

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA PLANNING COMMISSION

October 4, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma Planning Commission to order at 7:29 p.m. in the Council Chambers of La Palma City Hall at 7822 Walker Street, La Palma, California, with all members present.

PLEDGE OF ALLEGIANCE: Commission Member Hwangbo

INVOCATION: Pastor Steve Bland, La Palma Christian Center

ROLL CALL: Council and Commission Members

Council/Commission Members present: Mayor Pro Tem/Vice Chairperson Charoen, Council/Commission Member Hwangbo, Mayor/Chairperson Rodriguez, Council/Commission Member Shanahan, and Council/Commission Member Waldman

Council/Commission Members absent: None

City Officials present: Dominic Lazzaretto, City Manager  
Joel Kuperberg, City Attorney  
Michael Belknap, Recreation & Community Services Director  
Douglas Dumhart, Community Development Director  
Jeff Moneda, Public Works Director/City Engineer  
Keith Neves, Finance Director  
Eric Nuñez, Police Chief  
Laurie Murray, Administrative Services Manager/City Clerk  
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

None Scheduled.

## PUBLIC HEARINGS

PL-1. Conditional Use Permit 353 and Precise Plan 271, a Request by Verizon Wireless to Construct a Cellular Facility in the Church Steeple at the La Palma Christian Center Located at 8082 Walker Street

- a) Chairperson Rodriguez opened the Public Hearing at 7:29 p.m.
- b) Associate Planner Hutter gave the Staff Report
- c) Public Input

No members of the public wished to speak.

- d) Chairperson Rodriguez closed the Public Hearing at 7:41 p.m.
- e) Commission Comments and Questions

Discussion ensued regarding the proposed tower providing both voice and data services; that there are eight cell towers within the City; and that the materials selected are consistent with the adjacent Southern California Edison power box.

- f) Adopt Resolution No. PC 2011-04 approving Conditional Use Permit 353 and Precise Plan 271, a request by Verizon Wireless to construct a cellular facility in the church steeple at the La Palma Christian Center located at 8082 Walker Street.

Commission Member Waldman made a motion to adopt Resolution No. PC 2011-04 approving Conditional Use Permit 353 and Precise Plan 271, a request by Verizon Wireless to construct a cellular facility in the church steeple at the La Palma Christian Center located at 8082 Walker Street.

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

AYES: Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, Commission Member Shanahan, and Commission Member Waldman

NOES: None

## REGULAR ITEMS

### PL-2. Six-Month Review of Conditional Use Permit No. 342, La Palma Express Service Station at 5482 La Palma Avenue

Planning Intern Luciano Apor gave the Staff Report.

#### Public Input:

Mike Jewel, 5211 Blairwood Drive, addressed the City Council regarding leaving the car wash door up once the business opens in the morning and that he experienced vehicle problems from the gasoline purchased at this site. He requested that the City conduct a test on the fuel at this station and what his recourse is with that business owner to resolve damage sustained to his vehicle's engine.

City Manager Lazzaretto responded that testing fuel is conducted by the Orange County Division of Weights and Measures.

City Attorney Kuperberg commented that the City cannot enforce quality control measures on a business and that the consumer can pursue private litigation to resolve the matter.

#### Commission Comments and Questions:

Discussion ensued regarding installation of a pedestrian warning sign at the exit of the car wash; the numerous signs at that location not being consistent with the conditions of approval; concern about the large tobacco signs; that the owner has removed the large tobacco sign; that the limitation of signage comes from the City's Zoning Code; that every city has zoning codes regulating signage; that the Development Committee does not conduct the six month review; that Code Enforcement has been given authority to work with the business owner to resolve non-compliance matters; that businesses surpassing their signage limits is a consistent challenge; that the City strives for signage compliance; that business owners typically want more signage than what is allowed; that the Planning Commission works closely with business owners to help them be successful; installation of a mirror at the car wash exit so vehicles can see the pedestrian traffic; that there was only one theft incident at this site; that the majority of thefts happen at the two stations on Orangethorpe Avenue because of freeway access; that the City has not received complaints regarding the car wash door being open; that the main reason for keeping the car wash door closed was due to aesthetics and noise; that closing the car wash door in between washes can be seen by the public as an implication that the car wash is inoperable or closed; that there is an average of 75 car washes per day; that the store has had a 100% taxable increase after their business remodel; that Staff recommends car wash usage during daylight hours; that Staff

approves manual operation of the car wash doors; and that the City Council encouraged Staff to work with the business owner.

By consensus, the Planning Commission agreed to have Staff work with the business owner to resolve the signage issues; to extend the hours of operation for the car wash; to approve leaving the car wash door open during business hours; and to receive and file the Six Month Review of Conditional Use Permit No. 342 for the La Palma Express Service Station at 5482 La Palma Avenue.

### ADJOURNMENT

Chairperson Rodriguez adjourned the Regular Meeting of the La Palma Planning Commission at 8:15 p.m.

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Ralph D. Rodriguez  
Chairperson

Attest:

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Laurie A. Murray, CMC  
City Clerk