

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

February 21, 2012

CALL TO ORDER: Chairperson Charoen 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 at 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Shanahan

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

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

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
Eric Nuñez, Police Chief
Laurie Murray, Administrative Services Manager/City Clerk
Kimberly Kenney, Minutes Clerk

Administrative Services Manager Murray stated that, “the City Council will now recess the Community Development Commission meeting, and convene as the La Palma Planning Commission. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in this Planning Commission meeting or otherwise as serving as members of the La Palma Planning Commission.”

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the February 7, 2012, Regular Meeting of the La Palma Planning Commission.

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

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

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

NOES: None

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

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PL-2. Study Session: Proposed Chase Bank Development at 5962 La Palma Avenue

Community Development Director Dumhart gave the Staff Report.

Public Input:

Charlie Arbing, Vice President Market Director of Real Estate for Chase Bank, introduced himself.

Eric Townsend, of Gensler, introduced himself as the architect for the project.

Commission Comments and questions:

Discussion ensued regarding the lot having been vacant for a long time; the cost for dealing with soils issues; and the timeline for the project.

Mr. Arbing responded that the typical construction schedule is approximately 135-150 days; however, it is anticipated that there will be delays due to challenges associated with La Palma's high water table.

Further discussion ensued regarding penalty provisions for nonpayment of in-lieu fees; that the in-lieu fees would be approximately \$3,000 a year; that the south property wall is 9 feet tall due to previous construction requirements; and Chase Bank's discussions with the adjacent property owner.

Mr. Arbing stated that Chase Bank representatives met with the Matthew family and will address their concerns regarding dust, additional screening of the ATM area, and the west and south signs, which will be turned off from 10 p.m. to 6 a.m.

Further discussion ensued regarding the architectural design; increased security for the walk-up ATM's; lighting issues; the enhanced bus stop; high traffic concerns at Valley View; that the Development Committee and Traffic Safety Committee had addressed concerns with accidents at the intersection by installing bollards; that the developers have made all accommodations to the requests of Committee reviews; that there is ample access for the bus area; the incorporation of the La Palma logo on the project; the City's Corporate Connection program; the location of a La Palma monument sign near the proposed bank location; and the rooftop design.

Mr. Arbing commented that the roof top design screens the air conditioning unit and blends architecturally with the adjacent residential roof tops.

ADJOURNMENT

Chairperson Charoen adjourned the Regular Meeting of the La Palma Planning Commission at 7:59 p.m.

G. Henry Charoen
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk