

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

November 18, 2014

CALL TO ORDER: Chairperson Shanahan called the Regular Meeting of the La Palma Planning Commission to order at 7:12 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with Commission Member Charoen being absent.

PLEDGE OF ALLEGIANCE: Commission Member Hwangbo

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

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

Commission Members absent: Commission Member Charoen

City Officials present: Ellen Volmert, City Manager/Executive Director
Joel Kuperberg, City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Jim Engen, Police Captain
Laurie Murray, Administrative Services Director/City Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the October 7, 2014, and October 21, 2014, Regular Meetings of the Planning Commission.

Vice Chairperson 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 Goedhart, Commission Member Hwangbo, Vice Chairperson Kim, and Chairperson Shanahan

NOES: None

ABSENT: Commission Member Charoen

PUBLIC HEARINGS

PL-2. Consideration of Precise Plan 278 to permit the remodel for a Coffee Bean and Tea Leaf at 5510 La Palma Avenue

- a) Chairperson Shanahan opened the Public Hearing at 7:12 p.m.
- b) Community Development Director Dumhart gave the Staff Report
- c) Public Input

No members of the Public wished to speak.

- d) Planning Commission Comments and Questions

Discussion ensued regarding support for the project as the lot has been empty for some time; concern for commercial lighting complaints; that there will be no bright LED lighting on the south side of the building that abuts residential homes; that Coffee Bean will not have lit signage on the south side of the building besides the small menu confirmation board; that the previous tenant was a 24 hours a day - 7 day a week service business; that the residents within 300 feet of the property were notified with direct mailers and the public hearing notice was also advertised in the newspaper and the City has received no negative response; and asked if traffic impacts were taken into consideration.

Dave Bailey, Coffee Bean and Tea Leaf Project Manager, responded that a traffic study was conducted and noted that 60% of traffic is drive-through traffic; that most of the traffic happens during early morning commute hours; and that the majority of their shops in the Los Angeles area are owner owned and operated, with only a few being franchised. He closed by stating that the Coffee Bean and Tea Leaf would love to open in the first quarter of next year.

Further discussion ensued regarding sound pollution concerns of the drive through; a requirement for a menu confirmation board to be added to limit

the amount of discussion over the speaker box; the Municipal Code decibel requirement that must be met for volume calibration; concern for delivery truck traffic; that deliveries are made from a small van prior to opening; that the Planning Commission could add a condition to have deliveries made through the front door prior to the store being open to alleviate any delivery traffic adjacent to residential homes; support for the project; that the heaviest traffic happens after 6:00 a.m.; the refuse enclosure that will be placed to address trash concerns; and that the Planning Commission welcomes the Coffee Bean and Tea Leaf to the City of La Palma.

- e) Chairperson Shanahan closed the Public Hearing at 7:36 p.m.
- f) Adopt Resolution No. PC 2014-07 recommending approval of Precise Plan 278 for a Coffee Bean & Tea Leaf remodel at 5510 La Palma Avenue.

Commission Member Hwangbo made a motion to adopt Resolution No. PC 2014-07 recommending approval of Precise Plan 278 for a Coffee Bean & Tea Leaf remodel at 5510 La Palma Avenue; adding the condition that deliveries be made through the front door prior to opening.

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

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

NOES: None

ABSENT: Commission Member Charoen

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Shanahan adjourned the Regular Meeting of the La Palma Planning Commission at 7:39 p.m.

Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk