

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

December 17, 2013

CALL TO ORDER: Chairperson Shanahan called the Regular Meeting of the La Palma Planning Commission to order at 8:05 p.m. in the Council Chambers at La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Goedhart

INVOCATION: Pastor Jim Riggan, La Palma Christian Center

ROLL CALL: Commission Members

Commission Members present: Commission Member Charoen, Commission Member Goedhart, Commission Member Hwangbo, Vice Chairperson Kim, and Chairperson Shanahan

Commission Members absent: None

City Officials present: Ellen Volmert, City Manager
Joel Kuperberg, City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Eric Nuñez, Police Chief
Laurie Murray, Administrative Services Manager/City Clerk

CONSENT CALENDAR

None Scheduled.

PUBLIC HEARINGS

PL-1. Consideration of Conditional Use Permit (CUP) 358 to permit a new restaurant (Bulgogi House Korean BBQ) with on-site consumption of alcoholic beverages (Type 47 License) at 6901 Walker Street (APN 276-072-08)

a) Chairperson Shanahan opened the Public Hearing at 8:05 p.m.

b) Community Development Director Dumhart gave the Staff Report

c) Public Input:

Lee Rabun, Land Use Consultant for Bulgogi House Korean BBQ owner Mr. Park, addressed the City Council regarding the successful history of Mr. Park's chain of restaurants, the details of the upgrades made to the building, the variety of foods available, and the owner's commitment to La Palma.

Larry Herman, 5122 Andrew Drive, addressed the City Council regarding his opposition to the restaurant being open until 2:00 a.m.

d) Chairperson Shanahan closed the Public Hearing at 8:17 p.m.

e) Planning Commission Comments and Questions

Discussion ensued regarding the varied hours of operation; that the business is truly a food service versus alcohol sales; that the owner would like to have the option to stay open until 2:00 p.m.; the upscale atmosphere created by the owner; City Council support for the project; that the applicant agrees to all conditions laid out by Staff; and that Staff has been working closely together with the owner to complete this project.

f) Adopt Resolution No. PC 2013-06 approving CUP 358, a request from the Bulgogi House Korean BBQ Restaurant to sell beer, wine, and distilled spirits for on-site consumption under a Type 47 State Liquor License. Commission Member Hwangbo made a motion to adopt Resolution No. PC 2013-06 approving CUP 358, a request from the Bulgogi House Korean BBQ Restaurant to sell beer, wine, and distilled spirits for on-site consumption under a Type 47 State Liquor License.

The motion was seconded by Vice Chairperson Kim and carried on the following vote:

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

NOES: None

PL-2. Consideration of Conditional Use Permit (CUP) 359 to permit a new tutoring business (Grade Power Learning Center) at 5438 La Palma Avenue (APN 262-102-18)

- a) Chairperson Shanahan opened the Public Hearing at 8:25 p.m.
- b) Associate Planner Hutter gave the Staff Report
- c) Public Input:

No members of the public wished to speak.
- d) Chairperson Shanahan closed the Public Hearing at 8:30 p.m.
- e) Planning Commission Comments and Questions

Discussion ensued regarding the history behind zoning criteria for tutorial uses; that the City Council could place additional conditions to ensure student safety; whether the applicant had considered other locations within La Palma; that service based businesses are located within retail spaces; and, the synergy of close proximity to local schools.

John Gifford, Applicant and resident at 5221 Bridgewood Drive, addressed the City Council regarding the desire to be close to a school to meet the needs of students.

Further discussion ensued regarding support for the item.

- f) Adopt Resolution No. PC 2013-07 approving CUP 359, to permit a new tutoring use (Grade Power Learning Center) at 5438 La Palma Avenue (APN 262-102-18).

Vice Chairperson Kim made a motion to adopt Resolution No. PC 2013-07 approving CUP 359, to permit a new tutoring use (Grade Power Learning Center) at 5438 La Palma Avenue (APN 262-102-18).

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

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

NOES: None

REGULAR ITEMS

PL-3. Consideration of Resolution Recommending City Council Approve a Negative Declaration and Adopt the La Palma Housing Element 2014-2021

Rick Zimmer, MIG Director of Planning Services, gave the presentation.

Planning Commission comments and questions:

Discussion ensued regarding the item being previously approved in February 2013; that Staff needed to meet the State's requirements prior to this adoption; and that Staff would like meet the State's submittal deadline of February 12, 2014.

Commission Member Hwangbo made a motion to adopt Resolution No. PC 2013-08 approving a Negative Declaration and adopt the La Palma 2014-2021 Housing Element.

The motion was seconded by Vice Chairperson Kim and carried on the following vote:

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

NOES: None

ADJOURNMENT

Chairperson Shanahan adjourned the Regular Meeting of the La Palma Planning Commission at 8:54 p.m.

Steve Shanahan
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk