

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

May 17, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma Planning Commission to order at 7:45 p.m. in the Council Chambers at La Palma City Hall, 7822 Walker Street, La Palma, California, with all members present.

PLEDGE OF ALLEGIANCE: Vice Chairperson Charoen

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

Commission Members present: Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, Commission Member Shanahan, and Commission Member Waldman

Commission Members absent: None

City Officials present: Dominic Lazzaretto, City Manager
Joel Kuperberg, City Attorney
Michael Belknap, Recreation & Community Services Director
Douglas Dumhart, Community Development Director
Jeff Moneda, Public Works Director/City Engineer
Keith Neves, Finance Director
Eric Nuñez, Police Chief
Laurie Murray, Administrative Services Manager/City Clerk
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

None Scheduled.

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

PL-1. Conditional Use Permit 352, a Request from University of Phoenix for Approval to Operate a 30,000 square foot College Campus at 6 Centerpointe Drive

- a) Chairperson Rodriguez opened the Public Hearing at 7:45 p.m.
- b) Associate Planner Hutter gave the Staff Report
- c) Public Input

Phillip Schwartz, a Planner representing the PRS Group and consultant for the property owner, TA Realty Associates and University of Phoenix, addressed the Planning Commission regarding his support for the project and that the University of Phoenix agrees to all the Conditions of Approval set forth by Staff.

- d) Chairperson Rodriguez closed the Public Hearing at 7:57 p.m.
- e) Commission Comments and Questions

Discussion ensued regarding support for the proposed project; if there were any complaints from surrounding businesses at other University of Phoenix (UOP) locations; that parking availability was the only previous concern; and that the proposal is a relocation for the UOP La Mirada campus.

Harlan Lindholm, representing the Apollo Group for the University of Phoenix, addressed the Planning Commission regarding UOP's relocation being due to the future expansion of the 5 freeway and to allow for future growth.

Further discussion ensued regarding whether the traffic study reflected the true number of parking spaces available; that the traffic study took existing demand, future vacancies being filled, and student parking into perspective.

Richard Barretto, Professional Engineer representing Linscott, Law, and Greenspan Engineers, addressed the Planning Commission regarding the traffic study reviewing the current affected parking and including the proposed demand. He added that the peak parking time was at 11:00 a.m.

and that most of UOP's students will be attending evening classes so the parking will not be adversely affected at 6 Centerpointe Drive.

Further discussion ensued regarding parking contingency plans for potential overflow; that the traffic study included vacancy provisions; and that Staff would remove the Reserved stalls in the Conditions of Approval if parking issues were to arise.

Aaron Liko, Associate Campus Director for the University of Phoenix, described typical students as age 30-32, working full-time, attending the classes approximately one night a week, and living within a 15 mile radius. He noted that the current La Mirada location serves approximately 750 students.

Further discussion ensued regarding students visiting campus after work; that students will contribute to the local retail businesses around the campus; and that the campus would be a good addition to the La Palma community.

- f) Resolution No. PC 2011-03 approving Conditional Use Permit 352, a request from the University of Phoenix to operate a college campus at 6 Centerpointe Drive.

Vice Chairperson Charoen made a motion to approve Resolution No. PC 2011-03 approving Conditional Use Permit 352, a request from the University of Phoenix to operate a college campus at 6 Centerpointe Drive.

The motion was seconded by Commission Member Shanahan.

Discussion ensued regarding support for the University of Phoenix and its students.

The motion carried on the following vote:

AYES: Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, Commission Member Shanahan, and Commission Member Waldman

NOES: None

ADJOURNMENT

Chairperson Rodriguez adjourned the Regular Meeting of the La Palma Planning Commission at 8:11 p.m.

Ralph D. Rodriguez
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk