

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

May 19, 2015

CALL TO ORDER: Chairperson Kim called the Regular Meeting of the La Palma Planning Commission to order at 7:18 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with Commission Member Shanahan being absent.

PLEDGE OF ALLEGIANCE: Commission Member Steggell

INVOCATION: Commission Member Hwangbo

ROLL CALL: Commission Members

Commission Members present: Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, and Commission Member Steggell

Commission Members absent: Commission Member Shanahan

City Officials present: Ellen Volmert, City Manager
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Laurie Murray, Administrative Services Director/City Clerk
Eric Nuñez, Police Chief
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the April 21, 2015, and May 5, 2015, Regular Meetings of the Planning Commission.

Vice Chairperson Goedhart made a motion to approve Consent Calendar Item PL-1.

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

AYES: Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, and Commission Member Steggell

NOES: None

ABSENT: Commission Member Shanahan

PUBLIC HEARINGS

PL-2. Consideration of Subdivision Alternatives for a 1.3 Acre Site Located at 7601 and 7621 Walker Street, Approximately 100 Feet North of Marview Drive and 400 Feet South of Houston Avenue - Tentative Tract Map 17828

- a) Chairperson Kim opened the Public Hearing at 7:19 p.m.
- b) Community Development Director Dumhart gave the Staff Report

Chairperson Kim announced that due to the amount of anticipated speakers on the item, the Public Comment time limit will be reduced to 3 minutes per speaker; that all speakers be reminded of basic decorum; that no public display of applause or remarks be made; that comments be very basic to either state support or opposition to the recommendation; and that no members of the public attack Staff.

- c) Public Input:

Ed Mountford, Development Consultant representing the Ozawa Family, addressed the City Council regarding support for Alternative 4; taking neighbor complaints into consideration; and that access from Walker Street is viable.

James Zagorski, a La Palma resident, addressed the City Council in support of Alternative 4 and opposition to any other option.

Monte Baker, a La Palma resident, addressed the City Council in support of Alternative 4.

Debbie Baker, a La Palma resident, addressed the City Council in support of Alternative 4 and appreciation for the Ozawa's support of Alternative 4.

Ismile Noorbaksh, addressed the City Council by reading into the record a letter from La Palma resident Larry Herman, in opposition to Alternative 4. He closed by noting his opposition to the decreased public comment period to three minutes per speaker and not being allowed to speak for the entire five minutes as the previously accepted practice.

Ismile Noorbaksh, a La Palma resident, addressed the City Council in opposition to Alternative 4 and spoke on his previous experience as the La Palma City Engineer. He closed by noting his support for Alternative 2.

Sharon Gutjahr, a La Palma resident, addressed the City Council in support of Alternative 4, opposition to any other option, and appreciation for the Ozawa's support of Alternative 4.

Jerry Lomeli, a La Palma resident, addressed the City Council regarding his opposition to the confusing traffic study and in support of Alternative 4.

Sabrina Mayland, a La Palma resident, addressed the City Council in support of Alternative 4 and appreciation for the Ozawa's support of Alternative 4.

Eduardo Cerna, a La Palma resident, addressed the City Council in support of Alternative 4.

Benjamin Zagorski, a La Palma resident, submitted a petition with 112 signatures in support of Alternative 4 and addressed the City Council regarding appreciation for the Ozawa's support of Alternative 4.

- d) Chairperson Kim closed the Public Hearing at 7:59 p.m.
- e) Commission Comments and Questions:

Discussion ensued regarding the lot sizes for Alternative 4 being a minimum of 5,000 square feet; that the width of the street is 32 feet; that there is no confirmation at this time that this will be a private community with a gated entrance; that further engineering needs to be conducted during the development phase; that a private community would be difficult to achieve because of the small scale of this development; that the Planning Commission would be the final decision making body on whether it would be a public or private street; that conditions of approval will need to be made during final Planning Commission action;; that the City Engineer reviewed all four options and had no concerns with Alternative 4; that Andrew Drive is flat and does not currently provide fast water drainage; that if Andrew Drive were to be continued through to Walker Street, the drainage issues would be improved by a better water flow design; that the closest storm

drain to the Ozawa property is by the hospital; and whether the City would be exposed to further liabilities with Alternative 4.

Assistant City Attorney Molko responded that based on what is presented, she cannot directly address any liability issues; however, tonight's action is not to create the development, but to allow the Planning Commission to direct Staff on the design plan to move forward with.

Further discussion ensued regarding the outcome of the traffic analysis; that the signals at Marview Drive and Houston Avenue allow proper ingress and egress to and from that development; that the exit onto Walker Street will need to have a Stop Bar; that the median on Walker Street supports sufficient northbound left hand turn stacking capacity; appreciation for the public's involvement; that from an engineering standpoint, Alternative 1 seems to be more probable, but the design is forty years old and public comment needs to be taken into consideration; that there is no negative impact with Alternative 4; that the development schedule would take time because of the extension of utility services involved and geometry involved; and the schedule before the next Planning Commission review being approximately September.

- f) Adopt Resolution No. PC 2015-09 selecting subdivision concept Alternative 4 with ingress and egress directly off of Walker Street only as the preferred alternative and direct staff and the applicant to proceed with processing Tentative Tract Map 17828.

Vice Chairperson Goedhart made a motion to adopt Resolution No. PC 2015-09 approving Subdivision Concept Alternative 4 with ingress and egress directly off of Walker Street as the preferred alternative and direct Staff and applicant to proceed with processing Tentative Tract Map 17828, and include that the development not be a gated community.

The motion was seconded by Chairperson Kim and carried on the following vote:

AYES:	Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, and Commission Member Steggell
NOES:	None
ABSENT:	Commission Member Shanahan

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Kim adjourned the Regular Meeting of the La Palma Planning Commission at 8:13 p.m.

Peter L. Kim
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk