

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

**November 20, 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  
   Yolanda Recio, Secretary  
   D. Craig Fox, City Attorney

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF SEPTEMBER 18, 2025**

**Commissioner Saenz moved, and Commissioner Cline seconded to approve the minutes of the September 18, 2025 Planning Commission meeting.**

**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 HEARING**

**2. GENERAL PLAN AMENDMENT (GPA-2025-01) AND ZONING ORDINANCE AMENDMENT NO. 58 (ZOA-58): Planning Commission consideration of a**

**request recommending to the City Council to approve General Plan Amendment (GPA-2025-01) and Zoning Ordinance Amendment No. 58 (ZOA-58) to 10 parcels on two separate sites totaling 36.9 acres that would rezone properties from commercial to industrial on one site and change industrial to commercial on the other site. This action would result in approximately 20.4 acres being changed from manufacturing to commercial and 16.5 acres being changed from commercial to manufacturing and adopting a Programmatic Negative Declaration per California Environment Quality Act (CEQA) and CEQA Guidelines pursuant to Sections 15070-15075.**

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

Manuel Muñoz, Community Development Director, presented the item and reviewed General Plan Amendment GPA-2025-01 and Zoning Ordinance Amendment No. 58 (ZOA-58) via a PowerPoint presentation. Staff noted that minor typographical and formatting corrections identified by Commissioner Cline will be incorporated, as they do not affect the analysis, findings, or recommendations. Staff also clarified that although the public notices referenced a "Zoning Map Amendment," the action before the Commission is a Zoning Ordinance Amendment, and this clarification will be reflected in the final documents prepared for City Council.

Chairman Olsen noted that on the first page of staff's report under Background, second line, should be corrected to east of Valley View, not west.

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

No one spoke.

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.

Commissioner Cline asked if MIG, the environmental consultants, made any changes to the original documents that were confusing.

Mr. Muñoz stated that changes have been made, and they will be reflected on the final document for adoption once it goes to City Council.

Commissioner Cline stated he does not see any changes that were proposed.

Mr. Muñoz stated that moving forward, the ones that are highlighted in the comment letter, those are the changes.

Commissioner Cline stated that his real concern is the sentence which basically says, it is not possible and overly speculative to try to estimate specific trip generation or VMT impact; and yet in the document 4.17(b) says it is highly speculative and not even possible. He is confused as to why it is in there at all, and will they be taking this entire sentence out.

Bob Prasse, Director of Environmental Services for MIG, gave a brief explanation as to why it is added like this.

City Attorney Fox asked if it is safe to say that it was a hypothetical.

Mr. Prasse responded, yes.

Commissioner Cline stated that it should be added as a hypothetical, otherwise, it sends a confusing message to whomever the reader might be.

City Attorney Fox added there is no project, so it cannot be particularly specific by nature.

Commissioner Cline responded, correct but maybe we insert the word hypothetical in there.

Mr. Muñoz stated we could probably add a clarifying sentence in that area to explain the hypothetical benchmark in that sentence, so we will take a look at that for the final document.

Chairman Olsen asked if anyone else had any questions.

Commissioner Cottom asked for clarification on Section 15315 of the CEQA Guidelines as it does not seem to match the Programmatic Negative Declaration, which was based on Initial Study, as what he found is that it is the exemption for "Minor Land Divisions" and does not seem as if these two things go together and are being mixed.

Mr. Muñoz stated that we are adopting a Programmatic Negative Declaration as a CEQA document recommending approval from City Council for final adoption.

Commissioner Cottom asked if in the Initial Studies, if there were any studies that looked at changes in some of the patterns that might occur, basically, how traffic might change because of the industrial versus commercial, and is there anything that talks about what the gateway would look like.

Mr. Muñoz stated that both areas have existing corridors for the proposed changes.

Mr. Prasse gave a brief explanation of their analysis on the traffic patterns.

Mr. Muñoz stated that as far as the gateway, this is somewhat of the first step in moving forward with any type of economic development, and at that point, specifically on the northern end, that leaves the potential for a developer to merge lots. He further stated that the city manager's office would then move forward with potential economic development strategies depending on what that project will be in the future.

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 adopt Resolution No. P-07-25 recommending the City Council approve General Plan Amendment (GPA-2025-01) and adopting a Programmatic Negative Declaration per California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Sections 15070-15075, and Resolution No. P-08-25 recommending the City Council approve Zoning Ordinance Amendment (ZOA-58) and adopting a Programmatic Negative Declaration per California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Sections 15070-15075, with amended changes.**

**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 ANNOUNCEMENT**

Commissioner Cline thanked the City and everyone who showed up at the Veteran's Day celebration.

Chairman Olsen stated that the committee should provide more seating if they want more people to partake in the Veteran's Day celebration.

Vice Chairman Saenz wished everyone and their families a Happy Thanksgiving and a Merry Christmas.

Commissioner Cottom wished everyone a Happy Thanksgiving. He is very grateful for all staff and their hard work that they have put into our City.

Commissioner Morfin seconds what Commissioner Cottom said and thanked the City staff and administration. He also wished everyone a Happy Thanksgiving, Merry Christmas and New Year.

### **STAFF ANNOUNCEMENTS**

Mr. Muñoz gave a brief update on the following:

- La Mirada Housing for All Initiative is ongoing. The final policy component, the Inclusionary Housing Ordinance, will be initiated on December 13, 2025, at the City Council Study Session. Staff will present a general overview to obtain City Council direction to proceed with development of the ordinance. This ordinance will serve as the final policy document required to complete the Housing Element implementation.
- We will not be having a Planning Commission Meeting next month on December 18, 2025.
- Northgate Market has postponed its opening date to January 2026 due to rain and other unforeseen circumstances.
- Toll Brothers is beginning construction, and the City will be issuing building permits soon for all units associated with the project.
- Planning Commission is scheduled to lead the Pledge of Allegiance at the upcoming City Council meeting on Tuesday, November 25, and all commissioners are welcome to attend.


### **ADJOURNMENT**

There being no further business to come before the Commission, the Planning Commission adjourned the meeting at 6:56 p.m. to the next regular meeting to be held on Thursday, December 18, 2025.

Submitted:

  
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Yolanda Recio, Secretary

Attest:

  
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Lee Olsen, Chairman