

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA CITY COUNCIL

March 6, 2018

CALL TO ORDER: Mayor Goedhart called the Regular Meeting of the La Palma City Council to order at 6:00 p.m. in the Council Chambers at La Palma City Hall, 7822 Walker Street, La Palma, California, with Mayor Pro Tem Goodman being absent.

CLOSED SESSION

CS-1. The City Council will meet in Closed Session pursuant to Government Code Section 54957.6: CONFERENCE WITH LABOR NEGOTIATORS

Agency Designated Representatives: Laurie Murray, City Manager  
Sea Shelton, Administrative Services  
Director  
Steve Filarsky, Agency Labor Counsel

Employee Organizations: La Palma General Employees  
Association  
La Palma Police Association  
La Palma Professional Employees  
Association

Unrepresented Employees: Executive Management

Mayor Pro Tem Goodman joined the meeting at 6:15 p.m.

OPEN SESSION:

Mayor Goedhart asked for a report and City Manager Murray announced that there were no reportable actions out of Closed Session.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Goodman

INVOCATION: President Steve Jankovich, Church of Jesus Christ of  
Latter Day Saints

ROLL CALL: Council Members

## ROLL CALL:

Council Members present: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

Council Members absent: None

City Officials present: Laurie Murray, City Manager  
Joel Kuperberg, City Attorney  
Mike Belknap, Community Services Director  
Scott Hutter, Planning Manager  
Terry Kim, Police Chief  
Sea Shelton, Administrative Services Director  
Kimberly Kenney, Deputy City Clerk  
Kathy Graham, Community Development Consultant

## PRESENTATIONS

1. Christopher Aguilera, representative from the Office of Assemblywoman Sharon Quirk-Silva gave a presentation on the overview of their office's Constituent Services.

Discussion ensued regarding appreciation for Assemblywoman Quirk Silva's service to residents of La Palma.

Irma Gorrocino, representative from Office of Congresswoman Linda Sanchez gave a presentation on the overview of their office's Constituent Services, and announced the 16th Annual Art Contest.

Discussion ensued regarding appreciation for Congresswoman Sanchez work and efforts on the Del Amo Bridge project; and appreciation for her service to La Palma residents.

Mayor Goedhart welcomed John F. Kennedy High School students to the Council meeting; reminded them to take advantage of State or Federal Capitol tours if they are given the opportunity; and encouraged them to participate in the Art Contest.

2. Police Chief Kim gave a brief overview of the City's homelessness task force and introduced Brad Fieldhouse, Executive Director of City Net, who gave a presentation on their mission and the services they provide to the homeless community.

Discussion ensued regarding the hope that Mr. Fieldhouse will return to the City Council with an update on homeless surveys; hopes that there are agencies that can deal with this issue in a humane way; the importance addressing the homeless issue; and an invitation to all interested to join Mr. Fieldhouse on his survey which requires a background check.

### ORAL COMMUNICATIONS

Miguel De Guzman, a John F. Kennedy High School student, addressed the City Council regarding his concerns for senior services.

Community Services Director Belknap responded that the City has a small senior program; offers referrals to other local agencies to get resources for the City's senior services. Mayor Goedhart added that the City has a senior club, and that a large variety of regional senior services are available.

### RECESS THE CITY COUNCIL AND CONVENE AS THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 7:29 P.M.

Deputy City Clerk Kenney stated, "The City Council will now recess and convene as the Successor Agency to the Dissolved Community Development Commission of the City La Palma. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in the Successor Agency or otherwise as serving as members of the Successor Agency."

### CONSENT CALENDAR

#### A. Approval of Successor Agency Minutes

Minutes of the February 20, 2018, Regular Meeting of the Successor Agency.

Mayor Goedhart noted that he will be abstaining from the Minutes, as he was not present at the February 20, 2018, meeting.

Council Member Kim made a motion to approve Consent Calendar Item A.

The motion was seconded by Mayor Pro Tem Goodman and carried on the following vote:

AYES: Council Member Flachmeier, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

ABSTAINED: Mayor Goedhart

### PUBLIC HEARINGS

None Scheduled.

### REGULAR ITEMS

None Scheduled.

### ADJOURN THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 7:30 P.M.

### CONSENT CALENDAR

1. Waive the Reading of All Ordinances

Waive the reading of all Ordinances in their entirety and read by title only.

2. Approval of Council Minutes

Minutes of the February 20, 2018, Regular Meeting of the City Council and the Minutes of the January 26, 2018, Special Meeting of the City Council.

