

After taking the position as Chairman, Chairman Olsen opened the nominations for Vice Chairman.

Commissioner Cline nominated Commissioner Saenz to be Vice Chairman. Commissioner Morfin seconded the nomination. There were no other nominations.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Commissioner Morfin, Commissioner Olsen, Commissioner Saenz, Commissioner Cline
NOES: None
ABSENT: Commissioner Cottom
ABSTAIN: None

APPROVAL OF MINUTES

2. MINUTES OF THE REGULAR MEETING OF FEBRUARY 20, 2025

Vice Chairman Saenz moved, and Chairman Olsen seconded to approve the minutes of the February 20, 2025 Planning Commission meeting.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

PUBLIC HEARING

3. CONDITIONAL USE PERMIT (CUP) NO. 342: Planning Commission consideration of a request to allow the off-sale of general liquor Alcohol Beverage Control (ABC) Type 21 license and on-site tastings (ABC) Type 86 license at a new grocery store located at 12721 Valley View Avenue, La Mirada, within 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 Olsen stated for the record before beginning the discussion for this item, that he resides adjacent to the property and will need to recuse himself from this portion of the meeting, and that Vice Chairman Saenz will preside for this item.

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

Manuel Muñoz, Community Development Director, introduced Eric Garcia, Senior Planner and stated that he would be presenting the item before the Planning Commission for the proposed agenda item.

Eric Garcia, Senior Planner, reviewed Conditional Use Permit No. 342 via a PowerPoint presentation.

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

Steve Rawlings, on behalf of Northgate Market, spoke in favor of this item.

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

No one spoke.

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

Commissioner Cline posed questions to staff regarding Condition No. 45 in reference to "habitual or common drunkard" and requested clarification as he is not sure if either the vendor or management within Northgate is supposed to know how to identify such person. He further stated that after previous discussion with staff, he believes they had agreed to perhaps replacing "habitual or common drunkard" to "intoxicated person," which is what he would recommend.

Mr. Fox stated that term "habitual or common drunkard" actually has a newer meaning that goes beyond intoxication and gave a brief explanation.

Commissioner Cline stated that in one of the documents, there was a statement there that said that the Planning Division would be doing the inspecting and asked if Code Enforcement can be in charge of that instead.

Mr. Garcia responded that we could replace Planning Division with City, which would include a city official, and that is Condition No. 14 in the Conditions of Approval.

Commissioner Cline stated that Condition No. 14 also states that "all employees involved in the sales or in the tastings," and he asked if that includes vendors, and are they considered employees, and should we amend this to include employees and vendors.

Mr. Garcia responded that we could say licenseholder, which includes the definition of who a licenseholder is.

Commissioner Cline asked if it is necessary to have a condition that limits the tasting related to time.

Commissioner Morfin stated that his perspective is fine on the time as it is not like Northgate will be closing at 2:00 a.m., and what he was encouraged by was the minimal amounts that would be served.

Vice Chairman Saenz asked the Applicant if this will be vendor operated as opposed to employees.

Mr. Rawlings replied that that is correct and stated that there is a nuance in the ABC law that our employees cannot serve as they do not want them to act like a bar, if you would, so they make it be a distributor or manufacturer that serves it; however, we are the licenseholder, and we bear the responsibility for the actions of such person so we closely manage it, and he reiterated that they are not serving very much.

Vice Chairman Saenz asked the Applicant based on his experience with tastings at the other locations, how has that gone over and has there been any problems or issues, and he also asked if there was a standard time for these tastings.

Mr. Rawlings responded that it is driven by popular times when people shop, which is most like at Costco. He added it is kind of midday on Saturdays and Sundays and periodic in nature when they showcase a product.

Commissioner Cline stated in response to the Muslim Community Service and said for the record that the census tract, which is what ABC goes by, they have got 16 licensed operators in that area. He stated that we have taken this into consideration but are not going to impede Northgate's request.

