

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

**NOVEMBER 16, 2023**

**CALL TO ORDER**

The meeting of the Planning Commission was called to order by Chairman Philip Massey 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 Philip Massey  
Vice Chairman David Michael Morfin  
Commissioner Lee Olsen  
Commissioner Michael Saenz  
Commissioner Richard Cline

Staff:

Manuel Muñoz, Community Development Director  
Eric Garcia, Senior Planner  
Cindy Chang, Planning Technician  
Yolanda Recio, Secretary  
D. Craig Fox, City Attorney

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF SEPTEMBER 21, 2023**

**Commissioner Saenz moved, and Commissioner Cline seconded to approve the minutes of the September 21, 2023 Planning Commission meeting.**

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

**AYES: Chairman Massey, Vice Chairman Morfin, Commissioner Olsen, Commissioner Saenz, Commissioner Cline**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

Chairman Massey recommended to reverse the order of the public hearing items number 2 and 3 to hear item 3 first and then item 2 second and asked if there was any objection. The Commission agreed.

## **PUBLIC HEARING**

### **2. PLANNING CASE – CONDITIONAL USE PERMIT (CUP) NO. 336 – Planning Commission consideration of a request to establish a hazardous materials warehouse and distribution facility at 14730 Northam Street, within the Industrial (M-2) Zoning District and finding the Project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 of the CEQA Guidelines.**

Chairman Massey introduced the item and requested staff's report.

Mr. Garcia, Senior Planner, reviewed Conditional Use Permit No 336 via a PowerPoint presentation for the proposed project.

Mr. Garcia stated that upon review and consideration of the application, staff has determined that the proposed project is categorically exempt from the conditions of the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 of the CEQA Guidelines.

Mr. Garcia stated that staff recommends that the Planning Commission of the City of La Mirada conduct a public hearing, consider all public testimony regarding the proposed CUP, and take the following actions: affirm the Categorical Exemption, adopt Resolution No. P-06-23 approving Conditional Use Permit No. 336 to establish a hazardous materials warehouse and distribution facility at 14730 Northam Street within the Industrial (M-2) Zoning District.

Mr. Garcia concluded his presentation and stated that Applicant and business owner were in attendance and available for any questions.

Chairman Massey opened the public hearing and asked if anyone wished to speak in favor.

Mr. Damien Catalan on behalf of The Warehousing Co., LLC, the Applicant, spoke in favor of the item.

Chairman Massey asked if anyone wished to speak in opposition.

No one spoke.

There being no one wishing to speak on the matter, Chairman Massey closed the public hearing and opened the item for discussion.

Commissioner Cline stated that he would like to see reference to the specific classes so that we do not have to go through the list of what exact materials are there. He also

asked for a request for one more condition. He understands that the Applicant has gone through the Fire Department to get their approvals and following their processes, but in the event that Applicant, in the some future date, decides to take on a new material, i.e. a Class 6, a Class 7, or a Class 8, he stated that he thinks that they need to come back to the city to revisit the CUP so that we can be informed and perhaps mitigate any other potential risks associated with these new materials.

City Attorney, Craig Fox asked Mr. Garcia if the application indicates the classifications of hazardous materials.

Mr. Garcia stated that he did not recall seeing that in the application in terms of the classes. Although, he did say that he did have a list of the materials but does not recall a classification.

Mr. Catalan stated there are three classifications and wanted to point out that although they have requested approval for the hazardous materials here as part of the Conditional Use Permit, they are still required to go through the building permit process which would further review those classifications of other hazardous materials and impose any additional conditions as required per the California Building Code.

Mr. Garcia stated that he is not sure if Condition No. 9 would help with that as it does not specify the classifications, but if it does intensify the use, we do have a condition in here that this CUP may be taken out of that.

Mr. Fox stated that we can have a condition that says that the use is limited to those three classifications represented by the Applicant.

Commissioner Olsen stated that the fence had been discussed but wanted to know if there is some type of security for non-business hours in regard to the outdoor storage.

Mr. Catalan said that there is a full camera system at the facility.

Commissioner Olsen asked if it is fenced off and secured in any way or just the camera.

John Kirch, business owner, gave a brief description of the locations of all cameras indicating there are approximately seven or eight cameras around the facility.

Commissioner Olsen asked if there is a fire suppression system over the indoor storage.

Mr. Kirch stated that there is an adequate fire suppression system.

Mr. Muñoz asked for clarification to restate the three classifications.

Mr. Kirch stated that the three classifications are Class A – corrosives; Class 3 – flammable liquids; and then we have combustibles; and in reference to the flammable gases, it is a propane cabinet that stores the propane tanks for the forklifts.

Mr. Muñoz stated that we will be adding Condition 32.

Mr. Fox stated that he would recommend adding a condition that states that permitted storage of hazardous materials shall be limited to flammable gases, corrosive liquids, and flammable liquids described and stated by the Applicant in the record.

Chairman Massey added that any additional categories be required for approval by Planning Commission.

Mr. Fox stated that can be added.

Mr. Muñoz stated that will be Condition No. 32.

Mr. Kirch stated he is fine with this condition as long as it covers combustible liquids, flammable liquids; flammable gas; and corrosives.

Mr. Muñoz asked if the flammable is one category and then you have two subcategories.

Mr. Kirch responded flammable liquids is relative more to the storage of materials, and the gases is just where the propane tank cartridges that go to the forklifts.

Mr. Fox asked what were the other two.

Mr. Kirch responded combustible and corrosive.

Chairman Massey asked what the difference is between combustible versus flammable.

Mr. Kirch responded it just has to do with the flash point; so there are different categories for combustibles, so fall under a less egregious classification than flammables.

Chairman Massey closed the public hearing and requested a motion on the item.

**Commissioner Olsen moved, and Vice Chairman Morfin seconded to affirm the CEQA Categorical Exemption and adopt Resolution No. P-06-23 approving Conditional Use Permit No. 336, to establish a hazardous materials warehouse and distribution facility at 14730 Northam Street, within the Industrial (M-2) Zoning District, with the additional Conditions of Approval No. 32 adding “The**

**Project is limited to those hazardous classifications defined by the Los Angeles County Fire Department and as represented by the Applicant .”**

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

**AYES: Chairman Massey, Vice Chairman Morfin, Commissioner Olsen,  
Commissioner Saenz, Commissioner Cline**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**3. GENERAL PLAN AMENDMENT NO. 2023-1: The City of La Mirada Planning Commission will consider a resolution recommending to the City Council adoption of the 2021-2029 Housing Element Update and adopt a Negative Declaration per the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15074 of the CEQA guidelines subject to minor modifications required by the California Department of Housing and Community Development (HUD).**

Chairman Massey introduced the item and requested staff's report.

Manuel Muñoz, Community Development Director, introduced Veronica Tam of Veronica Tam and Associates who will be presenting the General Plan Amendment for the Sixth Cycle of the Housing Element Update from 2021- 2029.

Mrs. Tam summarized the General Plan Amendment for the Sixth Cycle of the City of La Mirada Housing Element Update via a PowerPoint presentation.

Mrs. Tam concluded her presentation by recommending staff present this to the City Council for the adoption of the 2021-2029 Housing Element Update.

Chairman Massey opened the public hearing and asked if anyone wished to speak in favor of the Housing Element Update.

No one spoke.

Chairman Massey asked if anyone would like to speak in opposition.

No one spoke.

There being no one wishing to speak on the matter, Chairman Massey closed the public hearing and opened the item for discussion.

Commissioner Saenz commended Mr. Muñoz and staff and everyone involved in the many hours that were put into this and thanked everyone for their hard work that put us in the position to send this off to state for final approval.

Vice Chairman Morfin echoed what Commissioner Saenz said.

Commissioner Cline stated that he is in complete agreement with the work that Mrs. Tam and her company and staff have done. He asked regarding overall incentives with developers if those incentives come from the developer or third party, if they are monetary incentives that come out of a general fund or are third party or something else.

Mr. Muñoz indicated that for the most part the incentives would probably be expedited review and then potentially waiving some planning applications which will be the extent of the incentives in the sense of monetary.

Commissioner Cline asked if the City Manager and City Council have been involved in this the whole time, or have they pushed back on anything.

Mr. Muñoz stated that the City Manager, Jeff Boynton, has been very involved in all the meetings with HCD and has been up to date with the progress. He also stated that as far as the first comment, it has been a working relationship with HCD. Veronica, HCD, the reviewer, and our team have been going through all the comments and having a dialogue and making sure that we have a realistic housing plan that we can implement.

Chairman Massey closed the public hearing and requested a motion on the item.

**Commissioner Saenz moved and Commissioner Olsen seconded to recommend that the City Council adopt the Negative Declaration as the appropriate environmental document; and adopt Resolution No. P-08-23 recommending that City Council approve General Plan Amendment No. 2023-1 to adopt the City of La Mirada 2021-2029 Housing Element, which represents an update to the 2014-2021 Housing Element of the City of La Mirada General Plan, including any additional non-substantive changes made by the City Manager and City Attorney to respond to comments received from the Department of Housing and Community Development on the adopted Housing Element.**

**MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

### **PUBLIC COMMENT PERIOD**

There were no public comments.

### **COMMISSION ANNOUNCEMENTS**

Commissioner Saenz wished everyone a Happy Thanksgiving and if we are not in session in December, Merry Christmas to all.

Commissioner Cline also wished everyone a Happy Thanksgiving and looks forward to getting this Housing Element passed so that we can start implementing it. He said that this past weekend was Veteran's Day, and on Monday they did the salute. Master Sergeant Schafer was the keynote speaker and gave an excellent address recognizing not only veterans for their sacrifices, but also their families as well. He said that if you did not make it this year, really try hard and make it next year.

Chairman Massey also commented of veterans' services that his employer offers.

### **STAFF ANNOUNCEMENTS**

Mr. Muñoz formally introduced our newest planning team member Cindy Chang. She is our Planning Technician and comes from the City of Claremont. Cindy just finished her Bachelor of Science in Urban Regional Planning from Cal Poly Pomona and has a background in graphics which will be helping us with the handouts for the implementation plans, specifically the communication aspect of the housing element and everything else associated with it.

Mr. Muñoz stated that we are working towards getting our counter completed and stated that the counter is already open to the public all day. He also stated it is all dedicated to giving that part of service to the community and making it more accessible to the La Mirada Housing for All Initiative.

Mr. Munoz stated that we also have a tentative agenda for next month.

### **ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:37 p.m. to the next regular meeting to be held on Thursday, December 21, 2023.

Regular Meeting of the Planning Commission  
November 16, 2023

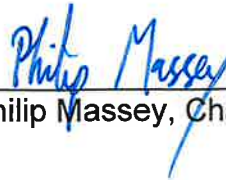
Submitted:



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Yolanda Recio, Secretary

Attest:



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Philip Massey, Chairman