

building and construct a 42-dwelling unit condominium complex at 15700 Imperial Highway within Planning Area 3A (PA-3A) of the Imperial Highway Specific Plan (IHSP) Zoning District and finding the project exempt from the California Environmental Quality Act (CEQA) Guideline pursuant to Section 15332 of the CEQA guidelines.

Chairman Massey advised that before beginning the discussion for this item, he stated for the record that because the boundary of this property is adjacent and shares a common boundary with the Grace Evangelical Free Church located at 12717 Santa Gertrudes Avenue to which he is the Chief Financial Officer, that he will need to recuse himself from this portion of the meeting, and that Vice Chairman Morfin will preside for this item.

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

Manuel Muñoz, Community Development Director, indicated that staff needs additional time to review the item before you tonight and requests a continuance. He further stated that if this is in agreement, we will open the public hearing and continue this item to April 18, 2024.

Vice Chairman Morfin opened the public hearing.

City Attorney Fox stated to the audience that everybody will have an opportunity to speak at the next meeting.

No one spoke.

Vice Chairman Morfin requested a motion to continue the item to April 18, 2024.

Commissioner Saenz moved, and Commissioner Cline seconded to continue this item to the next Planning Commission meeting on April 18, 2024.

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**

Chairman Massey returned to chair the meeting.

- 3. CONDITIONAL USE PERMIT (CUP) NO. 339: Planning Commission consideration of a request to construct and operate two fast food restaurants with drive-through aisles at 14861 Imperial Highway within Planning Area 2B**

(PA-2B) 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 15332 of the CEQA guidelines.

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

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

Mr. Noah Cisneros, Assistant Planner, reviewed Conditional Use Permit No 339 via a PowerPoint presentation.

Chairman opened the public hearing.

Mr. Tab Johnson, the Applicant, spoke in favor of the item and stated he is available to answer any questions.

Mr. Danny Ortega spoke in favor of this item. He asked if a new streetlight was part of the development on the corner of Wicker and Telegraph.

Mr. Muñoz advised that a streetlight is not a part of this project.

There being no one else wishing to speak on the matter, Chairman Massey opened the item for discussion.

The commission posed questions to staff and applicant and discussed several topics including driveways, fencing, grade differences, operating hours, trees, traffic circulation, and prior code amendments related to drive-throughs.

There being no further discussion, Chairman Massey closed the public hearing and requested a motion on the item.

Commissioner Saenz moved, and Commissioner Olsen seconded to approve the CEQA Categorical Exemption and adopt Resolution No. P-03-24 recommending that the Planning Commission approve Conditional Use Permit No. 339 to establish and operate two (2) fast-food restaurants with drive-through aisles at 14861 Imperial Highway, within the Imperial Highway Specific Plan (IHSP) Zoning District as amended.

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. CONDITIONAL USE PERMIT (CUP) NO. 340: Planning Commission consideration of a request to establish the on-sale of beer and wine in conjunction with an existing restaurant (somethin') and the addition of an outdoor patio for restaurant patrons located at 12740 La Mirada Boulevard within Planning Area 2B (PA-2B) 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 15301 of the CEQA guidelines.

Chairman Massey 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.

Mr. Noah Cisneros, Assistant Planner, reviewed Conditional Use Permit No. 340 via a PowerPoint presentation.

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

Junggon Son, the Applicant, spoke in favor, and he also questioned if they needed to build the conditioned trash enclosure.

Mr. Muñoz stated that we would have to see the capacities if it is feasible for that existing trash enclosure to withstand and accommodate then we will look into that. He stated that there must be a trash enclosure on site. He further stated that if not, then it would stay as is as ultimately there has to be capacity for the existing businesses and the restaurant itself and believes that the current trash enclosure was not adequate for this type of use.

Mr. Garcia believes that staff conditioned it that they work with Public Works as well as EDCO as there are new requirements for trash enclosures, so it must comply specifically with size and new food waste requirements.

Seoung Jin An, the owner of the property and business, also discussed the trash enclosure indicating that the one that is currently there has enough space for both trash and organic waste. He further stated that it would not be necessary for another trash enclosure as they will have two on his property.

Mr. Muñoz reiterated that the condition will state that if it is a fact that it meets the requirements, then we will need verification from EDCO and our Public Works Department, and if everything checks out, that is fine. He stated that the condition is crafted just to make sure that we have adequate trash within the center and stated if that is not the case, then an additional trash enclosure will be required which would still be required to go through plan check.

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.

The commission posed questions to staff and discussed several topics including Conditions of Approval numbers 4, 11, and 12.

The commission amended the following Conditions of Approval:

Number 4 – Delete the last sentence.

Number 12 – Delete condition entirely. Add condition to stripe parking lot.

Commissioner Cline moved, and Vice Chairman Morfin seconded to approve the CEQA Categorical Exemption and adopt Resolution No. P-04-24 recommending that the Planning Commission approve Conditional Use Permit No. 340 to establish the on-sale of beer and wine in conjunction with food sales at an existing restaurant located at 12740 La Mirada Boulevard within the Imperial Highway Specific Plan (IHSP) Zoning District as amended.

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 Olsen said that the La Mirada Prayer Breakfast is on April 19th and there are still tickets available for \$25 a seat.

Vice Chairman Morfin said that he and his family is looking forward to the La Mirada Easter Egg Hunt at Regional Park and encourages everyone to attend.

Chairman Massey said they are having two Easter events that his church is hosting. On Saturday, March 23rd from 10:00 a.m. to 12:00 p.m. there will be a children's event including a magic show, and all are welcome. Also, on Easter Sunday, they will have three services at 8:00 a.m., 9:30 a.m., and 11:00 a.m. with brunch served from 9:00 a.m. to 10:00 a.m. at Grace Evangelical Free Church located at 12717 Santa Gertrudes Avenue, La Mirada.


STAFF ANNOUNCEMENTS

None.

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:38 p.m. to the next regular meeting to be held on Thursday, April 18, 2024.

Submitted:



Yolanda Recio, Secretary

Attest:



Philip Massey, Chairman