

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

**OCTOBER 17, 2024**

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

   Absent:        Chairman David Michael Morfin

   Staff:         Manuel Muñoz, Community Development Director  
   Yolanda Recio, Secretary  
   D. Craig Fox, City Attorney

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF SEPTEMBER 19, 2024**

**Commissioner Saenz moved, and Commissioner Cline seconded to approve the minutes of the September 19, 2024 Planning Commission meeting.**

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

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

**NOES:            None**

**ABSENT:        Chairman Morfin**

**ABSTAIN:       None**

**PUBLIC HEARING**

**2. DEVELOPMENT AGREEMENT (DA) NO. 19 AND SITE PLAN REVIEW (SPR):  
    Planning Commission consideration of Resolution No. P-07-24 recommending**

**to the City Council approval of Development Agreement No. 19 and a Site Plan Review to install and maintain an electronic billboard at the property located at 14655 Firestone Boulevard, within the Freeway Commercial (C-F) Zoning District and approval of an exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 of the CEQA guidelines.**

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

Manuel Muñoz, Community Development Director, reviewed Development Agreement No. 19 and Site Plan Review via a PowerPoint presentation for the proposed agreement.

Mr. Muñoz concluded that based on the evidence presented by staff, it is recommended that Planning Commission conduct a public hearing, affirm the Categorical Exemption, and adopt Resolution No. P-07-24 recommending City Council adopt an Ordinance approving Development Agreement No. 19 and a Site Plan Review allowing the installation and maintenance of an electronic billboard at 14655 Firestone Boulevard, subject to the conditions contained therein and/or additional limitations the Planning Commission may wish to add.

Mr. Muñoz stated that staff is available to answer any questions.

Vice Chairman Olsen inquired about the other static billboards that are currently near the proposed site.

Mr. Muñoz stated that those are on the property of RDO Equipment and 84 Lumber.

Vice Chairman Olsen opened the public hearing and asked if anyone wished to speak in favor of the project.

Mr. Mark Kudler, representative of Bulletin Displays, LLC, the Applicant, spoke in favor of the item.

Mr. Bishop Guillory spoke in favor of the item.

There being no one else wishing to speak in favor of the project, Vice Chairman Olsen asked if anyone wished to speak in opposition.

There being no speakers in opposition to the project, Vice Chairman Olsen closed the public hearing and opened the item for discussion.

Commissioner Cottom stated that one issue with some electronic billboards is that they can collect data from the public's mobile devices without their knowledge and asked if this electronic billboard will do that.

Mr. Kudler responded no and gave an explanation.

Commissioner Cline posed questions to staff and discussed Condition No. 7 of Conditions of Approval.

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

**Commissioner Saenz moved, and Commissioner Cline seconded to affirm the Categorical Exemption and adopt Resolution No. P-07-24 recommending to the City Council the approval of Development Agreement No. 19 and a Site Plan Review to install and maintain an electronic billboard at the property located at 14655 Firestone Boulevard, within the Freeway Commercial (C-F) Zoning District and approval of an exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 of the CEQA guidelines.**

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

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

**NOES: None**

**ABSENT: Chairman Morfin**

**ABSTAIN: None**

**INFORMATIONAL ITEM**

**3. Community Development Director Manuel Muñoz gave a comprehensive update on the Housing Element 6<sup>th</sup> Cycle Implementation that included various amendments to the Municipal Code and Zoning Map via a PowerPoint presentation and asked if commissioners had any questions. Below is a list of main topics discussed by the Commission:**

**1. Timeline and Scope of Upcoming Approval:**

- The commission discussed the upcoming November 21 approval session, covering Phase 1 and Phase 2 zoning updates, including rezones, code updates, and zoning maps.
- Vice Chairman Olsen expressed concern over approving multiple, potentially contentious items simultaneously and suggested separate reviews for more complex issues like parking regulations.

**2. Parking Regulations and Concerns:**

- Commissioners raised concerns about parking requirements, especially with respect to multi-family developments. Mr. Muñoz explained that the new state laws affect parking standards, aiming to reduce parking ratios, which currently act as barriers to housing development.

**3. Emergency Shelter Zoning:**

- Commissioner Cline questioned the zoning for emergency housing, particularly its location within residential and commercial zones. Mr. Muñoz clarified that emergency shelters must align with state regulations, which restrict certain zones.

**4. Housing Element Compliance and Impact of New Laws:**

- Mr. Muñoz emphasized that the proposed zoning and overlay changes are aligned with the Housing Element and state laws. Changes to the approved sites would require amendments to the Housing Element and additional HCD review.
- Mr. Fox noted the importance of meeting Regional Housing Needs Allocation (RHNA) requirements and explained that any adjustments to zoning could affect available housing counts.

**5. Request for Additional Reviews and Special Session:**

- Commissioners, particularly Cline, suggested an additional meeting or special session to address unresolved issues like parking and other zoning concerns. Mr. Muñoz agreed to discuss the possibility of a special meeting with the City Manager, given the tight timeline.

**6. Additional Documents and Information Requests:**

- Commissioners requested presentation slides and further clarification on parking laws. Mr. Muñoz committed to providing the requested materials including relevant state law references.

**PUBLIC COMMENT PERIOD**

There were no public comments.

**COMMISSION ANNOUNCEMENTS**

Commissioner Cline reminded everyone that on November 9, 2024, at Neff Park from 11:00 a.m. to 3:00 p.m. there will be the Veterans Salute, and then on Monday, November 11, 2024, at 10:30 a.m. will be the Veterans Day Ceremony at the Civic Center Plaza.

**STAFF ANNOUNCEMENTS**

Mr. Muñoz expressed that we are in full swing for the Housing Element and Outreach, and that we will have a pop-up booth at the upcoming Farmer's Market, Halloween Fest,

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and at the Veterans Salute. He mentioned that we have new swag for the Housing Element which are new tumblers, tote bags, and notebooks.


Vice Chairman Olsen asked if we will be having a meeting next month.

Mr. Muñoz responded, yes.

**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:30 p.m. to the next regular meeting to be held on Thursday, November 21, 2024.

Submitted:



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Yolanda Recio, Secretary

Attest:



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Lee Olsen, Vice Chairman