

**AGENDA FOR THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
OF THE CITY OF LA MIRADA  
DECEMBER 21, 2023 - 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL, 13700 LA MIRADA BOULEVARD  
LA MIRADA, CALIFORNIA 90638**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City Meeting or other services offered by this City, please call (562) 943-0131 and contact the City Clerk's office or the Personnel Department. Notification at least 48 hours prior to the meeting or time when services are needed will assist the city staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*Citizens are invited to speak on any item listed on the agenda following the staff report on the matter and prior to Planning Commission vote. The policy of the Planning Commission is that individual presentations not exceed five minutes.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

To be led by Commissioner Michael Saenz

**ROLL CALL**

Chairman Philip Massey  
Vice Chairman David Michael Morfin  
Commissioner Lee Olsen  
Commissioner Michael Saenz  
Commissioner Richard Cline

**APPROVAL OF MINUTES**

- 1. MINUTES OF THE REGULAR MEETING OF NOVEMBER 16, 2023** – It is recommended the Planning Commission approve the minutes of the regular meeting of November 16, 2023.

**PUBLIC HEARING**

- 2. PLANNING CASE – CONDITIONAL USE PERMIT (CUP) NO. 337 AND VARIANCE NO. 171:** Planning Commission consideration of a request to establish a new drive-through car wash facility at an existing service station and to reduce the required side-yard setback located at 15754 Imperial Highway, within Planning Area “3C” of the Imperial Highway Specific Plan (IHSP) Zoning District and finding the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 of the CEQA Guidelines.

**3. PLANNING CASE – CONDITIONAL USE PERMIT (CUP) NO. 338:** Planning Commission consideration of a request to demolish the existing 4,513 square foot structure (formerly Polly’s Pies) and construct a new 950 square foot coffee shop with a drive-through aisle located at 14840 Beach Boulevard, within the General Commercial (C-4) Zoning District and finding the Project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 of the CEQA Guidelines.

**PUBLIC COMMENT**

The speaker is requested, but is not required, to orally state or register his or her name and/or address on the sheet located at the podium, for purposes of recording the information accurately in the minutes. Any information or materials provided are recorded in the minutes and are subject to public disclosure under the Public Records Act. No action will be taken on matters not listed on the agenda. Please observe a five-minute limit to communications.

**COMMISSION ANNOUNCEMENTS**

**STAFF ANNOUNCEMENTS**

**ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Dated this 14th of December, 2023.



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Yolanda Recio, Senior Administrative Clerk