

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

NOVEMBER 21, 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
Eric Garcia, Senior Planner
Yolanda Recio, Secretary
D. Craig Fox, City Attorney

APPROVAL OF MINUTES

1. MINUTES OF THE REGULAR MEETING OF OCTOBER 17, 2024

Commissioner Saenz moved, and Commissioner Olsen seconded to approve the minutes of the October 17, 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: None

ABSTAIN: Chairman Morfin

PUBLIC HEARING

**2. THE PLANNING COMMISSION CONSIDERATION OF THE FOLLOWING THREE
(3) ITEMS AS THEY RELATE TO THE HOUSING ELEMENT 6TH CYCLE 2021 –**

2029 IMPLEMENTATION:

ZONING ORDINANCE AMENDMENT NO. 57 – Amend Title 20 (Subdivisions) and Title 21 (Zoning) of the La Mirada Municipal Code. The amendments will implement the policies of the 6th Cycle Housing Element and bring the Municipal Code into compliance with State housing law.

ZONING MAP AMENDMENT NO. 57 – Amend the official zoning map of the City of La Mirada to remove properties formally within the Special Housing Overlay (SHO) and Emergency Shelter Overlay (ESO) and apply to the SHO to 76 parcels and apply the ESO to 12 parcels.

SPECIFIC PLAN AMENDMENT NO. 2024-1 (SPA-2024-1) – Amend the Imperial Highway Specific Plan (IHSP) to apply the Special Housing Overlay (SHO) zone and to clarify that housing developments comply with the State housing law; and

Finding that all three (3) amendments are exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15162(a) and 15061(b)(3).

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

Community Development Director Manuel Muñoz reviewed in detail the Housing Element 6th Cycle Implementation that included various amendments to the Municipal Code and Zoning Map via a PowerPoint presentation including consultants, Scott Martin from RRM Design Group and David Blumenthal from Sagecrest Planning and Environment.

Chairman Morfin opened the public hearing and asked if anyone wished to speak on this project.

No members of the public spoke on the item.

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

The Commission engaged in a detailed inquiry with staff and consultants, focusing on key topics such as the application of objective standards, the implications of density bonuses, the scope of ministerial projects under SB-9, and the findings of the parking survey/parking standards.

The Commission recommended amendments to the proposed parking regulations for multi-family developments, specifically to retain the existing guest parking ratio and to approve the revised parking standards for multi-family projects ranging from studios to three or more bedrooms.

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

Vice Chairman Olsen moved, and Commissioner Saenz seconded to approve all three items as they relate to the Housing Element 6th Cycle 2021 – 2029 implementation: Zoning Ordinance Amendment No. 5, Zoning Map Amendment No. 57, and Specific Plan Amendment No. 2024-1 (SPA-2024-1) and finding that all three amendments are exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15162(a) and 15061(b)(3) with the modifications to multi-family parking regulations.

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

Commissioner Cline wished everyone a Happy Thanksgiving.

Commissioner Saenz commended everyone for their hard work and presentations, and he also congratulated Eric Garcia on his 10 years of service to this City.

STAFF ANNOUNCEMENTS

Mr. Muñoz advised commissioners that the City Council meeting scheduled for next Tuesday, November 26, 2024 has been cancelled. He also advised that they will now be getting the Fair Political Practices Commission (FPPC) letter sent directly to their email. He stated that staff has been working hard in our Housing Element to hopefully get us across the finish line and stated that after all of this, that we will pivot into inclusionary housing which is another program. He thanked and wished everyone a Happy Thanksgiving.

Regular Meeting of the Planning Commission
November 21, 2024

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:56 p.m. to the next regular meeting to be held on Thursday, December 19, 2024.

Submitted:



Yolanda Recio, Secretary

Attest:



David Michael Morfin, Chairman