

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA PLANNING COMMISSION

February 3, 2015

CALL TO ORDER: Chairperson Kim called the Regular Meeting of the La Palma Planning Commission to order at 7:11 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Shanahan

INVOCATION: Father Daniel Reader, St. Irenaeus Catholic Church

ROLL CALL: Commission Members

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

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  
Laurie Murray, Administrative Services Director/City Clerk  
Eric Nuñez, Police Chief  
Scott Hutter, Associate Planner  
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the January 20, 2015, Regular Meeting of the Planning Commission.

Commission Member Shanahan made a motion to approve Consent Calendar Item PL-1.

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

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

NOES: None

### PUBLIC HEARINGS

PL-2. Consideration of Precise Plan 277 to permit the rebuild of McDonald's at 5062 Orangethorpe Avenue

- a) Chairperson Kim opened the Public Hearing at 7:11 p.m.
- b) Associate Planner Hutter gave the Staff Report.
- c) Public Input:

Michael Seastrunk, Cerritos resident north of McDonalds across Orangethorpe Avenue, addressed the Planning Commission regarding his traffic congestion concerns that exist at the Orangethorpe Avenue exit and entrance; opposition to adding to existing traffic congestion; and asked that the City Council take his concerns into consideration.

Community Development Director Dumhart responded that during the trip generation study, no new trip generation was measured. He closed by noting that as time progresses with increased traffic numbers, measures will most likely take place to address traffic conditions at a future date.

- d) Chairperson Kim closed the Public Hearing at 7:37 p.m.
- e) Commission Comments and Questions:

Discussion ensued regarding the drive through traffic as vehicles exit and enter the site; concern for the right and left turn visibility onto Orangethorpe Avenue from the eastern exit; the existing and proposed parking conditions; concern that increasing the building footprint decreases usable parking space; the decreased seating proposed; and that the

basement is being placed at ground level to address ADA concerns and increases the footprint.

Peter Horner, McDonald's owner and franchisee, addressed the Planning Commission regarding the current 130 seats and 110 seats with the new proposal; that the changes are to accommodate Americans with Disabilities Act (ADA) requirements for more room; that they have a loyal customer base; that the drive through is 70% of their business so parking is not affected with the improved drive through capability. He added that there were no accidents documented at the Orangethorpe exit/entrance to date in the traffic study and that the revised plan improves circulation entering and exiting the lot.

Further discussion ensued regarding the low or no traffic accident history at the Orangethorpe Avenue exit/entrance; that the project start is about two months away from permitting as it is currently in plan check; that construction is anticipated to start during the summer if the project is approved by the Planning Commission; that McDonald's goal is to have construction completed within 120 days from the day the lights get turned off in the existing establishment; the rationale for leaving the Moody exit as right turn only; that the double stacking drive through supports better traffic flow and alleviates anyone blocking parking stalls; that the additional retail center will impact the McDonald's parking; support for the owner and the business endeavor; support for the modernization of La Palma commercial buildings; that the community will always have traffic concerns; support for the double stacked drive through to support their customer base; that the Traffic Safety and Development Committees had the same traffic concerns, but recognized that upgrades to that intersection would happen in the future; that federal and state funding for bridge improvements could be possible to address future traffic capability; and that the proposal as presented is a better site plan than what currently exists.

- f) Adopt a Resolution approving Precise Plan 277 with Conditions for a McDonald's rebuild at 5062 Orangethorpe Avenue.

Commission Member Hwangbo made a motion to adopt Resolution No. PC 2015-02 approving Precise Plan 277 with Conditions for a McDonald's rebuild at 5062 Orangethorpe Avenue. The motion was seconded by Commission Member Shanahan.

Discussion ensued regarding the existing property originally being a hay distributor to the local dairies and support for a dedication plaque or art in some form to be placed on the property to commemorate the land.

The developer responded that they would be happy to include a dedication element into the project.

The motion carried on the following vote:

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

NOES: None

PL-3. Precise Plan 279 to construct a new 8,000 square foot Gateway Retail Center multi-tenant commercial retail building located 5100 Orangethorpe Avenue

- a) Chairperson Kim opened the Public Hearing at 8:07 p.m.
- b) Associate Planner Hutter gave the Staff Report.

c) Public Input:

No members of the public wished to speak.

d) Chairperson Kim closed the Public Hearing at 8:22 p.m.

e) Commission Comments and Questions:

Discussion ensued regarding support for the land being fully utilized; several design specifications of the proposed building plans including accommodation of deliveries; that the units will be 1,200-2,500 square feet; that the proposed uses would be smaller retail businesses; and questions regarding the building layout being close to the creek.

Ron Underwood, architect from Infinity Development, addressed the Planning Commission regarding uses for the retail space; that the owner of McDonalds would be the same owner of the retail spaces; and locations for the proposed trash enclosure.

Further discussion ensued regarding turning the building design so the front faces the creek; that changing the design would decrease efficiencies; and the proposed common drive aisles and spaces make access easy for both buildings.

- f) Adopt a Resolution approving Precise Plan 279 with Conditions for the proposed 8,000 square foot Gateway Retail Center a multi-tenant commercial retail building at 5100 Orangethorpe Avenue.

Commission Member Hwangbo made a motion to adopt Resolution No. PC 2015-03 approving Precise Plan 279 with Conditions for the proposed 8,000 square foot Gateway Retail Center a multi-tenant commercial retail building at 5100 Orangethorpe Avenue.

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

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

NOES: None

PL-4. Consideration of Conditional Use Permit (CUP) 365 to Allow a Martial Arts Studio (Elite Taekwondo Center) to Operate at 5410 La Palma Avenue

- a) Chairperson Kim opened the Public Hearing at 8:29 p.m.
- b) Community Development Director Dumhart gave the Staff Report.
- c) Public Input:  
No members of the public wished to speak.
- d) Chairperson Kim closed the Public Hearing at 8:38 p.m.
- e) Commission Comments and Questions:  
None.
- f) Adopt a Resolution Approving Conditional Use Permit (CUP) 365 to allow a Martial Arts Studio (Elite Taekwondo Center) to operate at 5410 La Palma Avenue (APN 262-102-14).

Vice Chairperson Goedhart made a motion to adopt Resolution No. PC 2015-04 approving Conditional Use Permit (CUP) 365 to allow a Martial Arts Studio (Elite Taekwondo Center) to operate at 5410 La Palma Avenue (APN 262-102-14).

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

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

NOES: None

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Kim adjourned the Regular Meeting of the La Palma Planning Commission at 8:39 p.m.

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Peter L. Kim  
Chairperson

Attest:

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Laurie A. Murray, CMC  
City Clerk