

# AGENDA

## SPECIAL MEETING

### LA PALMA DEVELOPMENT AND CIRCULATION COMMITTEE

September 17, 2018

If you wish to speak before the Development and Circulation Committee, please complete a Speaker Form identifying which item(s) you wish to address and provide the Speaker Form to the Recording Secretary. Speaker Forms are available in the City Hall lobby. Speakers on numbered agenda items and Oral Communications (non-agenda items) are limited to five (5) minutes each.

6:30 p.m.  
Council Chambers  
7822 Walker Street, La Palma

#### CALL TO ORDER

PLEDGE OF ALLEGIANCE: Chairperson Rodi Almendralo

ROLL CALL: Rodi Almendralo; Debbie Baker; Jan Jensen; Dickson Lew;  
Vincent Luu; Willie Ortega; James Vaughn

#### PRESENTATIONS

None Scheduled.

#### ORAL COMMUNICATIONS (Time Limit: 5 Minutes Each)

Time has been reserved at this point in the Agenda for persons wishing to speak on any item which is not listed on the Agenda. By law, the Development and Circulation Committee is prohibited from taking action on such oral comments. The matter will be automatically referred to staff for appropriate response or action or will be placed on the Agenda of a future meeting. Matters listed on the Agenda may be addressed either at this time or at the time they are before the Development and Circulation Committee for discussion.

#### CONSENT CALENDAR

All matters listed under Consent Calendar will be acted upon by one motion affirming the action recommended on the Agenda. There will be no separate discussion on these items prior to voting unless members of the Development and Circulation Committee, staff, or the public request that specific items be removed from the Consent Calendar for separate action. Any member of the public who wishes to discuss a Consent Calendar item should come forward to the microphone and, upon recognition by the Chair, state your name, address, and the item number.

#### 1. **Approval of Development and Circulation Committee Minutes**

Recommendation that the Development and Circulation Committee approve the Minutes of the July 16, 2018, Special Meeting of the Development and Circulation Committee.

## PUBLIC HEARINGS

2. **Consideration of a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Variance 2018-03, a request by the Applicant, Hongmei Zhao the owner of the subject business Healthy Foot Massage located at 4943 La Palma Avenue, La Palma, CA (APN 263-312-63). Pursuant to Section 44-230 (1) of the Zoning Code a massage establishment is required to not be located within 1,000 feet of another massage establishment. The Healthy Foot Massage is located approximately 540 feet away from the nearest massage establishment at 4992 La Palma Avenue, La Palma, CA (APN 262-042-30), which is less than the 1,000 feet separation required pursuant to the Zoning Code; therefore, a variance is required.**

It is recommended that the Development and Circulation Committee take the following actions:

- a) Open the Public Hearing
  - b) Receive Staff Report
  - c) Committee Member Comments and Questions
  - d) Receive Public Input
  - e) Close the Public Hearing
  - f) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Variance 2018-03, a request by the Applicant, Hongmei Zhao the owner of the subject business Healthy Foot Massage located at 4943 La Palma Avenue, La Palma, CA (APN 263-312-63). Pursuant Section 44-230 (1) of the Zoning Code a massage establishment is required to not be located within 1,000 feet of another massage establishment. The Healthy Foot Massage is located approximately 540 feet away from the nearest massage establishment at 4992 La Palma Avenue, La Palma, CA (APN 262-042-30), which is less than the 1,000 feet separation required pursuant to the Zoning Code; therefore, a variance is required.
3. **Consideration of a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 1 to Precise Plan 271, a request by the Applicant, Peter Hilger of the Eukon Group a SFC Communications, Inc. company on behalf of Verizon Wireless to modify the existing Verizon Wireless cellular facility hidden within the La Palma Christian Center's church steeple located at 8082 Walker Street, La Palma, CA (APN 262-133-26). The proposed modifications include a new internal cooling system that requires new 30 inch by 60 inch louvers be installed into the church steeple to meet ventilation needs of the Verizon Wireless facility inside.**

It is recommended that the Development and Circulation Committee take the following actions:

- a) Open the Public Hearing

- b) Receive Staff Report
- c) Committee Member Comments and Questions
- d) Receive Public Input
- e) Close the Public Hearing
- f) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 1 to Precise Plan 271, a request by the Applicant, Peter Hilger of the Eukon Group a SFC Communications, Inc. company on behalf of Verizon Wireless to modify the existing Verizon Wireless cellular facility hidden within the La Palma Christian Center's church steeple located at 8082 Walker Street, La Palma, CA (APN 262-133-26). The proposed modifications include a new internal cooling system that requires new 30 inch by 60 inch louvers be installed into the church steeple to meet ventilation needs of the Verizon Wireless facility inside.

