

MINUTES OF THE SPECIAL MEETING
OF THE LA PALMA CITY COUNCIL
STRATEGIC PLANNING AND GOAL SETTING SESSION

January 25, 2019

Mayor Goodman called the Special Meeting of the La Palma City Council to order at 9:00 a.m. on Friday, January 26, 2018, in the Fan Palm Room, La Palma Community Center, at 7821 Walker Street, La Palma, California with Mayor Goodman, Mayor Pro Tem Kim, and Council Members Goedhart, Patel, and Steggell being present. City Manager Murray, Community Services Director Belknap, Support Services Manager Corbin, Assistant to the City Manager Hallet-Hinton, Planning Manager Hutter, Police Chief Kim, , Administrative Services Director Shelton, and Captain Wilkerson were also present.

PLEDGE OF ALLEGIANCE Mayor Goodman

ORAL COMMUNICATIONS

None.

REGULAR ITEM

1. Strategic Planning and Goal Setting Session

The City Council met for the purpose of conducting a Strategic Planning and Goal Setting Session.

City Manager Murray reported on the status of the 2018 goals as follows:

1. **Engage in Proactive Economic Development, including:**

- **Developing a Specific Plan for the Brookside Apartments complex**
- **Reviewing the PND Zoning Requirements as part of the ongoing Zoning Change Project**
- **Encouraging the development of a hotel (Multiyear Goal)**
- **Investigating legal cannabis uses in the Industrial Zone**
- **Encourage and/or facilitate enhanced architecture design and/or niche shopping areas within current strip mall locations**

Brookside Apartment Specific Plan: It is anticipated that a Request for Qualifications will be sent out in the spring of 2019 to prepare a conceptual

plan for the future development of the Brookside Apartment Complex. Funding requests will be included in the FY 2019-20 Budget. The estimated cost for a concept plan is \$15,000 plus the cost of a market research study (cost estimates being sought).

PND Zoning Requirements: The City Council discussed the current and ongoing impacts of the Planned Neighborhood Development (PND) Zoning Allowable Use regulations on La Palma existing property owners, businesses and prospective businesses at their meetings on March 6, 2018, and April 3, 2018. Discussion focused on property owners' requests within the PND Zone for less restrictions and more allowable uses within the PND Zone. **The City Council adopted Ordinance 2018-02 on May 15, 2018, expanding allowable non-retail uses in these zones.**

Zoning Change Project: Staff has been working towards the rezoning of the properties at 5052/5062 La Palma Avenue since late 2017. After extensive public outreach in the fall of 2017, Staff conducted a Zoning and Affordable Housing Update study session on March 6, 2018, followed by a second study session on April 3, 2018, reviewing Zoning Code Section 44-139 Allowable Land Uses. On June 26, the City Attorney advised staff that the proposed changes would require the City to amend the Housing Element in order to make the required findings for downzoning the La Palma Avenue Properties. The Moratorium on the properties was extended to July 3, 2019 to allow time for the Housing Element Update and the Environmental process for the General Plan/Map and Zoning Ordinance/Map amendments.

Because the legislation is very new, the precise impacts of AB 1397 were largely unknown until a handful of cities recently began submitting their amended housing elements to HCD for approval. In mid-October, City staff learned that HCD had rejected and refused to certify one city's proposed amended Housing Element because that city could not identify alternative sites for which there was an existing, concrete proposal for residential development before the end of the housing cycle (i.e., approximately 2 years). In essence, a city's representation that a site is "suitable" for residential development is no longer sufficient – HCD wants to see a demonstrable plan that is achievable within the housing cycle.

With this in mind, City staff explored and developed the proposal before the Council now: an amendment to Section 44-76 of the La Palma Municipal Code to provide that absent City Council approval of a tailored site design and/or development standards for a particular project application, the development standards applicable to all properties in the R-3 zone apply with equal force to all properties located in the VRO zone. In essence, this amendment will prohibit by-right development of higher density projects,

absent explicit City Council approval. **Ordinance 2019-01 was adopted on January 15, 2019, and will go into effect on February 14, 2019.**

Hotel: Over the past several years, staff has put feelers out that the City is interested in having a second hotel located in La Palma. The City received an inquiry in October regarding the potential of a much larger development project that would include a hotel. **An exclusive negotiating agreement is being considered by the City Council at the January 25 Strategic Planning and Goal Setting meeting. This continues to be a multiyear goal.**

Cannabis uses in the Industrial Zone: The City conducted a study session on June 5, 2018, and a subsequent Public Hearing on June 26, 2018, to consider the introduction of two ordinances that would allow legal cannabis businesses, with the exception of store front dispensaries, in the Industrial and Industrial Overlay Zones. Following the staff presentation on public input **on June 26, the City Council voted to table the item indefinitely and not consider the proposal.**

Encourage and/or facilitate enhanced architecture design and/or niche shopping areas within current strip mall locations: Staff has had conversations with property owners, developers, and investors to encourage redevelopment of older apartment and business complexes.

