

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

AUGUST 18, 2022

CALL TO ORDER

The meeting of the Planning Commission was called to order by Chairman Michael Saenz at 6:30 p.m. in the City 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 Michael Saenz
Vice Chairman Richard Cline
Commissioner Philip Massey
Commissioner Lee Olsen

Staff:

Gabriel Bautista, Community Development Director
Arturo Cervantes, Associate Planner
Yolanda Recio, Secretary

REORGANIZATION

1. ANNUAL REORGANIZATION

Chairman Saenz opened the nominations for Planning Commission Chairman.

Commissioner Olsen nominated Vice Chairman Cline to be Chairman. Commissioner Massey seconded the nomination.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Saenz, Vice Chairman Cline, Commissioner Massey,
Commissioner Olsen
NOES: None
ABSENT: None
ABSTAIN: None

After taking the position of Chairman, Chairman Cline opened the nominations for Vice Chairman.

Commissioner Saenz nominated Commissioner Massey to be Vice Chairman. Commissioner Olsen seconded the nomination.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Cline, Commissioner Massey, Commissioner Olsen,
Commissioner Saenz
NOES: None
ABSENT: None
ABSTAIN: None

APPROVAL OF MINUTES

2. MINUTES OF THE REGULAR MEETING OF APRIL 21, 2022

Vice Chairman Massey moved, and Commissioner Olsen seconded to approve the minutes of the April 21, 2022, Planning Commission meeting.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Chairman Cline, Vice Chairman Massey, Commissioner Olsen,
Commissioner Saenz
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC COMMENT PERIOD

There were no public comments.

COMMISSION ANNOUNCEMENTS

Commissioner Olsen congratulated Chairman Cline and Vice Chairman Massey on their new appointment.

Vice Chairman Massey asked if there is any update on the item discussed at the previous meeting regarding the proposed development of the current car wash site with two new fast-food restaurants.

Mr. Bautista responded and stated that currently the only thing that has transpired has been the final adoption of the code amendment that would allow for a drive-through aisle to run between the building and street. He added that the Planning Commission previously reviewed the amendment, recommended its approval to the City Council, and that it is now in effect. He further added that he did not believe any applications had been received from the developer for the proposed project.

Mr. Cervantes also responded and stated that while nothing official had been submitted, the proponent has provided staff a site plan, which is very similar to the one presented to Planning Commission at the last meeting. He added that staff will be requesting additional studies which will delay Planning Commission review of the project. He further stated that the applicant will be asked to prepare a parking and traffic analysis, as well as a queuing analysis for the drive-throughs.

Commissioner Saenz congratulated the new Chairman and Vice Chairman. He also thanked Jack Miranda for his time serving on the Planning Commission.

Commissioner Saenz asked if there have been any updates with the Church of the Nazarene on Foster Road and the VCA Animal Hospital on Rosecrans Avenue.

Mr. Bautista responded and stated that the VCA was getting close to finishing up their tenant improvements. He stated that the project planner Eric Garcia had conducted a final inspection of the facility but that items were still pending. He also stated that the inside is almost finished, but that the exterior including the landscaping will need to be addressed before the project can be finalized.

Commissioner Olsen asked if they have finished the back wall.

Mr. Bautista responded and stated that he was not specifically sure which specific items were pending completion but does know that the inside is mostly done, and that the landscaping still needed work. He added that he was not sure if the back wall had been completed.

Mr. Bautista asked Mr. Arturo Cervantes to address Commissioner Saenz's question regarding the Church of the Nazarene.

Mr. Cervantes responded and stated that they are in construction. He added that he met with the project managers and was advised that they are getting ready to pour concrete in the next two weeks for the building. He also stated that they initially planned to build both structures at one time; however, because of construction cost and the economy, they are focusing construction efforts on one building, the multi-use building to house their offices, some classrooms, and their general area where they will be holding services temporarily until they raise funds for the second building. He further stated the project has been phased with the first phase being the multi-use building along with all on-site and off-site improvements. He added that they will be pouring the foundation for the sanctuary in a year, with the remainder of construction in two or three years. He also added that construction depends on how soon they collect the needed funds.

Commissioner Saenz inquired about the new stadium at La Mirada High School and asked if there was any involvement by the City.

Mr. Cervantes responded and stated that there is an environmental document that circulated which discloses all of the details on that, but also stated that the City is not involved.

Mr. Bautista stated that school district and county facilities, like the library, do not go through the City for Building & Safety plan check or inspection. They have their own capital improvements program for their reviews.

Chairman Cline thanked Commissioner Saenz for a successful year and all the meetings that were had. He inquired about the hydrogen project on Beach Boulevard and Hillsborough as he believes it was approved a year ago, and it might have expired.

Mr. Cervantes responded and stated that he reached out to the applicant about a month ago and was informed that they still plan on building the station. He stated that the issued permits have not expired, and that the contractor recently called and advised him that they will break ground on this project in the next couple of weeks, and that the applicant was fully aware of the permit expiration date which will require them to pay permit extension fees. He also stated that the permit will be automatically extended if they do substantive work within that first year and obtain inspector sign off on a portion of the footings after the permit gets extended.

STAFF ANNOUNCEMENTS

Mr. Bautista congratulated Chairman Cline and Vice Chairman Massey on their new appointments and thanked Commissioner Saenz for his service as Chairman during the previous year.

Mr. Bautista gave a brief update on the status of the Housing Element.

Chairman Cline asked if the State had requested the City to review and compare previous element updates.

Mr. Bautista responded and stated that the City is in the 6th Housing Element cycle and that the State has requested the City look at the 5th cycle's programs and goals and assess the outcomes. He further stated that the State is strongly encouraging affordable units for the current cycle. He stated that approximately 18 of the 192 entities within the SCAG region have certified Housing Elements and that many cities, like La Mirada, are struggling to complete the Housing Element.

Chairman Cline stated that he recalls at the last council meeting that the City was making a contribution to a housing project in Whittier for the homeless and asked if that was going to count against our RHNA number, even though we are providing a substantial contribution to house some La Mirada residents.

Mr. Bautista responded and stated that as far as the RHNA was concerned, the homeless assistance was not going to aid the City, but that the City of La Mirada does have an area

designated Emergency Shelter Overlay meeting the requirements for providing an area where a homeless shelter would be permitted with limited review.

Commissioner Olsen asked if there is anything that the City can do about the affordable housing or only offer incentives to build because basically it is up to them.

Mr. Bautista explained that that is the hard part because the City does not develop housing; the City can only, as far as it is willing to, try and incentivize the development of affordable housing.

Commissioner Olsen asked if the City could mandate affordable units.

Mr. Bautista responded and stated that there is an Inclusionary Housing Ordinance Program that is being proposed as part of the new Housing Element which would require future housing development to include a certain percentage of affordable units.


Commissioner Olsen asked if there will be an item for next month.

Mr. Bautista responded and stated that staff is working on two Development Agreements that are tentatively scheduled for review at next month's meeting. He added that the agreements are for the installation of billboards along the I-5 Freeway.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Cline adjourned the meeting at 6:48 p.m. to the next regular meeting to be held on Thursday, September 15, 2022.

Submitted:



Yolanda Recio, Secretary

Attest:



Richard Cline, Chairman