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

Commissioner Morfin moved, and Commissioner Cline seconded to affirm the CEQA Categorical Exemption and adopt Resolution No. P-02-25 approving Conditional Use Permit No. 342 allowing the off-sale of general liquor (ABC Type 21 License) and on-site tastings (ABC Type 86 License) at a new grocery store (Northgate Market) located at 12721 Valley View Avenue within the Imperial Highway Specific Plan (IHSP) Zoning District with the amendments.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

Chairman Olsen returned to chair the meeting.

4. CONDITIONAL USE PERMIT (CUP) NO. 343: Planning Commission consideration of a request to allow the outdoor storage of trucks and trailers in conjunction with a logistics facility at 14683 Industry Circle, La Mirada, within the Industrial (M-2) Zoning District, and finding the project exempt under CEQA pursuant to Section 15311 of the CEQA guidelines.

Chairman Olsen 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 agenda item.

Mr. Cisneros, Assistant Planner, reviewed Conditional Use Permit No. 343 via a PowerPoint presentation.

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

Greg Chila, Applicant Representative, spoke in favor of the item and stated he is available to answer any questions.

Chairman Olsen asked if anyone wished to speak in opposition.

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

Commissioner Cline stated that Condition No. 17 refers to service bays in which there are none and stated that the first sentence should be removed and only leaving the second sentence, "No maintenance or repair work shall be conducted outdoors."

Mr. Cisneros agrees with this correction and will amend it accordingly.

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

Vice Chairman Saenz moved, and Commissioner Cline seconded to affirm the CEQA Categorical Exemption and adopt Resolution No. P-03-25 approving

Conditional Use Permit No. 343 to establish the outdoor storage of trucks and trailers in conjunction with a logistics facility located at 14683 Industry Circle within the Industrial (M-2) Zoning District with the amendments.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

NOES: None

ABSENT: Commissioner Cottom

ABSTAIN: None

5. VARIANCE (VAR) NO. 173 AND ADMINISTRATIVE ADJUSTMENT NO. 60: Planning Commission consideration of a request to deviate from the City's special design provisions for arterial highways and height requirements to allow the construction of a 7' tall wrought iron fence with a base and columns made of split-face tan masonry block along the front yard setback and street side yard setback areas at 15721 Rosecrans Avenue, La Mirada, within the Single Family Residential (R-1-6000) Zoning District, and finding the project exempt under CEQA pursuant to Section 15303 of the CEQA guidelines.

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

Manuel Muñoz, Community Development Director, again introduced Noah Cisneros, Assistant Planner and stated that he would be presenting the item before the Planning Commission for the proposed agenda item.

Mr. Cisneros, Assistant Planner, reviewed Variance (VAR) No. 173 and Administrative Adjustment No. 60 via a PowerPoint presentation.

Mr. Cisneros noted that the Public Safety Department has decided that Conditions of Approval No. 5 will be amended to remove paragraph two of four.

Chairman Olsen questioned staff about the wall height.

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

Doug Kotkin, Applicant Representative, spoke in favor of the item and stated he is available to answer any questions.

Alyssa Freedman-Finch, Director of Youth & Education at Temple Beth Ohr, spoke in favor of the item.

Dominic Valencia, resident of La Mirada and retired lieutenant for the LA County Sheriff's Department, and currently works security for Temple Beth Ohr, spoke in favor of the item.

Chairman Olsen asked if anyone wished to speak in opposition.

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

Commissioner Cline requested clarification regarding the resolution number for this item.

Mr. Cisneros clarified the resolution number should be P-04-25.

Chairman Olsen stated that the compromise that has been put into this looks like it should be aesthetically pleasing and should not cause a problem of any kind.

