

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

December 15, 2015

CALL TO ORDER: Chairperson Goedhart called the Regular Meeting of the La Palma Planning Commission to order at 7:43 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with Commission Member Shanahan being absent.

PLEDGE OF ALLEGIANCE: Vice Chairperson Steggell

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

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

Commission Members absent: Commission Member Shanahan

City Officials present: Laurie Murray, City Manager
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Eric Nuñez, Police Chief
Kimberly Kenney, Deputy City Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the December 1, 2015, Regular Meeting of the Planning Commission.

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

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

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

NOES: None

ABSENT: Commission Member Shanahan

PUBLIC HEARINGS

PL-2. Consideration of a Resolution Approving Conditional Use Permit (CUP) 369 to allow for the operation of a Wholesale Plumbing Supply Warehouse and distribution facility with ancillary office space (Mega Western Sales, Inc.) in an existing 29,831 square foot industrial building located at 6861 Walker Street, La Palma, CA 90623 (Assessor's Parcel Number: 276-071-14).

- a) Chairperson Goedhart opened the Public Hearing at 7:44 p.m.
- b) Community Development Director Dumhart gave the Staff Report
- c) Public Input:

Marty Hayes, Mega Western Sales Principal, addressed the City Council by thanking the Community Development Department Staff for their work on the project; noted his compliance with all the Conditions of Approval; that that he looks forward to working with La Palma in its partnership in the future.

Charles Bell, representing property owner Chuck Bell, addressed the City Council noting his availability regarding issues involved with property improvement should there be any questions or concerns.

- d) Chairperson Goedhart closed the Public Hearing at 7:48 p.m.
- e) Commission Comments and Questions:
- f) Adopt Resolution No. PC 2015-13 approving Conditional Use Permit 369 for the operation of a Wholesale Plumbing Supply Warehouse and Distribution facility with ancillary office space (Mega Western Sales) at 6861 Walker Street, La Palma, CA 90623.

Chairperson Kim made a motion to adopt Resolution No. PC 2015-13 approving Conditional Use Permit 369 for the operation of a Wholesale Plumbing Supply Warehouse and Distribution facility with ancillary office

space (Mega Western Sales) at 6861 Walker Street, La Palma, CA 90623. The motion was seconded by Commission Member Hwangbo.

Chairperson Goedhart reopened the public hearing at 7:49 p.m.

Commission Member Hwangbo noted that last year when the City Council approved the General Plan, they approved a higher density for the property at 6861 Walker Street; and inquired as to why the property owner was not interested in redeveloping the existing property.

Charles Bell responded that at this time, they felt the site was not mature enough for a high density development project and decided to keep the industrial use plan.

Discussion ensued regarding the City welcoming the applicant to La Palma; welcomed new jobs into the City; encouraged the business to use local accommodations; and looks forward to working together in the future.

Chairperson Goedhart closed the public hearing at 7:51 p.m.

The motion carried on the following vote:

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

NOES: None

ABSENT: Commission Member Shanahan

PL-3. Development Code Amendments - Consideration of Various Ordinances Amending Certain Provisions within Chapter 44 of the La Palma Municipal Code pertaining to Floodplain Management, Cannabis Prohibition, and State Model Water Efficient Landscaping

- a) Chairperson Goedhart opened the Public Hearing at 7:52 p.m.
- b) Community Development Director Dumhart gave the Staff Report.
- c) Public Input:

No members of the public wished to speak.
- d) Chairperson Goedhart closed the Public Hearing at 7:58 p.m.
- e) Commission Comments and Questions:

None.

- f) Adopt Resolution No. PC 2015-14 recommending that the City Council approve Ordinance 2016-01 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) concerning Floodplain Management.
- g) Adopt Resolution No. PC 2015-15 recommending that the City Council approve Ordinance 2016-02 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) to prohibit "Cannabis Related Businesses" as a land use in all zones.
- h) Adopt Resolution No. PC 2015-16 recommending that the City Council approve Ordinance 2016-03 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) to update Model Water Efficient Landscape Standards in compliance with State codes.

Commission Member Hwangbo made a motion to approve Items PL-3 (f), (g), and (h), as Staff recommended.

Assistant City Attorney Molko requested that the subject matter to the Ordinances be clarified in the motion. The motion was modified to "Adopt Resolutions recommending approval of Ordinance 2016-01 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) concerning Floodplain Management; recommending approval of Ordinance 2016-02 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) to prohibit "Cannabis Related Businesses" as a land use in all zones; and recommending approval of Ordinance 2016-03 amending and adding provisions to the La Palma Municipal Code Chapter 44 (Zoning) to update Model Water Efficient Landscape Standards in compliance with State codes."

The clarification for the motion was accepted by Commission Member Hwangbo and seconded by Commission Member Kim.

The motion carried on the following vote:

AYES:	Chairperson Goedhart, Commission Member Hwangbo, Commission Member Kim, and Vice Chairperson Steggell
NOES:	None
ABSENT:	Commission Member Shanahan

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Goedhart adjourned the Regular Meeting of the La Palma Planning Commission at 8:01 p.m.

Gerard Goedhart
Chairperson

Attest:

Kimberly Kenney
Deputy City Clerk