

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

**February 21, 2019**

**CALL TO ORDER**

The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Chairman Scott Anderson in 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 Scott Anderson  
Commissioner Lee Olsen  
Commissioner Steven Soto

Absent:

Vice Chairman Michael Saenz

Staff:

Gabriel Bautista, Community Development Director  
Isra Shah, City Attorney  
Eric Garcia, Associate Planner  
Arturo Cervantes, Administrative Analyst II  
Frankie Gonzales, Planning Technician  
Norma Stein, Secretary

**APPROVAL OF MINUTES**

**1. MINUTES OF THE REGULAR MEETING OF JANUARY 17, 2019**

Commissioner Olsen moved and Commissioner Soto seconded to approve the minutes of the January 17, 2018 Planning Commission meeting.

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

**AYES: Chairman Anderson, Commissioner Olsen, Commissioner Soto**

**NOES: None**

**ABSENT: Vice Chairman Saenz**

**ABSTAIN: None**

**PUBLIC HEARING**

**2. VARIANCE NO. 166**

Planning Technician Frankie Gonzales provided a brief review of the staff report via a

PowerPoint presentation. Mr. Gonzales stated that Sarah Barcroft ("Applicant") submitted an application for consideration of Variance No. 166 to permit a deviation from the required rear yard setback to construct a 432 square foot open patio on property currently developed with a single-family residence and located at 14905 Steprock Drive within the Single-Family Residential (R-1) Zoning District.

Mr. Gonzales stated that the subject site was a corner property with 107 linear feet of street frontage along Steprock Drive and 60 linear feet of street frontage along Tanfield Drive. He also noted that the driveway was located along Steprock Drive. Mr. Gonzales described the property as being developed with a single story, 1,377 square foot single-family home with an attached 500 square foot two-car garage and a lot coverage of approximately 31%.

Mr. Gonzales explained that the zoning ordinance defines the front of a corner property as the street right-of-way toward which the primary entrance of the home is directed and that in the case of the subject property the front would be the Steprock Drive frontage and the rear would be the directly opposite property line.

Mr. Gonzalez stated that since the designated front and rear areas of the property run along the longer sides of the property, the area available for building purposes is substantially reduced when compared to other properties of similar size, when the 20 foot front yard and 15 foot rear yard areas are subtracted from the lot area available for development. As a result, the proposed 432 square foot open patio, located within the rear yard of the site, will encroach 8'-6" and 8'-10" into the required 15 foot rear yard setback.

Mr. Gonzales stated that since the front and rear areas of the property run along the longer sides of the property, the result is a substandard lot depth that precludes reasonable development and use of the parcel, thereby creating a special circumstance applicable to the subject property which does not generally apply to other residential properties in the same zoning district; thus warranting a deviation from the required rear yard setback.

Mr. Gonzalez added that the project would be consistent with the General Plan Land Use Designation and consistent with the integrity and character of the area. He also stated that there would be not traffic impacts, and no effect on health, safety, and welfare.

Mr. Gonzales concluded by recommending that the Planning Commission conduct a public hearing, adopt the Categorical Exemption, and adopt Resolution No. P-01-19 approving Variance No. 166 to permit a deviation from the required 15 foot rear yard setback to construct a 432 square foot open patio at 14905 Steprock Drive within the Single-Family (R-1,6,000) Residential Zoning District.

Community Development Director Gabriel Bautista added more information on the differences between an interior and corner lot's buildable area.

Chairman Anderson opened the public hearing and asked if anyone wished to speak in support of the matter.

The Applicant thanked staff for their support and guidance through the Variance process, expressed her support for the project and how she hoped the Variance would be approved.

Chairman Anderson asked if anyone wished to speak in opposition to the item.

No member of the public spoke.

Chairman Anderson closed the public hearing and opened the item for discussion.

Commissioner Olsen asked if the building on the neighboring property, directly adjacent to the proposed patio cover was livable area or a garage.

Community Development Director responded that it was living space.

Commissioner Olsen asked if the patio was a rebuild and if it was permitted.

Mr. Bautista answered and responded that there was an existing legal non-conforming patio on the property, originally built with permits that that had been demolished.

Commission Soto expressed that he didn't have a problem moving forward with the variance.

Chairman Anderson requested a motion.

**Commissioner Olsen moved and Commissioner Soto seconded to adopt the Categorical Exemption and Resolution P-01-19 approving Variance No. 166 to permit a deviation from the required rear yard setback to construct a 432 square foot open patio at 14905 Steprock Drive within the Single-Family (R-1) Residential Zoning District.**

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

**AYES: Chairman Anderson, Commissioner Olsen, Commissioner Soto**  
**NOES: None**  
**ABSENT: Vice Chairman Saenz**  
**ABSTAIN: None**

**PUBLIC COMMENT PERIOD**

No one spoke

**COMMISSION ANNOUNCEMENTS**

Commissioner Soto wished everyone a happy new year.

**STAFF ANNOUNCEMENTS**

Mr. Bautista introduce and welcomed the new Planning Commissioner Matthew Morse whom was sitting in the public area for the meeting. Mr. Bautista also mentioned that Mr. Morse will be sworn in at the upcoming City Council meeting and will be joining the Planning Commission at the next meeting.

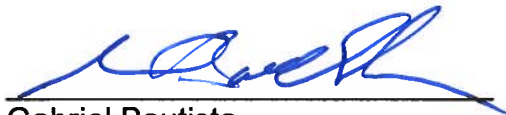
Mr. Bautista thanked City Attorney Isra Shah for filling in for Mr. D. Craig Fox.

Mr. Bautista provided a brief update on the status of various projects.

**ADJOURNMENT**

There being no further business to come before the Commission, Chairman Anderson adjourned the meeting at 6:50 p.m. to the next regular meeting to be held on Thursday, March 21, 2019.

Submitted:



Gabriel Bautista  
Community Development Director

Attest:



Michael Saenz, Chairman

*(Due to canceled meetings and no majority available to approved at other meetings, the minutes of the February 21, 2019 meeting were not approved until the August 15, 2019 meeting. Chairman Saenz listened to audio recording of February 21, 2019 meeting in order to vote on the minutes.)*