Mayor Goedhart noted that he will be abstaining from Item 2, the Minutes, as he was not present at the February 20, 2018, meeting.

3. Approval of Register of Demands

Resolution No. 2018-11 approving the Register of Demands for March 6, 2018.

Councilmember Kim announced that he had a conflict on Item 3 (Warrant Register numbers 25528). Councilmember Kim did not participate in the vote on this item.

4. Adoption of City Council Goals

Adopt the proposed Priority Goals from the January 26, 2018, Strategic Planning and Goal Setting Workshop.

5. Destruction of Obsolete Departmental Records

Resolution No. 2018-12 authorizing the destruction of obsolete records pursuant to the California Government Code Section 34090.

Mayor Pro Tem Goodman made a motion to approve Consent Calendar Items 1 through 5.

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

AYES: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

REGULAR ITEMS

6. Letter of Support to the U.S. Environmental Agency to include the Orange County North Basin on the National Priorities List (NPL)

Assistant to the City Manager Robinson gave the Staff Report.

Approve the submittal of a letter of support to the U.S. Environmental Agency to include the Orange County North Basin on the National Priorities List (NPL).

Discussion ensued regarding Council Member Kim's request for this matter to be put on the Agenda to allow Orange County to have access to federal funds for this project.

Council Member Kim made a motion to approve a letter of support to the U.S. Environmental Agency to include the Orange County North Basin on the National Priorities List (NPL).

The motion was seconded by Mayor Pro Tem Goodman and carried on the following vote:

AYES: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

7. Study Session: Zoning and Affordable Housing Update

- a) Receive the Zoning and Affordable Housing Community Workshops Summary Report and provide staff direction for selection of a site for potential future multi-family housing development consideration to meet the City's 2014-21 Regional Housing Needs Allocation.

Community Development Consultant Graham gave a Staff Report on the background of the Fall 2017 Zoning and Affordable Housing community meetings and an update on housing and Regional Housing Needs Allocation (RHNA).

Planning Manager Hutter gave a Staff Report on the review of the three Community Workshops and the six sites identified for potential future multi-family housing site(s).

City Manager Murray noted that the #2 site selected by Council and Community was Brookside apartments; however, part of the 2018 Council Goals includes preparing a precise plan for future development at Brookside and will be why this site will not be included in the Staff recommendation.

Council Comments and Questions:

Discussion ensued regarding consideration of zoning options for the primary designated property on the Southwest corner of Orangethorpe Avenue and Walker Street known as the El Topo Plaza; that the zoning will be determined at a later date; support for this site as the primary site for accommodating RHNA and Housing needs; that calculations for the number of units will be clarified after Staff comes back with its zoning recommendations; that no more sites will be recommended for the Village Overlay zoning designation; that Staff will bring back the zoning and density details when they present the Zoning Ordinance to include height; that the City Council does not want a Village Overlay option in the City; support to support this site and move forward with zoning; that this site is owned by a single owner; that the current site is commercial, whether making improvements would be considered; that when the zoning changes, it would make this site an existing nonconforming use and current businesses can remain there as long as they like; that if the current owner wants to invest in upgrades to their retail site, they could not add square footage but could paint or upgrade the façade (City Attorney Kuperberg clarified that the site

could not be expanded and that improvements over a certain dollar amount of the value of the property would be restricted but that most tenant improvements cannot be restricted); that the City Council could use their discretion regarding this property at any time; that the owner of the property will be notified of the upcoming zoning change when the site is approved and when the zoning will be heard by the City Council; support for this site to be the priority site; and that this plan addresses the 5052 and 5062 La Palma Avenue zoning issues.

Community Development Consultant Graham continued with the Staff Report regarding a review of the Village Overlay Moratorium; review of Accessory Dwelling Units; review of the Planned Neighborhood Development (PND) Zoned areas; and a review of Staff's recommendations.

Public Input:

No members of the public wished to speak.

Council Member Kim made a motion to designate El Topo Plaza at the Southwest corner of Orangethorpe Avenue and Walker Street as the primary site for potential future multi-housing development.

The motion was seconded by Mayor Pro Tem Goodman and carried on the following vote:

AYES: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

Discussion ensued regarding how the Council chooses the format for the zoning changes; that City Attorney Kuperberg responded that there is one public hearing for an introduction to the Ordinance, and the next hearing for adoption; that Staff was not planning to work on the General Plan as part of this; that no substantial changes can be made during the public hearing; that Staff will meet with the property owner prior to conducting a Study Session on what the staff is proposing in a draft Ordinance, then proceed with a public hearing to introduce the Ordinance, and a third meeting to adopt the Ordinance in three meetings.

b) Direct staff to prepare the documents necessary to:

- 1) Amend the City's Zoning Map to remove 5052 and 5062 La Palma Avenue from the Village Overlay District Zoning designation and replace the Zoning designation as Multiple Family Residential R-3; and

City Manager Murray clarified that the zoning would be changed back to a maximum of four units; that this will remove the overlay and the concerns that the public voiced with the density on that property; and that this will come back as part of the zoning code Ordinance.

- 2) Pursue approval of this change in Zoning designation in the City's General Plan Housing Element Section 4.2, Inventory of Sites for Housing Development.

Council Member Kim made a motion to amend the City's Zoning Map to remove 5052 and 5062 La Palma Avenue from the Village Overlay District Zoning designation and replace the Zoning designation as Multiple Family Residential R-3 with a maximum of four allowable units; and approve this change in Zoning designation in the City's General Plan Housing Element Section 4.2, Inventory of Sites for Housing Development.

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

AYES: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

- c) Direct staff to:

- 1) Review the Zoning Code to consider the impacts of replacing the Planned Neighborhood Development Zoning District and Zoning Designation with the Neighborhood Commercial Zoning District and Zoning Designation; and

Discussion ensued regarding the planned neighborhood zones; that there was some discussion at the goal setting session as to whether we should remove it all together; then discussion was had to help open up those centers rather than restricting to ONLY retail; and Staff will meet with owners to inform them.

- 2) Review the Zoning Code Allowable Uses and Planning Permit Requirements for Nonresidential Zoning Districts and propose modifications for City Council consideration.

Council Member Kim made a motion to review the Zoning Code to consider the impacts of replacing the Planned Neighborhood Development (PND) Zoning District and Zoning Designation with the Neighborhood Commercial Zoning District and Zoning Designation; and review the Zoning Code Allowable Uses and Planning Permit Requirements for Nonresidential Zoning Districts and propose modifications for City Council consideration.

Discussion ensued regarding clarification of areas in the City that the PND zone applies; that discussion in the Goal Setting session about whether it would be wise to remove the PND zone completely; that a possibility could be to lift the restrictions; that forcing economic activity has had a negative impact on our commercial areas; and that this item, if approved, would just be to bring this Goal Setting Session PND zoning issue back to the City Council for discussion and resolution.

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

AYES: Council Member Flachmeier, Mayor Goedhart, Mayor Pro Tem Goodman, Council Member Kim, and Council Member Steggell

NOES: None

#### COUNCILMEMBER AB1234 REPORTS, REPORTS FROM CITY-AFFILIATED COMMITTEES, AND COUNCIL REMARKS

**Council Member Kim** had nothing to report, but asked staff to send a copy of the support letter for the O.C. North Basin to be put on the National Priorities List to the Orange County Water District; and congratulated Orange County Fire Authority (OCFA) Chief Steffen on his upcoming retirement.

**Council Member Steggell** attended the OCFA Best and Bravest Awards.

**Council Member Flachmeier** attended a breakfast with Orange County Supervisor Steel; the Orange County Government Leaders prayer breakfast; the City of

Los Alamitos Race on the Base; and the Boy Scouts Blue and Gold ceremony at Luther Elementary School.

**Mayor Pro Tem Goodman** attended the Orange County Sanitation District (OCSD) Board of Directors meeting; and the North Orange County Public Safety Task Force Press Conference.

**Mayor Goedhart** attended the funeral for former Mayor Richard Polis; announced his support of the Council's decision on making the payment to CalPERS at the last meeting; acknowledged the conviction of a man who murdered a La Palma resident in 1972; and closed by noting that justice is served 44 years later.

#### CITY MANAGER REMARKS

**City Manager Murray** announced that Staff will be recognizing OCFA Chief Steffen for his service at the March 20th City Council meeting; congratulated the Police Department for the detective work and efforts that led to justice finally being served; and noted that she will be out of the country from March 16-31, 2018, and that Administrative Services Director Shelton will be acting City Manager in her absence.

#### CITY ATTORNEY REMARKS

**City Attorney Kuperberg** commented that he is following pending legislation in Sacramento regarding mass mailing communications, utility activities, and land use and housing, and will report back when there is an update to give.

#### ADJOURNMENT

Mayor Goedhart adjourned the Regular Meeting of the La Palma City Council at 8:20 p.m.

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Gerard Goedhart  
Mayor

Attest:

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Kimberly Kenney  
Deputy City Clerk