

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA PLANNING COMMISSION

January 3, 2012

CALL TO ORDER: Chairperson Charoen called the Regular Meeting of the La Palma Planning Commission to order at 7:12 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with all members present.

PLEDGE OF ALLEGIANCE: Commission Member Waldman

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

ROLL CALL: Commission Members

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

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

City Attorney Kuperberg noted that State of California law now requires that an announcement be made to the public regarding whether the City Council receives additional stipends for serving in different capacities or on other commissions.

Administrative Services Manager Murray announced that the Planning Commission Members of the City of La Palma receive no compensation or stipend as a result of convening or participating in the 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 December 20, 2011, Regular Meeting of the La Palma Planning Commission.

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

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

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

NOES:           None

### PUBLIC HEARINGS

#### PL-2. Precise Plan 272 and Vesting Tentative Tract Map 17431 for the Construction of a 12-unit Residential Townhome Development at 4611 La Palma Avenue

- a) Chairperson Charoen opened the Public Hearing at 7:14 p.m.
- b) Associate Planner Hutter gave the Staff Report
- c) Public Input

Gerard Goedhart, 4922 Berton Circle, addressed the Planning Commission asking for clarification on the cost of the townhomes; size of the private yards; guest parking spaces; whether the turning radius would accommodate trash trucks, and voiced concern for ingress/egress and potential u-turns on La Palma Avenue.

Steven Maikoski, 4551 Maroon Drive, addressed the City Council

regarding consideration of a protected left turn at Denni Street and other traffic concerns.

Jim McMahon, 7911 Squaw Valley Circle, addressed the City Council regarding the lack of notification from the City regarding the project; that the Denni Street utilities were supposed to be completed during the first phase of the Montecito project; his opposition to the lack of urban development on Denni Street; previous accidents at the intersection of Denni Street and La Palma Avenue; and his concern for other traffic issues.

Abe Waheed, 5271 Ivywood Drive, addressed the City Council regarding his concern for potential u-turns on La Palma Avenue and consideration of installing a separate turn lane to resolve the issue.

Staff responded that the trash truck has adequate space to conduct a three-point turn; that the Orange County Fire Authority (OCFA) approved the site plan to ensure that fire trucks could also turn around; that the final design will incorporate all necessary parking spaces; that there will be Codes, Covenants, and Restrictions (CCR) for the project; that the Homeowner's Association will manage the guest parking spaces; that the Traffic Safety Committee (TSC) approved the project with the condition of installing a "No U-Turn" sign on La Palma Avenue along the front of the homes; that three units will be priced for low-income at approximately \$150,000, three units will be priced for moderate-income at approximately \$350,000, and six units will be priced at market rate at approximately \$415,000; that there were no traffic options for a turn pocket along La Palma Avenue; that notices were mailed out to adjacent Cerritos residents; the posting was conducted at the site, at three locations within the City, and in local adjudicated newspapers; that Staff will deliver notices to the section of Cerritos residents that are affected; that all improvements of the first phase of the Denni Street project were completed by the developer and accepted by the City; that the traffic study did not warrant any further street improvements to the Denni Street/La Palma Avenue intersection; and that a "No U-Turn" sign was recommended at the Redford Lane traffic signal.

Kim Prijatel, Vice President of Development for The Olsen Company, addressed the City Council regarding rear yard depths varying from 10-15 feet based on the floor plan selected and that the yards are approximately 300 square feet in general.

- d) Chairperson Charoen closed the Public Hearing at 8:10 p.m.
- e) Commission Comments and Questions

Discussion ensued regarding the project not being affected by the recent California Supreme Court decision regarding redevelopment; that the Homeowners Association is responsible for addressing open space and parking issues; that two color pallets will be used; ease of conducting a u-turn at the Steven Luther Elementary School lot entrance; that the school custodian will be responsible for access from the property to Steven Luther Elementary; that ingress and egress to the property are limited from La Palma Avenue; support for a "No U-Turn" and "No Left Turn" sign to be installed at the Redford Lane intersection; support for the exposed street walls having ivy added to provide continuity from the Montecito project along La Palma Avenue; opposition to adding another signal on La Palma Avenue due to the proximity to the school; support for keeping the width of the driveway as is; disappointment in the decision of the Montecito Homeowners Association Board's decision to not allow vehicles through that project to the proposed project site; and concern about the turning radiuses into the garages.

Chairperson Charoen reopened the Public Hearing at 8:23 p.m.

Kim Prijatel responded that there is ample space for vehicles to enter/exit the garages; that La Palma Avenue would not have been an exit/entry point if the Montecito project would have allowed access; and that The Olsen Company modified the design to allow a 90 degree turn in the complex.

Further discussion ensued regarding the item needing approval only for the Precise Plan and Tract Map and whether the Planning Commission can add a condition to revisit the traffic concerns at a later time.

City Attorney Kuperberg responded that the Planning Commission has the authority to reopen the project at any time to make modifications.

Further discussion ensued regarding opposition to having a marker on the exterior wall entryway; that the northern wall will have to be demolished to allow utilities to be accessed; and that the City will work with property owners to ensure their needs and the project's needs are met.

City Attorney Kuperberg commented that the developer contacts the property owners to explain the demolishing and replacement of the wall and landscaping and that the applicant will have to research easement issues.

Kim Prijatel noted that The Olsen Company has never had issues with property owners during a construction phase; that they will notify adjacent homeowners of wall modifications; that they will maintain security and privacy for those homeowners during construction; that the wall will be

rebuilt on the project site's property line so the Homeowner's Association will be responsible for the maintenance and integrity of the wall.

Chairperson Charoen closed the Public Hearing at 8:32 p.m.

- f) Adopt a Resolution approving Precise Plan 272 and Vesting Tentative Tract Map 17431.

Resolution No. PC 2012-01 approving Precise Plan 272 and Vesting Tentative Tract Map 17431.

Commission Member Shanahan made a motion to adopt Resolution No PC 2012-01 approving Precise Plan 272 and Vesting Tentative Tract Map 17431. Commission Member Rodriguez seconded the motion.

Commission Member Waldman asked for a friendly amendment to add a CUP requiring ivy to be added to the exterior block wall.

Commission Member Rodriguez asked for a friendly amendment requiring the installation of a "No Turn" sign along the intersection of the project and La Palma Avenue.

The maker and seconder of the original motion accepted the amendments.

The motion carried on the following vote:

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

NOES: None

### REGULAR ITEMS

None Scheduled.

### ADJOURNMENT

Chairperson Charoen adjourned the Regular Meeting of the La Palma Planning Commission at 8:34 p.m.

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G. Henry Charoen  
Chairperson

Attest:

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Laurie A. Murray, CMC  
City Clerk