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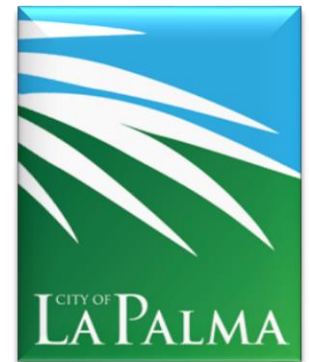
# CONTINUATION OF PUBLIC HEARING

## Amendment No. 2 to Conditional Use Permit 35

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**CITY COUNCIL MEETING**

**AUGUST 6, 2019**





# Summary

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- **United Methodist Church of La Palma operation of an Adult Day Health Care (ADHC) facility at 8111 Walker Street**
- **Continued from July 16, 2019, City Council meeting**
  - **The two yes votes with a quorum of four was legally insufficient to pass the Resolution approving Amendment No. 2 to Conditional Use Permit 35**
- **Item was renoticed to allow the City Council to re-open the Public Hearing for a new vote**



# Community Concerns

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## ➤ Landscaping

- Status/health of the trees planted along the west property line

## ➤ Noise

- Potential impact of shuttle vans
- Outdoor activities

## ➤ Circulation

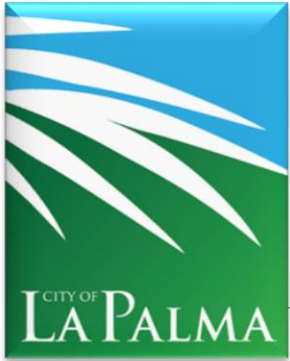
- Impact of pick up/drop off location



# Outreach to Applicant

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- **Staff has reached out to the Church and operator of the Adult Day Health Care Center to discuss these concerns**
- **Both confirmed that they are interested in finding solutions to the community concerns and willing to work with their neighbors**
- **The United Methodist Church of La Palma has previously worked in good faith with the residents to address community concerns**
- **In May of 2014 during the entitlement phase of the Wesley Center Building and in 2017 during the construction phase of the Wesley Center Building**



# Entitlement History

Year	Entitlement
1969	Precise Plan 62
1969	Conditional Use Permit 35
2014	Precise Plan 62 Amendment No. 1
2014	Conditional Use Permit 35 Amendment No. 1
2015	Precise Plan 62 Amendment No. 2
2019	Conditional Use Permit 35 Amendment No. 2



# 2014-2017 Resolved Concerns

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## ➤ Parking Concerns

- Enlarged parking lot
- Striping and signage

## ➤ Utility Concerns

- Water and sewer connected to Walker Street

## ➤ Random Van Concerns

- Signage installed

## ➤ Glare and Finish Concern

- Building painted

## ➤ Light Concerns

- Photometric design
- Directed LEDs

## ➤ Sound Proofing Concerns

- Concrete Masonry Unit (CMU) construction
- Fixed pane windows
- Enclosed balcony

## ➤ Drainage Concerns

- Vegetative Swale
- Civil Engineer/Landscape Architect

## ➤ Privacy Concerns

- Taller wall for homeowner
- Landscaping buffer
- No cameras



## Recommendation

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- **It is recommended that the City continue this Public Hearing for The United Methodist Church of La Palma operation of an Adult Day Health Care (ADHC) facility at 8111 Walker Street, La Palma, CA 90623 (APN 262-102-20) to the City Council meeting of September 3, 2019**



# Questions/Discussion

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