

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

**SEPTEMBER 18, 2025**

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

   Staff:         Manuel Muñoz, Community Development Director  
   Eric Garcia, Senior Planner  
   Noah Cisneros, Assistant Planner  
   D. Craig Fox, City Attorney

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF AUGUST 21, 2025**

**Commissioner Morfin moved, and Commissioner Cottom seconded to approve the minutes of the August 21, 2025 Planning Commission meeting.**

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

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

**NOES:            None**

**ABSENT:        None**

**ABSTAIN:       Vice Chairman Saenz**

**PUBLIC HEARING**

**2. TENTATIVE PARCEL MAP (TPM) NO. 84900: Planning Commission consideration of a request recommending to the City Council to approve**

**Tentative Parcel Map (TPM) No. 84900 to subdivide one (1) parcel into two (2) parcels at 14861 Imperial Highway, within District PA-2B of the Imperial Highway Specific Plan (IHSP) Zoning District and finding the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315 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.

Noah Cisneros, Assistant Planner, reviewed Tentative Parcel Map (TPM) No. 84900 via a PowerPoint presentation.

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

Kristine Simmons, on behalf of Telegraph 1, LLC, spoke in favor of this item.

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

No one spoke.

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

Chairman Olsen questioned Condition No. 11 regarding parking requirements.

Commissioner Cline asked what the relationship was between these Conditions and last year's Conditions of Approval for CUP No. 339 that were already agreed upon.

Mr. Muñoz replied that these are two separate projects, and the conditions are respective to each project.

Commissioner Cottom asked whether Los Angeles County or the City of La Mirada is responsible for road maintenance on Wicker Drive, as shown on the vicinity map.

Mr. Muñoz stated that he was not certain who has full jurisdiction over Wicker Drive, noting that streets can be either shared or fully under one agency's authority. He also stated that it depends on how the responsibilities are defined between the two jurisdictions.

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-06-25 recommending that the city council approve Tentative Parcel Map (TPM) No. 84900 to subdivide one parcel into two at 14861 Imperial Highway, within District PA-2B of the Imperial Highway Specific Plan (IHSP) Zoning District.**

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

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

**PUBLIC COMMENT PERIOD**

There were no public comments.

**COMMISSION ANNOUNCEMENTS**

Vice Chairman Saenz asked for an update on Behringer Park.

Mr. Muñoz gave a brief update.


**STAFF ANNOUNCEMENTS**

Mr. Muñoz announced that we may not be having a planning commission meeting next month, but we do have a tentative item scheduled for November.


**ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:48 p.m. to the next regular meeting to be held on Thursday, October 16, 2025.

Submitted:

  
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Yolanda Recio, Secretary

Attest:

  
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Lee Olsen, Chairman