

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

**MAY 16, 2024**

**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 Richard Cline

   Absent:        Commissioner Michael Saenz

   Staff:         Manuel Muñoz, Community Development Director  
   Eric Garcia, Senior Planner  
   Noah Cisneros, Assistant Planner  
   Yolanda Recio, Secretary  
   D. Craig Fox, City Attorney  
   Jeff Boynton, City Manager

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF MARCH 21, 2024**

**2. MINUTES OF THE REGULAR MEETING OF APRIL 18, 2024**

**Commissioner Olsen moved, and Commissioner Cline seconded to approve the minutes of the March 21, 2024, and April 18, 2024 Planning Commission meetings.**

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

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

**NOES:                      None**

**ABSENT:                    Commissioner Saenz**

**ABSTAIN:                 None**

**PUBLIC HEARING**

**3. CERTIFICATE OF COMPATIBILITY NO. 64 AND VESTING TENTATIVE TRACT MAP NO. 83540 – Planning Commission consideration of a resolution recommending to the City Council a request to demolish the existing office 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, introduced Eric Garcia, Senior Planner, and stated that he will be presenting the item before the Planning Commission for the proposed Certificate of Compatibility and Vesting Tentative Tract Map.

Eric Garcia, Senior Planner, reviewed Certificate of Compatibility No. 64 and Vesting Tentative Tract Map No. 83540 via a PowerPoint presentation.

Vice Chairman Morfin continued the public hearing from the last Planning Commission Meeting of April 18, 2024 and asked if anyone wished to speak in favor of the project.

No one spoke.

Vice Chairman Morfin asked if anyone would like to speak in opposition.

Mr. Jim Clark, Church Administrator of Grace Evangelica Free Church, opposed the project and expressed concern regarding public noticing.

Ms. Janice Jones, Board of the Creek Park Homeowners Association, opposed the project and expressed concern regarding drainage and perimeter walls.

Mr. Rob MacLean, a resident, opposed the project and expressed concern regarding parking spaces.

Mr. Kurt Hobsin, a resident, opposed the project and expressed concern regarding drainage.

Mr. James Kim, a resident, opposed the project and expressed concern regarding drainage.

Mr. Mike Bravo, a resident, opposed the project and expressed concern regarding drainage.

Ms. Debra MacLean, a resident, opposed the project and expressed concern regarding drainage.

Mr. Eric Garcia addressed some of these concerns and stated that regarding the notice requirements, the project did not change and is the same project that was originally proposed and that the additional time was needed to address the drainage and parking concerns which is the reason for the request for continuance of the item. He stated that in terms of the overall project, it is the same as originally proposed.

Mr. Garcia stated that regarding drainage, and as previously mentioned, this project goes through a number of reviews. He stated that not only does it go through planning and planning staff, but it also gets addressed through the Commission and eventually City Council. He also stated that in terms of other agencies, it goes through Los Angeles County Public Works Department and various other divisions. He further stated that there is a drainage grading section that reviews this project; Building & Safety reviews this project; and there are various agencies or entities within Los Angeles County Public Works that reviews this particular project. He stated that the Applicant, at their own risk, submitted for some of these reviews including grading and drainage, and they have complied with the particular requirements and is pending approval.

Mr. Garcia stated that the easement along the south is landscape easement and flood control along that residential community on the west, and that the gateway, in essence, is doing its job as it is a creek which was originally proposed that way to handle the overflow of water when we have heavy rains. He stated there is drainage there, and the project itself does comply with the code requirements per Los Angeles County Public Works standards.

Mr. Muñoz explained that what you see on the PowerPoint there are mitigation factors when it comes to drainage as the project itself; so look at it in the sense that the project is being enhanced for the drainage itself having on site and overall runoff itself; therefore, the project is, in essence, enhancement by the various mitigation factors for drainage. He stated that it has gone through plan check and so forth, and then at that point, they will look even further for both on-site and off-site drainage.

Mr. James Kim does not believe that the engineer can predict how much water will that area hold and even if the second backup tank can hold the water.

Mr. Joe Oftelie, President of Warmington Residential Southern California division explained that the law requires us not only treat every drop of rainwater, but only discharge it at the rate at or less than it exists today. He indicated that it is going to be less of how it is draining today. He further explained that they factor in 100-year rain event into these calculations, and so any drop of rain that is on our site, we must treat it to have it cleaned, and it cannot go out any faster than it goes out today which will be at or better than what you have today.

Mr. Oftelie stated that a traffic analysis was performed and the traffic that is generated by the current use proposed was analyzed. He also stated that the wall along the southern boundary, that there is going to be a fence along that edge and not a block wall as it is running through an easement so there must be access to that.

Mr. Kurt Hobsin stated they currently have excess water, oil and debris and wants to make sure that these drains are working all the time as his house would be downhill from this complex. He also stated that he is concerned about who will incur the cost for maintenance to keep these drains clear.

Mr. Rob MacLean expressed his concerns on drainage.

Mr. Jim Clark indicated that the current issue is that the hydrology onsite percolates into the soil and by adding hardscape, as such, that we will have gallons and gallons of sheet flow of water trying to be mitigated into a system that is barely keeping up now is concerning to the property owners to the south and to the west. He further indicated that what is there now is not working and putting in hardscape all along the area suggested the water has nowhere to go.

Mr. Joe Oftelie explained the waterflow process.

Mr. Muñoz clarified that the HOA will be responsible for everything that is on-site.

Mr. Joe Ofelie also explained that that there will be Covenant, Conditions and Restrictions (CC&Rs) that will be recorded with the property which are responsible for maintaining all of their facility on-site, including the streets, utility services, and all of the required maintenance which are funded through the Homeowners Association.

Mr. Bill Zimmerman from W.G. Zimmerman Engineering, Inc., the city's traffic engineer, summarized the traffic analysis.

Ms. Debra MacLean opposed the traffic study.

Mr. James Kim asked if a traffic signal will be installed in front of this project.

Mr. Mike Bravo questioned the parking issue.

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

Commissioner Olsen stated that his concern in the project is the parking allocation. He stated that the plan would have worked better if they were 2-bedroom dwellings instead of 3- or 4-bedroom dwellings, and the total parking allocation is less than the city code requires; therefore, he is concerned that there is not enough parking for the residents, you already have a certain amount allocated for commercial; a certain amount allocated for guests, but a two-parking place per unit is not enough and cannot recommend this project for approval to the City Council.

Commissioner Cline stated that like Commissioner Olsen and when he thinks back to similar projects like the Olson and Warmington projects on Valley View Avenue, this concern of adequate parking for the new residents coming into these multi-family residential developments, the concern at that time was will it create spillover into the neighboring streets for the Olson project, and for the previous Warmington project, it was for the commercial center that is right next door, and it is the same here. He stated that this is a difficult position that the state puts us in. He also stated that his concern is that there will be spillover as he does not believe there is adequate parking and there being spillover at Mike's Burgers as well as the Peruvian restaurant next door. He stated that he does not know how to get around it as the state is leaning really hard on us for compliance with more housing and is conflicted by this. He asked if we could have signage that limits or restricts parking either onsite for the businesses and businesses with mixed-use offices so that the residents are not parking there.

Vice Chairman Morfin stated that he had similar concerns regarding parking as Commissioner Cline. He stated that there are 110 parking spaces, 2 per unit and as Commissioner Olsen stated, we have parking spaces for guests and then the commercial spaces as well. He suggested to perhaps implement what has been done in the Biola area which would not be part of this plan per se, but something that could potentially alleviate parking concerns as in the community where a lot of these members are from tonight, if there is currently any sort of parking restrictions for residents of that community where they would go through a permitting process; so cars that are not supposed to be in the neighboring communities, they can be ticketed or towed. He asked if this is something that staff has thought about or something that would be tied to the conditions for the developer, but it would be something that might help with this one concern.

Commissioner Cline believes that stated in the CC&Rs for the Olson project that if you have a two-car garage, it must be used for two cars and not used for storage.

Vice Chairman Morfin stated that there are cities where they have conditions on parking whereby, they have systems that track who is parking in the guest parking spots to make sure that they truly are a guest for a party and not there for two or three days, and he wondered if this is something that we have any kind of control over it.

Commissioner Olsen added aside for protection of the neighboring area, you will still have problems with the residents themselves not having a place for their own cars to be parked because the parking allocation is inadequate.

Mr. Muñoz suggested adding a condition of approval to include a Parking Management Plan. This plan would specify parking restrictions, require residents to park in their designated garages, and provide for guest parking. He noted that if issues arise, preferential parking could be considered through a separate commission. Additionally, the plan would include onsite signage designating parking areas. This plan would be submitted to the planning division for adherence.

Mr. Garcia stated that he believes it was a similar parking program that was conditioned on the Olson project to avoid parking impacts to neighboring residential community.

Commissioner Cline stated that he had a recollection that we had requested at the Olson project hearing that we do a six-month follow-up, and perhaps we can do the same for this project to assess if we need that request for preferential parking for the neighborhood.

Mr. Garcia stated that at that time there were two projects along Valley View Avenue, the Olson project and the Warmington project. He stated that Warmington has a commercial center abutted to the north. He also stated that he has not received any complaints in terms of those residences using the commercial parking, or from it spilling over to the residential to the south.

Mr. Garcia also believes that for this project in that residential community, that there are a couple of PUD'S there and some tracts that do have "No Parking" signs between the hours of 2:00 a.m. and 5:00 a.m., and the planning development to the west, he did see a lot of red curbs and saw some signs that said that those aisles are for fire only.

Vice Chairman Morfin questioned drainage and asked if there were heavy rains, could there be a request to the County to look at the soil, and does this go to the HOA, then the city, and then the county and asked what the process for this is, or is it solely in the hands of the HOA.

Mr. Craig Fox, City Attorney, responded that to the extent that this would burden public infrastructure, then you will have the County and City's interest, and it is going to compete with everything else as with too much traffic, you need more signals, et cetera, and it becomes an issue for council to utilize its discretionary spending, and they will have experts come and help them prioritize these things as it is an administrative process but will say that the greater adverse impacts, those will be the things that get their attention.

Vice Chairman Morfin questioned the six-month follow-up brought up by Commissioner Olsen and asked what was conditioned to be looked at.

Commissioner Cline responded that it was for parking.

Commissioner Olsen stated that he believes it was for parking and the making of U-turns and believes there was to be a conference by the study to see if the concerns that had been raised became a reality, or if things had worked out fine.

Vice Chairman Morfin mentioned the aesthetics which was brought up in public comments stating that the aesthetics would not fit with the community; however, he believes that it would enhance that immediate area but is more concerned with the privacy with the height and the placement of the windows.

Commissioner Olsen stated that he took a special look into this and found that the windows facing west, up against the area of the other residents, were small windows and several of them were in a stairwell and other windows in the shower area, and it appears that some care was taken in the placement and size of these windows.

Mr. Muñoz advised that privacy was one of the issues that was looked at and moving forward, our Objective Design Standards will have specific language on this city wide for privacy.

Mr. Garcia stated that we could amend the Conditions of Approval to include the condition that the CC&Rs contain a Parking Management Plan for the site.

Mr. Fox asked if the CC&Rs are going to be approved by the city.

Mr. Garcia replied yes.

Mr. Fox believes that this is the way it can be done.

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

Commissioner Olsen stated that the action involved here is to adopt a resolution which recommends that the City Council approve, and he cannot recommend it, so he does not know how to word the motion on this.

Mr. Fox responded that the motion would be to deny approval of this motion.

Commissioner Olsen moved to deny the item. Vice Chairman Morfin asked for a second. The motion failed due to the lack of a second.

**Commissioner Cline moved, and Vice Chairman Morfin seconded to affirm the CEQA exemption and adopt Resolution No. P-02-24 recommending that the City Council approve Certificate of Compatibility No. 64 and Vesting Tentative Tract Map No. 83540 to demolish the existing office building and construct a 42-dwelling unit condominium complex at 15700 Imperial Highway within Planning Area 3A (PA-3A)**

Regular Meeting of the Planning Commission  
May 16, 2024

**of the Imperial Highway Specific Plan (IHSP) Zoning District with the amendments of the Parking Management Plan.**

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

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

Chairman Massey returned to chair the meeting.

- 4. CONDITIONAL USE PERMIT (CUP) NO. 341 AND VARIANCE (VAR) NO. 172: Planning Commission consideration of a request to establish and operate a heavy equipment rental and sales facility for landscaping equipment and vehicles with accessory office space, and maintenance and to reduce the amount of required on-site parking at 14575 Firestone Boulevard within the Freeway commercial (C-F) 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 he will 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. 341 and Variance No. 172 via a PowerPoint presentation.

Mr. Cisneros concluded his report by recommending that the Planning Commission conduct a public hearing, affirm CEQA Categorical Exemption, and adopt Resolution No. P-05-24 approving Conditional Use Permit No. 341 to establish and operate a heavy equipment rental and sales facility for landscaping equipment and vehicles with accessory office space and equipment maintenance, and Variance No. 172 to reduce the amount of required on-site parking located at 14575 Firestone Boulevard within the Freeway Commercial (C-F)

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

Commissioner Cline asked if there are conditions on the sign in regard to the one that is there that appears to be hanging over the property line.

Mr. Cisneros responded that is an existing billboard sign, and at this time, it is planned for it to stay there. He noted that there are two on the property. He also stated that as far as other signage, that will be reviewed separately.

Mr. Muñoz stated that the billboard is completely separate, and there are two on site.

There being no further discussion, Chairman Massey 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-05-24 recommending that the Planning Commission approve Conditional Use Permit No. 341 to establish and operate heavy equipment rental and sales facility for landscaping equipment and vehicles with accessory office space and equipment maintenance, and Variance No. 172 to reduce the amount of required on-site parking located at 14575 Firestone Boulevard within the Freeway Commercial (C-F Zoning District.**

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

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

**INFORMATIONAL ITEM**

Mr. Muñoz shared that May is Building Safety month, and that the Community Development Department celebrated earlier this week with Abram, our building inspector; Arsenious, our plan checker; and our two permit technicians Iris and Andrea to show appreciation for our staff for all they do.

**PUBLIC COMMENT PERIOD**

There were no public comments.

### **COMMISSION ANNOUNCEMENTS**

Vice Chairman Morfin thanked the public for speaking and appreciates their participation. He also announced that he and his family had attended the La Mirada Farmers Market for the first time, and that they had a great time.

Commissioner Olsen recognized that it was Chairman Massey's last Planning Commission meeting, and he wanted to thank him for his years of service and for doing a great job on this commission.

Commissioner Cline seconded what Commissioner Olsen just stated. He also stated that as a veteran, that this month on the 27<sup>th</sup> at 10:00 a.m., we will celebrate Memorial Day at Olive Lawn and would like to see the community go to show their appreciation for those who have served their country and given their lives for their services.

Chairman Massey acknowledged Commissioner Olsen's kind words and that it has been a very enjoyable experience serving on this body for the last four years. He said that he and Commissioner Olsen first served together on the Measure I sales tax commission for roughly seven years, and that it has been a great experience working together side by side with these fine gentlemen on the planning commission and will remember fondly his time spent on this commission. He thanked everyone for allowing him to be the chairman this year and hopes that the next person who takes this position enjoys it just as much as he has.

### **STAFF ANNOUNCEMENTS**

Mr. Muñoz thanked Chairman Massey on behalf of the Community Development Department and expressed that it was a pleasure working with him and appreciates his dedication to service the community of La Mirada. He knows that planning commission is not easy with all its lingo and information handed to the commissioners and so forth, but he appreciates his dedication to the Planning Commission.

Mr. Boynton echoed Mr. Muñoz. He stated that being on the planning commission is difficult in making decisions that have true impacts on the community and, at times, are not popular decisions. He felt that tonight's discussion was very well done and said it was a difficult issue but explored a lot of the concerns that the residents had and felt that it was treated fairly and professionally and wanted to commend staff on that and with their thorough presentations.

Regular Meeting of the Planning Commission  
May 16, 2024

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 8:01 p.m. to the next regular meeting to be held on Thursday, June 20, 2024.

Submitted:



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Yolanda Recio, Secretary

Attest:



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David Michael Morfin, Chairman