4. **Consideration of a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Variance 2018-04, a request by the Applicant, TeyShen Mai the President of Unicorn Tile located at 6911 Marlin Circle, La Palma, CA (APN 276-081-22). The subject property cannot accommodate the 60 parking spaces required pursuant to Section 44-364 of the Zoning Code resulting in a parking deficiency; therefore, a variance is required. The typical parking space length is less than the minimum required pursuant to Section 44-365 of the Zoning Code resulting in shorter spaces; therefore, a variance is required. Two drive aisles at the subject property are less than the minimum aisle dimension width required pursuant to Section 44-365 of the Zoning Code resulting in narrow drive aisles; therefore, a variance is required.**

It is recommended that the Development and Circulation Committee take the following actions:

- a) Open the Public Hearing
- b) Receive Public Input
- c) Continue the Public Hearing to a date uncertain.

5. **Consideration of a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to amend the following; Master Sign Plan (MSP) 2018-01 at The Centerpointe La Palma mixed use business park (APNs 276-081-36 through 64); and, Amendment No. 3 to Precise Plan 203 at 18 Centerpointe Drive, La Palma, CA (APN 276-081-42), Amendment No. 1 to Precise Plan 213 at 20 Centerpointe Drive, La Palma, CA (APN 276-081-52), Amendment No. 1 to Precise Plan 215 at 22 Centerpointe Drive, La Palma, CA (APN 276-081-53), Amendment No. 2 to Precise Plan 214 at 24 Centerpointe Drive, La Palma, CA (APN 276-081-54), Amendment No. 1 to Precise Plan 204 at 26 Centerpointe Drive, La Palma, CA (APN 276-081-40), Amendment No. 2 to Precise Plan 203 at 28 Centerpointe Drive, La Palma, CA (APN 276-081-39) for painting graphics and address graphics at the above addresses.**

It is recommended that the Development and Circulation Committee take the following actions:

- a) Open the Public Hearing
- b) Receive Staff Report
- c) Committee Member Comments and Questions
- d) Receive Public Input
- e) Close the Public Hearing
- f) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Master Sign Plan (MSP) 2018-01, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to amend the Centerpointe La Palma Master Sign Plan. The Centerpointe La Palma Master Sign Plan includes standards for all retail tenant signage, building address signage, freestanding directional signage, and freestanding monument signage throughout the 42-acre Centerpointe La Palma mixed use business park (APNs 276-081-36 through 64).
- g) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 3 to Precise Plan 203, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 18 Centerpointe Drive, La Palma, CA (APN 276-081-42).
- h) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 1 to Precise Plan 213, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 20 Centerpointe Drive, La Palma, CA (APN 276-081-52).
- i) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 1 to Precise Plan 215, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 22 Centerpointe Drive, La Palma, CA (APN 276-081-53).
- j) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 2 to Precise Plan 214, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 24 Centerpointe Drive, La Palma, CA (APN 276-081-54).

- k) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 1 to Precise Plan 204, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 26 Centerpointe Drive, La Palma, CA (APN 276-081-40).
- l) Adopt a Resolution of the Development and Circulation Committee of the City of La Palma Recommending that the City Council Approve Amendment No. 2 to Precise Plan 203, a request by the Applicant, David Lewis of TFN Architectural Signage on behalf of the property ownership 73 LPCP Holdings, LLC to paint graphics and address graphics on the building located at 28 Centerpointe Drive, La Palma, CA (APN 276-081-39).

REGULAR ITEMS

None.

COMMITTEE MEMBER REMARKS

CITY STAFF REMARKS

ADJOURNMENT

The next Regular Meeting is scheduled for October 8, 2018, at 6:30 P.M.

**NOTE: As a general rule, staff reports, or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Office of the City Clerk, City Hall, 7822 Walker Street, during regular business hours 7:30 A.M. to 6:00 P.M., Monday through Thursday and are available on the city's web site at: [www.cityoflapalma.org](http://www.cityoflapalma.org) If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports, or other documentation relating to any agenda item, please contact the Community Development Department at (714) 690-3336.**

**In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (714) 690-3334. Notification by noon on Monday, September 17, 2018, will enable the City to make reasonable accommodations to ensure accessibility to this meeting.**

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Any writings or documents provided to a majority of the Development and Circulation Committee regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall located at 7822 Walker Street during normal business hours.