

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

**SEPTEMBER 19, 2024**

**CALL TO ORDER**                      The meeting of the Planning Commission was called to order by Chairman David Michael Morfin 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 David Michael Morfin  
   Vice Chairman Lee Olsen  
   Commissioner Michael Saenz  
   Commissioner Richard Cline  
   Commissioner Donn Cottom

   Staff:         Manuel Muñoz, Community Development Director  
   Mark Stowell, Public Works Director/City Engineer  
   Yolanda Recio, Secretary  
   D. Craig Fox, City Attorney

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF JULY 18, 2024**

**Commissioner Saenz moved, and Commissioner Cline seconded to approve the minutes of the July 18, 2024 Planning Commission meeting.**

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

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

**NOES:                      None**

**ABSENT:                  None**

**ABSTAIN:                None**

**NEW BUSINESS**

**2. GENERAL PLAN CONFORMANCE (GPC) NO. 2024-01: Planning Commission consideration of Resolution No. P-08-24 finding that the acquisition of various**

**and certain real property interests for the Alondra Boulevard and Phoebe Avenue intersection improvement project is in conformance with the City of La Mirada General Plan as required under California Government Code Section 65402.**

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

Manuel Muñoz, Community Development Director, introduced Mark Stowell, Public Works Director/City Engineer, and stated that Mr. Stowell would be presenting the item before the Planning Commission for the proposed agenda item.

Mr. Stowell presented the General Plan Conformance (GPC) No. 2024-01 to the Commission.

Mr. Stowell concluded his report recommending the Planning Commission adopt Resolution P-08-24 finding that the acquisition of various and certain real property interests for the Alondra Boulevard and Phoebe Avenue intersection improvement project is in conformance with the City of La Mirada General Plan as required under California Government Code Section 65402.

Mr. Stowell stated that he could respond to any questions.

There being no questions or objections, Chairman Morfin requested a motion.

**Vice Chairman Olsen moved, and Commissioner Cline seconded to adopt Resolution No. P-08-24 finding that the acquisition of various and certain real property interests for the Alondra Boulevard and Phoebe Avenue intersection improvement project is in conformance with the City of La Mirada General Plan.**

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

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

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

### **PUBLIC COMMENT PERIOD**

There were no public comments.

### **COMMISSION ANNOUNCEMENTS**

Chairman Morfin announced that his children joined the La Mirada Soccer Association (LMSA) which is a great organization to be a part of and wanted to commend all the volunteers for their work and support.

### **STAFF ANNOUNCEMENTS**

Mr. Muñoz gave an update on the La Mirada Housing For All – Housing Element Update.

Vice Chairman Olsen asked if we will be having an item on the agenda for next month.

Mr. Muñoz responded yes.

Commissioner Cline stated that if he understands correctly, in order for HCD to approve our housing element, all of the zoning changes that were being proposed have to be implemented.

Mr. Muñoz replied that the rezones must happen. He stated that traditionally, for rezoning, we would have had three years for that if we were within the deadline, but since we did not meet the deadline, we only have a year which comes up in January 2025.

Commissioner Cline noted that in November we will have our first review.

Mr. Muñoz summarized that on November 21, 2024, we will have a hearing for Planning Commission; December 10, 2024, will be the City Council first reading; and January 14, 2025, will be the second reading. He stated that it will be one ordinance for everything, which will be the rezone, the various code amendments, and everything that is associated with it.

Commissioner Cottom asked how many municipal codes will be affected.

Mr. Muñoz replied that once he prepares the administrative report next month, they will have a better understanding of it.

Commissioner Cottom asked if there will be a revision in the General Plan.

Mr. Muñoz replied that it would be to the Municipal Code, as far as the code updates, and the zoning map would correlate with the rezones, and then there would be some code sections within that which would correlate with the rezones. He added that we are not amending the general plan as the rezones are extending the housing overlay, and we are not changing the base zone.

Regular Meeting of the Planning Commission  
September 19, 2024

Commissioner Saenz asked about the location and opening for Five Below.

Chairman Morfin asked about the opening for Dutch Bros.

Vice Chairman Olsen asked about the status of the old car wash location on Telegraph Road and Imperial Highway.

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:58 p.m. to the next regular meeting to be held on Thursday, October 17, 2024.

Submitted:

  
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Yolanda Recio, Secretary

Attest:

  
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David Michael Morfin, Chairman