

MINUTES OF THE LAST REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

May 17, 2016

CALL TO ORDER: Chairperson Goedhart called the last Regular Meeting of the La Palma Planning Commission to order at 7:21 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Kim

INVOCATION: President Rick Nitta, Church of Jesus Christ of Latter Day Saints

ROLL CALL: Commission Members

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

Commission Members absent: None

City Officials present: Laurie A. Murray, City Manager
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Mike McCrary, Interim Police Chief
Sea Shelton, Administrative Services Director
Kimberly Kenney, Deputy City Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the May 3, 2016, Regular Meeting of the Planning Commission.

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

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

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

NOES: None

PUBLIC HEARINGS

PL-2. Precise Plan 282, Planned Unit Development (PUD) for Homes on Seven Lot Subdivision Created by Tentative Tract Map 17828

- a) Chairperson Goedhart opened the Public Hearing at 7:21 p.m.
- b) Community Development Director Dumhart gave the Staff Report.
- c) Commission Comments and Questions:

Discussion ensued regarding the rationale behind recommending that new homeowners be given notice that left hand turns may be prohibited in the future; that public safety issues could warrant restricted left turns; that a traffic impact study was discussed and issues addressed during the Tentative Tract Map process for this property; that only a stop bar was recommended; that Development Committee Members made the recommendation; that the City Hall property has twice as many trips as this project would have; and that any change can be made by the City Council at any point in the future.

- d) Public Input:

Ed Mountford, representing the Developer of the Project, addressed the City Council regarding the Developer being very responsive to Community input; that they are bringing a high quality product; that they agree to the conditions; that pricing for the homes has not been established yet; and that these homes will have larger floor plans and will be on larger lots than those at the Macay Place development, which is just down the street and has pricing starting at \$900,000.

Ismile Noorkbash, a La Palma resident, addressed the City Council regarding his forty years of experience in Civil Engineering; the possibility of installing a median on Walker Street; opposition to not having controlled ingress/egress to this property; opposition to the proposed street width; that

he voted against the project at the Development Committee because of street safety issues; and support for installing a solid double yellow line in the median area.

Commission Member Hwangbo inquired if the same member of the public is allowed to come back and speak on a different matter.

Assistant City Attorney Molko responded that public comment is available for each agenda item.

Mr. Carruth donated his five minute public comment time to Mr. Noorbaksh.

Mr. Noorbaksh continued by stating his opposition to the street size; recommended that the City Council strongly consider making this a private street; and commented on adjacent cities standard street sizes.

Billie Thomas, a La Palma resident, addressed the City Council regarding her appreciation for the City Council's responsiveness in taking the community's comments into consideration for the project; that residents have been duly notified during this process; thanked the City Council for allowing the public to participate; that originally, there was no traffic light at Houston Avenue and Walker Street without any traffic problems; and that the traffic for the small amount of vehicles on this property will be easily worked out.

Jerry Lomeli, a La Palma resident, addressed the City Council regarding the number of variances for this project; the conditions of approval for the project; that the City has lived with the street in its current condition; that the traffic engineer noted that there were no street safety issues on the project and only suggested a stop sign; and concerns for parking.

Keith Nelson, a La Palma resident, addressed the City Council regarding taking Mr. Noorbaksh's comments into consideration; support for the street to become a private street; and that the new homeowners be responsible for any street issues or repairs.

Sharon Gutjahr, a La Palma resident, addressed the City Council regarding the long process for the Ozawa development project; opposition to discussing traffic issues again after the matter was previously resolved; that the street size is the same as Dirk Circle without any issues; inquired to whether the lot at the end of the cul-de-sac could be made into additional parking spaces; opposition to the City Council meeting being used as a place for personal agendas; and thanked the City Council for their time on the project.

Larry Herman, a La Palma resident, addressed the City Council regarding support for making the ingress/egress to this property safe; support for making the street a private street; and asked which way the water flows from the cul-de-sac.

Community Development Director Dumhart responded that the water will drain to the end of Ozawa Way where it will go into a biofiltration device, then will be discharged down to the end of Andrew Drive to the inlets where Indigo Lane is located.

Mr. Herman noted his concerns for flooding at the end of Andrew Drive and asked why the water cannot be drained to Walker Street.

Community Development Director described the hydrology in the area; that the developer provided reports and evaluated tilting the entire property onto Walker Street; that in order to have the water drain onto Walker Street, the walls on the property would have to be raised to 12 feet, which was unreasonable; that according to the hydrology report, a heavy rain would only add an additional 1/2 inch higher of water higher during a storm than what currently exists; and that rain barrels will be provided to the homeowners to capture rain water.

Mr. Herman commented that he is concerned that the rain barrels will generate mosquitos; and suggested that controlling mosquitos be made a mandatory condition.

e) Chairperson Goedhart closed the Public Hearing at 8:02 p.m.

Discussion ensued regarding addressing comments made by Mr. Noorbaksh; that the matter before the City Council is for architectural approval of the subdivision and that traffic mitigation was a concern and previously addressed at the Tentative Tract Map review; that this street is 36 feet wide and consistent with all other residential City streets; that both Dirk Circle and Andrew Drive measure 36 feet wide, which is La Palma's standard, and is what is being proposed; that there are not enough homes on the street to financially support making it a private street; that the traffic impact analysis that was previously prepared was shared with the Traffic Safety Committee and Planning Commission when originally looking at the subdivision; that the only concern from that study was to install a stop bar and stop sign at the end of Ozawa Way; and noted that off of Walker Street, there are numerous streets and driveways that allow numerous outlets to go left and right.

Chairperson Goedhart reopened the Public Hearing at 8:10 p.m.

Mr. Noorbaksh responded that the streets were designed many years ago; that because the street is close to Marview Drive, it is a traffic concern; and that there is always a possibility and probability for an accident making a left hand turn coming out of that street during peak hours.

Ms. Gutjahr noted the lack of traffic incidents at streets where there are no signals; that the amount of pedestrians has decreased over time; that residents have lived with mild flooding during heavy rain for years; noted her frustration for redundant subjects already addressed at this late stage in the process; and trust that the City will handle situations as they arise.

Mr. Herman restated his concerns for water flow as his property is impacted by mild flooding and concerns for left hand turn safety.

Chairperson Goedhart closed the Public hearing at 8:16 p.m.

Discussion ensued regarding the time that Houston Avenue did not have a signal; that Yorktown is requesting to no longer be a private street; that making the corner lot additional parking should have been done during the time of approving the Tentative Tract Map; that each lot has four parking spaces on the driveways and the street supports additional parking; and that this is the last opportunity to take public comment before the development of this property begins.

- f) Adopt Resolution No. PC 2016-09 approving Precise Plan 282 Planned Unit Development (PUD) for homes on a seven lot subdivision created by Tentative Tract Map No. 17828, subject to conditions of approval.

Commission Member Kim made a motion to adopt Resolution No. PC 2016-09 approving Precise Plan 282 Planned Unit Development (PUD) for homes on a seven lot subdivision created by Tentative Tract Map No. 17828, subject to conditions of approval and striking "The Owner/Developer shall make future homeowners aware that left turns out of Ozawa Way maybe prohibited in the future via a double yellow line median" from Condition 35 of the Conditions of Approval." The motion was seconded by Commission Member Hwangbo.

Commission Member Hwangbo announced his appreciation for members of the public who came out to speak on this matter; the work by the Development Committee; that decisions by the Planning Commission and City Council will not satisfy everyone; and that he is confident that this City Council will be continue to make beneficial decisions for this community.

Chairperson Goedhart clarified that the motion is being approved as recommended by Staff, but excludes "The Owner/Developer shall make future homeowners aware that left turns out of Ozawa Way maybe

prohibited in the future via a double yellow line median" from the conditions of approval.

The motion carried on the following vote:

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

NOES: None

Chairperson Goedhart requested to take a short recess at 8:24 p.m.

Chairperson Goedhart reconvened the Planning Commission in Open Session at 8:32 p.m.

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Goedhart adjourned the last Regular Meeting of the La Palma Planning Commission at 8:33 p.m.

Gerard Goedhart
Chairperson

Attest:

Kimberly Kenney
Deputy City Clerk