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

Commissioner Cline moved, and Vice Chairman Saenz seconded to affirm the CEQA Categorical Exemption and adopt Resolution No. P-04-25 approving Variance No. 173 and Administrative Adjustment No. 60 to deviate from the City's special design provisions for arterial highways and height requirements to allow the construction of a 7'-0" tall wrought iron fence with a base and columns made of split-face tan masonry block along the front yard setback and street side yard setback areas at 15721 Rosecrans Avenue, La Mirada, Ca 90638 within the Single Family Residential (R1-6000) Zoning District, and finding the project exempt under CEQA pursuant to Section 15303 of the CEQA guidelines with the amendments.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

INFORMATIONAL ITEM

6. CITY OF LA MIRADA STRATEGIC PLAN 2028

Senior Administrative Analyst Jorge Orozco stated that staff is preparing the 2028 Strategic Plan which outlines the City's top priorities, strategies, and goals over the next three years that the City Council reviewed back in April. He noted that the plan provided in the PC packet is only a working draft, and that he will eventually provide a comprehensive report with photos and a narrative on everything. He stated this was presented to commissioners for any suggestions or feedback on the goals that are specifically in the Strategic Plan, and he is available to answer any questions.

PUBLIC COMMENT PERIOD

There were no public comments.

COMMISSION ANNOUNCEMENTS

Chairman Olsen thanked Commissioner Morfin for being Chairman this past year.

Commissioner Morfin congratulated Chairman Olsen.

Vice Chairman Saenz thanked Commissioner Morfin for his services as Chairman this past year.

Commissioner Cline stated ditto for Commissioner Morfin and looks forward to another year under Chairman Olsen.

STAFF ANNOUNCEMENTS

Mr. Muñoz had several announcements to make. Firstly, he formally announced our newest team member in the Community Development Department, Lily Navarro, who is now our new Planning and Building Technician full-time employee in this brand-new position to the City in which we are blending the planning and building functions of a technician into one position in aiming and streamlining our overall procedures when it comes to all functions. He added that Lily started with the City approximately three years ago as a part-time Planning Intern and then promoted as a part-time Planning Technician. We are very happy to have Lily join us and continue to grow with the City of La Mirada family.

Secondly, he added that Lily was very instrumental in all of our pop-up events that we had for La Mirada Housing For All with Noah, which definitely goes to show the hard work as we won the 2025 Award of Merit for Communications Initiative & Outreach through the American Planning Association Los Angeles section for our overall strategies on how we promote outreach and education on the La Mirada Housing For All. He stated that this is a testament to everything that we have done, and how we continue to push forward with housing initiatives with the larger community development approach and adding better communication.

Thirdly, our La Mirada Housing For All pop-ups have evolved to Community Development pop-ups. He advised that at our recent pop-ups, we are now showcasing a lot of the development projects that have been either approved by planning commission or have been approved by staff, so this really continues to push forward our overall vision, communication, and transparency with the community.

Vice Chairman Saenz asked what will be replacing Alberto's restaurant on Valley View and Imperial Highway.

Mr. Cisneros responded that Krunch Burger has inquired about this location.

Mr. Muñoz stated that right next to Alberto's restaurant, we will be getting 7Leaves Cafe for a Conditional Use Permit on the drive-through which will be coming up next month and will be presented by Lily.

Commissioner Morfin noticed that Dutch Bros looks to be opening now.

Mr. Muñoz stated that Dutch Bros has a target opening date of August 6, and staff is working with them as far as queuing and overall stacking and traffic to make sure there is no overflow.

Commissioner Morfin asked about facility on Beach Boulevard near Gold's Gym.

Mr. Muñoz responded that a formal CUP application has been submitted for this site for restaurants which will be coming to the planning commission.

Chairman Olsen asked if there are any updates on the location where the carwash used to be on Imperial Highway and Telegraph Road.

Mr. Muñoz responded that we have been working with them very closely and should be getting a demo permit soon.

Commissioner Cline pointed out that Los Angeles state government had 24 new housing related laws that were voted on and having an effect on ADU codes that were recently approved and now changing again.


Mr. Muñoz responded that in planning, the codes have been constantly changing for the last couple of years and added that we are trying to keep up.

Regular Meeting of the Planning Commission
July 17, 2025

ADJOURNMENT

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 7:43 p.m. to the next regular meeting to be held on Thursday, August 21, 2025.

Submitted:



Yolanda Recio, Secretary

Attest:



Lee Olsen, Chairman