

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

DECEMBER 21, 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
Lillian Navarro, Planning Technician
Yolanda Recio, Secretary
D. Craig Fox, City Attorney

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF NOVEMBER 16, 2023

Commissioner Saenz moved, and Vice Chairman Morfin seconded to approve the minutes of the November 16, 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

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.

Chairman Massey advised that before beginning the discussion for this item, he stated and read for the record that he is the CFO of Grace Evangelical Free Church located at 12717 Santa Gertrudes Avenue and stated that the northern boundary of the church’s property is located less than 50 yards from the Applicant’s property. He stated that because of this proximity and the fact that he holds a management position within the organization, he was advised by the city attorney that his participation in this proceeding may be a conflict of interest, and, therefore, he will be recusing himself and stepping down from the dais for this portion of the meeting and that Vice Chairman Morfin will preside for the discussion.

Vice Chairman Morfin introduced the item and requested staff’s report.

Manuel Muñoz, Community Development Director, introduced Noah Cisneros, Assistant Planner, and stated that he would be presenting the item before the Planning Commission for the proposed Conditional Use Permit and Variance.

Mr. Noah Cisneros, Assistant Planner, reviewed Conditional Use Permit No 337 and Variance No. 171 via a PowerPoint presentation.

Vice Chairman Morfin opened the public hearing.

Mr. Atabak Youssefzadeh, the Applicant, spoke in favor of the item.

Mr. Jack Miranda, a resident, spoke in favor of the item.

Vice Chairman Morfin asked if anyone wished to speak in opposition.

No one spoke.

Commissioner Olsen asked if the variance runs with the property.

Vice Chairman Morfin asked if the owners of the car wash would be the same owners of the service station, or will it be leased out.

Mr. Youssefzadeh stated that the owners will be the same for the car wash, gas station, and market and will not be leased out.

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

Commissioner Olsen moved, and Commissioner Saenz seconded to approve the CEQA Categorical Exemption and adopt Resolution No. P-07-23 approving Conditional Use Permit No. 337 and Variance No. 171 to allow for a detached car wash structure at a site with an existing service station (“EGAS”) at 15754 Imperial Highway, within the Imperial Highway Specific Plan (IHSP) Zoning District.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

3. PLANNING CASE – CONDITIONAL USE PERMIT (CUP) NO. 338: Planning Commission consideration a request to demolish the existing 4,513 square foot structure (formerly Polly’s Pies) and construct a new 950 square feet 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 15303 of the CEQA guidelines.

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

Mr. Manuel Muñoz, Community Development Director, addressed the Commission advising that the Planning Commission Agenda has a typographical error. He indicated that the CEQA Guidelines Section reads 15303 but should be corrected to read Section 15332.

Mr. Muñoz presented the staff report and reviewed Conditional Use Permit No. 338 via a PowerPoint presentation.

Mr. Muñoz acknowledged Lillian Navarro, one of our Planning Technicians who assisted in the analysis and overall process of this CUP.

Mr. Muñoz stated that Bill Zimmerman from W.G. Zimmerman Engineering, Inc. was present for any further questions.

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

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Brianna Uy from Barghausen Consulting Engineers, Inc., the Applicant, spoke in favor of the item.

Christine Cook, a resident, spoke in favor of the item.

Jason of the La Mirada Chamber of Commerce spoke in favor of the item.

Rich Trujillo of the La Mirada Chamber of Commerce spoke in favor of the item.

Jack Miranda, a resident, spoke in favor of the item.

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 Olsen commented that he was concerned when this was first proposed as there were issues with other coffee shops that their queue is not big enough and ended up with traffic wrapping out to the street; however, seeing the layout providing for 20 cars, he believes that the traffic analysis seems to support that, so he is not going to be negative about this but still has a concern whether this will work or not and until then, will not deny this.

Commissioner Cline echoed the same concerns and knows that in the past we have always looked at the queue preceding the order window, but in this case, the exit portion is going to present a different challenge especially during peak hours. He believes that re-entering traffic either onto Beach Boulevard or Rosecrans Avenue is going to present some unique challenges on the exit, not on the entrance.

Commissioner Saez echoed the same concern on the entrance and exit.

Mr. Zimmerman summarized the traffic analysis.

Vice Chairman Morfin stated concerns on the entrances.

Commissioner Cline asked if Applicant has done an analysis that shows the size of the vehicle traffic on the major cross streets.

Mr. Munoz indicated that the comparison for the other site in La Habra is that Dutch Bros is new to southern California and will not have such an impact on the overall demeanor with so many people all at once, so it is more of that type of comparison and not necessarily on the analysis directly on the street itself.

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

Vice Chairman Morfin moved, and Commissioner Olsen seconded to approve the CEQA Categorical Exemption and adopt Resolution No. P-09-23 approving Conditional Use Permit No. 338 to establish and operate a 950 square foot coffee shop with a drive-through aisle at 14840 Beach Boulevard, within the General Commercial (C-4) Zoning District.

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 Cline stated that he attended a California high-speed rail zoom meeting on November 29, 2023, which was really interesting, and also stated that he did some Christmas decorating judging on December 9, 2023, and he encourages others to participate as it gives the opportunity to visit the neighborhoods.

Commissioner Olsen stated that when the Laurel Walk project was approved, there were concerns about parking and part of the conditions there was to be a six-month traffic study review of that area and believes said time is up. He asked if that was on the to do list.

Mr. Munoz stated that there is a provision on the conditions of approval that calls for a six-month review.

Vice Chairman Morfin wished everyone a Merry Christmas and a Happy New Year.

Commissioner Saenz inquired about the old Sizzler's on La Mirada Boulevard as he has noticed work being done on that property.

Mr. Munoz replied that we do have an application for tenant improvements for a Korean barbecue.

Commissioner Saenz wished everyone a Merry Christmas and a Happy New Year.

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Chairman Massey stated that he attended some of the programming at the La Mirada Theatre and saw A Christmas Carol, a music concert, and Christmas with C.S. Lewis which all were very enjoyable. He wished everyone Merry Christmas and looking forward to what lies ahead in 2024.

STAFF ANNOUNCEMENTS

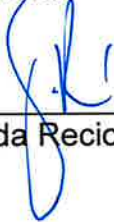
Mr. Muñoz announced that phase 1, which is the new layout in the Building & Safety Division, is now completed. He stated that there are now two workstations for the permit technicians which allows for the counter to be open all day during business hours. He stated that phase 2, which incorporates another computer and having that available to the planning technicians as well as the permit technicians. He also stated that next year we will hopefully get HCD certification on the Housing Element and implementation of this along with certain changes that will be made including staff reports, planning commission procedures, as well as changes to our website and looking at communication plans for our department along with an action plan.

Mr. Muñoz wished everyone Happy Holidays and Happy New Year from the Community Development Staff.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:26 p.m. to the next regular meeting to be held on Thursday, January 18, 2024.

Submitted:



Yolanda Recio, Secretary

Attest:



Philip Massey, Chairman