2. Invest in Community Improvements, including:

- **Finding a location and building a Dog Park utilizing Park Development Funds**
- **Adding Exercise Equipment to Central Park in the FY 2018-19 Budget utilizing Park Development Funds**
- **Redesigning and complete Medians throughout City (Multiyear Goal from 2017)**
- **Upgrading security at City facilities (Multiyear Goal from 2017)**

Dog Park: Although funding was removed from the FY 2018-19 Budget, staff began preliminary research with other agencies on building a dog park in Central Park, including size, location, and feasibility. Staff conducted a two-day pilot “Bark in the Park” program in early January. The locations received 86 visitors with 83 dogs over the two days and received an overall positive response from those who attended. **The City Council will discuss whether to proceed with a Dog Park at the January 25 Strategic Planning and Goal Setting meeting.**

Exercise Equipment: Funding for the Exercise Par Course Park was removed from the FY 2018-19 Budget with review scheduled for midyear.

This project would include the installation of 10 pieces of exercise equipment between the basketball and tennis courts. The total cost of the equipment was estimated at \$33,500 after a \$10,000 discount. Staff has received an extension of the discount through March and funding will be discussed **at the January 25 Strategic Planning and Goal Setting meeting.**

Arterial Street Medians: The City contracted with NUVIS to redesign the arterial street medians. City Council members and staff had the opportunity to see draft designs to provide input for NUVIS to develop a fully realized concept plan. The Community Activities & Beautification Committee (CAB), who serve as the City's Tree Board, reviewed the plan at the September 11, 2018, meeting and a community workshop was held on September 27, 2018, to allow the public to provide comment on the concept plan. The final proposed plan was reviewed by CAB at its November 13, 2018 meeting at which time, they adopted a Resolution recommending that the City Council Approve the Arterial Street Median Landscape Design Concept. The City Council adopted the final design at its November 20, 2018 meeting. Construction documents are currently being prepared and funding will be discussed **at the January 25 Strategic Planning and Goal Setting meeting** for inclusion in the FY 2019-20 Capital Improvement Budget.

Facility Security: In an effort to improve safety and security at all City facilities, staff has been identifying areas of exposure and has been working with qualified consultants to address each area. In 2017, staff created an Ad hoc committee to oversee these improvements. Some of the safety and security enhancement projects identified by this committee include: installation of a comprehensive surveillance monitoring system at City Hall, Police / Fire Department, Central Park / Community Services Center, and at both reservoir sites; a City-wide key card access system for staff; installation of panic buttons for each department's front desk; and enhanced security barriers at each department's front counter area to include ballistic protected windows and panels.

The Police Department's front desk and counter area were identified as the highest priority and the City **Council awarded a contract for that work on July 17, 2018, with the work being completed over the Christmas Holiday break. Proposals for remaining projects is currently being analyzed and will come forward as part of the budgeting process over the next few years as projects are prioritized.**

3. **Improve communications with the public through:**
 - **Conducting Biennial citywide surveys**
 - **Increasing Police Interaction in neighborhoods**
 - **Taking steps to videocast Council Meetings (Multiyear Goal)**

Staff has been working to improve overall communications globally, including an increased social media presence, the development of a weekly E-Newsletter, and the newly revised website.

Community Survey (Biennial): - Funding in the amount of \$30,000 was removed from the FY 2018-19 Budget, with the understanding that the expense would be reviewed at midyear. The City Council subsequently approved the survey on October 16, 2018. The statistic portion of the survey was conducted between the last week of November and the third week of December. Postcards were mailed out this week to all La Palma households and the **results will be presented to the City Council at its March 5 meeting.**

Police Community Interaction: The Police Department has been very active in the community. Bike patrol officers have been deployed at every Concert in the Park event; the School Resource Officer hosted two community presentations for Kennedy High School and the Casa Youth Center on illegal drugs and attended the Kennedy High School student orientation day; personnel attended a neighborhood visit in conjunction with a Neighborhood Watch group and is soliciting for additional neighborhood visits; and they conducted Coffee with A Cop at Tea Leaf & Coffee Bean and at McDonalds and a Walmart 'Check Out with A Cop' event on August 25. **This has become part of the Department's ongoing operations.**

Videocast Council Meetings: This is a multiyear project that will be brought forward for budgeting consideration as part of the Council Chamber Rehabilitation, which is currently scheduled for FY 2019-20 following other City Hall projects such as the HVAC, reroofing, and electrical improvements.

4. **Continue working for a permanent solution on School District Boundaries that allows La Palma children to attend La Palma schools:** School choice has been a longstanding issue for residents in the City of La Palma, specifically for those residents living north of Houston. With the new County rules that include provisions that make both transportation and child care issues acceptable reasons for a transfer request, it is anticipated that most transfers will now be approved. Staff continues to work one on one with residents to walk them through the transfer process and to write letters on their behalf as necessary. We will continue to communicate the transfer process to those residents living in areas not served by a La Palma school on an annual basis.

The City Council discussed a variety of issues, with the following proposed Priority and Long Term Goals for 2019 and FY 2019-20 to be brought to a

regular City Council Meeting for adoption:

1. Negotiate a Master Developer Agreement with Eight88 Hospitality, LLC. *(Multiyear Goal)*
2. Investigate new Redevelopment rules and develop a Comprehensive Plan to improve neighborhood shopping areas.
3. Develop a Concept Plan for the Brookside Apartments complex. *(Multiyear Goal from 2017)*
4. Encourage and/or facilitate enhanced architecture design and/or niche shopping areas within current strip mall locations.
5. Develop a Business Engagement Plan through the Business Engagement Ad Hoc Committee.
6. Identify funding and phasing for construction of medians throughout the City. *(Multiyear Goal from 2017 – Design Phase completed in 2018)*
7. Review funding options for the Civic Center Replacement Fund to ensure ability to rebuild in 20 years.
8. Develop a City International Day Signature Event for April 2020 that includes a parade component (without a band competition and with local school participation).

Long Term Goals (These projects exceed \$25 million and therefore could take decades to achieve).

1. Undergrounding of Utilities Citywide
2. Water Treatment Facilities

As a result of the discussions on a variety of topics, by consensus, the City Council directed the City Manager as follows:

OPEB – Provide updated actuarial report as part of FY 2019-20 midyear budget update in February 2020 and continue discussion to 2020.

Rental Permit Fee – Research potential regulation of rental properties as well as short-term rentals, such as Airbnb.

Central Park Exercise Equipment – Bring forward as part of FY 2018-19 midyear budget update.

5062 La Palma Avenue – Surplus Property Report to be presented in February

2019, including future disposition.

Zoning – Rezoning of 5052 and 5062 La Palma Avenue and the corner lot at Crescent and Moody to be included in the 2020 Housing Element update.

Illegal Parking at Commercial Centers – Investigate options for enforcing illegal parking at commercial centers.

Legislative Advocacy – Update City Council Legislative Policy to include adding City positions on school district boundaries and by-district voting; bring an annual legislative platform to Council each fall.

Park bollards – Research and recommend options for the current park bollards, including removal, replacement, or temporary removal during events.

2. Consideration of an Exclusive Negotiation Agreement with Eight88 Hospitality, LLC to negotiate a Master Development Agreement for the development of property within the City located north of Orangethorpe Avenue, south of Fullerton Creek, east of Coyote Creek, and west of Valley View Street

City Manager Murray gave the Staff Report.

Kai Giffin, the Planning Manager addressed the City Council on behalf of Eight88. Mr. Giffin indicated that staff's revenue estimates were about one-third of what Eight88 believes could be achieved. He also said that the proposed development would include the 300 plus hotel rooms, 1,000 plus condominiums and/or apartments, 4,000 Tram/Trolley access parking, 2,000 onsite parking, 1 million square feet of retail and entertainment venues with a 10,000 capacity for all venues, 8 restaurant pads, and improvements to double the capacity of the freeway on and off ramps.

Mr. Giffin introduced other members of the Eight88 team including Richard Ham, CEO; Corbin Saunders, Vice President of Business Development; Ed Rhee, Legal Affairs; and Katie Wanamaker, Project Manager. Mr. Ham addressed the City Council regarding his concepts regarding the proposed development.

Discussion ensued regarding redevelopment being an act of legislature requiring approval of the Governor; the nearby Source project; how the project would affect the lives of residents; effect on revenue; and whether proposed densities would require changes to the General Plan.

Council Member Goedhart made a motion to approve and authorize the Mayor to execute an Exclusive Negotiation Agreement with Eight88 Hospitality, LLC to negotiate a Master Development Agreement for the development of property

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within the City located north of Orangethorpe Avenue, south of Fullerton Creek, east of Coyote Creek, and west of Valley View Street; and to appoint a Negotiating Ad Hoc Committee consisting of Mayor Goodman, Council Member Patel, the City Manager, City Attorney, and other City staff and consultants as deemed necessary during the course of the agreement.

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

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

NOES: None

ADJOURNMENT

Mayor Goodman adjourned the Special Meeting at 4:45 p.m.

Marshall Goodman
Mayor

Attest:

Kimberly Kenney, CMC
Deputy City Clerk