle/truck maintenance and repairs in conjunction with a parcel hub facility at 16301 Trojan Way within the Industrial (M-2) Zoning District.

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

Thomas Griswall, Manager of UPS stated that he was in support of the project. He reinsured to staff and commissioners that facility would only be for the vehicle/truck/trailer maintenance of that location only. Mr. Griswall also stated that other location vehicle will not be going to La Mirada site for maintenance. Mr. Griswall asked if anyone had any questions for him.

Commissioner Saenz asked if UPS is going to be hiring more employee to accommodate the fleet vehicle/truck maintenance and repair operations.

Mr. Griswall stated and responded that would be hiring for all different positions.

Chairman Anderson asked how the vehicles are going to be assigned to the La Mirada location.

Mr. Griswall stated and responded that they would move over from the other surrounded areas. He also, mention they would pull vehicles from the Cerritos which are over capacity of vehicles.

Commissioner Chung asked how much welding would be involved. His concerned is the limited space in which would put them in a different category regarding to the building code.

Mr. Griswall stated and responded that it is very limited.

Chairman Anderson asked if anyone wished to speak in opposition to the item.

No member of the public spoke.

Chairman Anderson closed the public hearing and opened the item for discussion.

Commissioner Olsen express that his main concern is regarding disposable of hazardous waste. He also wanted confirmation that requirement was under the conditions of approval #11 & #12.

Mr. Bautista stated and responded that will be subject to all the compliance to all agency that involves the hazardous waste.

Commissioner Saenz moved, and Commissioner Olsen seconded to adopt the Categorical Exemption; and adopt Resolution P-06-18 approving Conditional Use Permit No. 323 to permit fleet vehicle/truck maintenance and repairs in conjunction with a parcel hub facility at 16301 Trojan Way within the Industrial (M-2) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

**AYES: Chairman Anderson, Vice Chairman Saenz, Commissioner Chung
Commissioner Saenz, Commissioner Soto**
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC COMMENT PERIOD

There were no public comments.

COMMISSION ANNOUNCEMENTS

No one spoke.

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No one spoke.

STAFF ANNOUNCEMENTS

Mr. Bautista discussed "Invitation to Volunteer Appreciation Day" flyer that was given to Commissioners.

Mr. Bautista provided a brief update on the status of various projects.

Mr. Bautista introduce our new Planning Technician, Frankie Gonzales.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:01 p.m. to the next regular meeting to be held on Thursday, October 18, 2018.

Submitted:



Norma Stein, Secretary

Attest:



Scott Anderson, Chairman