

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

September 3, 2013

CALL TO ORDER: Chairperson Hwangbo called the Regular Meeting of the La Palma Planning Commission to order at 7:42 p.m. with all members present.

PLEDGE OF ALLEGIANCE: Cub Scouts, La Palma Troop No. 673

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

Commission Members present: Commission Member Henry Charoen, Commission Member Gerard Goedhart, Chairperson Steve Hwangbo, Commission Member Peter Kim, and Vice Chairperson Steve Shanahan

Commission Members absent: None

City Officials present: Ellen Volmert, City Manager
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Eric Nuñez, Police Chief
Michael Solorza, Finance Director
Laurie Murray, Administrative Services Mgr./City Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the August 6, 2013, Regular Meeting of the La Palma Planning Commission.

Commission Member Kim made a motion to approve consent Calendar Item PL-1.

The motion was seconded by Commission Member Goedhart and carried on the following vote:

AYES: Commission Member Charoen, Commission Member Goedhart, Chairperson Hwangbo, Commission Member Kim, and Chairperson Shanahan

NOES: None

PUBLIC HEARINGS

PL-2. Consideration of Request for an Amendment No. 4 to Conditional Use Permit (CUP) 246 for 24-hour gasoline and retail sales and alcohol (beer & wine) sales at the Crescent Car Wash (8471 Walker Street)(APN 262-201-04).

- a) Chairperson Hwangbo opened the Public Hearing at 7:43 p.m.
- b) Associate Planner Scott Hutter gave the Staff Report
- c) Public Comment:

Henry Azer, owner of Crescent Car Wash, addressed the City Council to ask their support of the Conditions of Approval; and his compliance with the conditions regarding alcohol storage and sales and loud vacuums.

Larry Herman, 5122 Andrew Drive, addressed the City Council regarding his opposition to alcohol sales because of school proximity; opposition to a 24 hour operation; support for gasoline sales; the amount of notices that went out regarding the public hearing; and whether any other business owner had the requirement to lock up alcohol coolers during specific time frames.

Community Development Director Dumhart responded that approximately 150 property owners were notified - to include Cypress residents outside of the 300 foot Municipal Code requirement; and that the City has not imposed the requirement to lock up alcohol coolers on any other businesses in the City.

- d) Chairperson Hwangbo closed the Public Hearing at 8:04.m.
- e) Planning Commission Comments and Questions

Discussion ensued regarding there being no alcohol sales when the alcohol coolers are locked; the proposed location of the gasoline pumps; potential vehicle circulation on the lot; history of the property use at that location; that the applicant will still have to get approval from the Alcohol Beverage Control (ABC) Agency; opposition to the proposed 24 hour

operation; not allowing alcohol sales after 10:00 p.m.; support for fuel sales; that the interest of potential gasoline providers in locating to the site hinges on the 24 hour operation; and that the City currently has 3 gas stations that are open 24 hours.

- f) Adopt a Resolution Approving an Amendment No. 4 to Conditional Use Permit 246 for 24-hour gasoline and retail sales and alcohol (beer & wine) sales at the Crescent Car Wash (8471 Walker Street, APN 262-201-04).

Vice Chairperson Shanahan made a motion to adopt Resolution No. PC 2013-05 approving Amendment No. 4 to Conditional Use Permit 246 for 24-hour gasoline and retail sales and alcohol (beer & wine) sales at the Crescent Car Wash (8471 Walker Street, APN 262-201-04) with the modification to end alcohol sales at 10:00 p.m.

The motion was seconded by Commission Member Kim and carried on the following vote:

AYES: Chairperson Hwangbo, Commission Member Kim, and Vice Chairperson Shanahan

NOES: Commission Member Charoen and Commission Member Goedhart

REGULAR ITEMS

None Scheduled.

Mayor Hwangbo requested a short recess at 8:22 p.m.

Mayor Hwangbo reconvened the City Council at 8:28 p.m. with all members present.

ADJOURNMENT

Chairperson Hwangbo adjourned the Regular Meeting of the La Palma Planning Commission at 8:29 p.m.

Steve Hwangbo
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk