

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA CITY COUNCIL

July 16, 2019

CALL TO ORDER: Mayor Pro Tem Kim called the Regular Meeting of the La Palma City Council to order at 7:00 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with Mayor Goodman being absent.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Kim

INVOCATION: Pastor Eliot Bland, La Palma Christian Church

ROLL CALL: Council and Commission Members

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

Council Members absent: Mayor Goodman

City Officials present: Laurie Murray, City Manager  
Ajit Thind, 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

PRESENTATIONS

1. Community Services Director Belknap introduced Elizabeth Roth as the new Community Services Administrative Secretary.
2. Police Chief Kim introduced Kara Hart as the new Police Department's new Civilian Investigator.

ORAL COMMUNICATIONS

No members of the public wished to speak.

RECESS THE CITY COUNCIL AND CONVENE AS THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 7:05 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 of La Palma. Members of the La Palma City Council receive no compensation or stipend as a result of convening or participating in either the Successor Agency or otherwise as serving as members of the Successor Agency."

CONSENT CALENDAR

A. Approval of Successor Agency Minutes

Minutes of the July 2, 2019, Regular Meeting of the Successor Agency.

Council Member Goedhart made a motion to approve Minutes of the July 2, 2019, Regular Meeting of the Successor Agency.

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

AYES:	Council Member Goedhart, Mayor Pro Tem Kim, Council Member Patel, and Council Member Steggell
NOES:	None
ABSENT:	Mayor Goodman

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

None Scheduled.

ADJOURN THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AND RECONVENE AS THE CITY COUNCIL AT 7:06 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 June 27, 2019, Special Meeting and Minutes of the July 2, 2019, Regular Meeting.

3. Approval of Registers of Demands

Resolution No. 2019-34 approving the Register of Demands for July 16, 2019.

Mayor Pro Tem Kim announced that he had a financial conflict of interest on Item 3. Mayor Pro Tem Kim did not participate in the vote on this item.

Council Member Goedhart made a motion to approve Consent Calendar Items 1 through 3.

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

AYES:	Council Member Goedhart, Mayor Pro Tem Kim, Council Member Patel, and Council Member Steggell
NOES:	None
ABSENT:	Mayor Goodman

## PUBLIC HEARINGS

4. Consideration of Amendment No. 2 to Conditional Use Permit 35, A Request by the Applicant, The United Methodist Church of La Palma, to Allow for the Operation of an Adult Day Health Care (ADHC) Facility at 8111 Walker Street, La Palma, CA 90623 (APN 262-102-20).

- a) Mayor Pro Tem Kim opened the Public Hearing at 7:07 p.m.
- b) Planning Manager Scott Hutter gave the Staff Report
- c) Council Member Comments and Questions

Discussion ensued regarding owners and patrons of the ADHC facility not being members of the Church; that the ADHC is a separate entity from the Church; the process for residents to address any noise or disruption issues; that residents can contact the Code Enforcement Officer with any concerns that may need to be addressed; that the State license allows a maximum capacity of 180 people; that the business will be using their shuttle vans to transport patients to and from their residences as the seniors are not able to drive themselves; the location from which the patients will be transported from; and the number of employees.

Kay Lee, Operations Director for the Adult Day Health Care facility, addressed the City Council regarding her work with the State Department of Health regarding capacity; that they are anticipating about 120 individuals maximum instead of the 180 allowed; that it is expected that the center will receive patients from the local community and surrounding cities; and that there will be about 20-25 on-site employees with room for growth.

Discussion further ensued regarding the previous ADHC plan in a shopping center that had issues with lack of parking for their shuttles; and an inquiry as to whether the parking situation at this location has been addressed.

Planning Manager Hutter responded that parking has been addressed and there is ample parking for the shuttles and staff members; and that there are more than 100 parking spaces available leaving more than adequate spaces for church members.

Discussion further ensued regarding the schedule of activities; that Ms. Lee noted the activities are held indoors and kept to a daily schedule; that the program hours for patrons are from 8:30 a.m. - 1:30 p.m. and that 1:30 - 5:00 p.m. is staff only; that the ADHC has a structured program that blends therapeutic activities with a healthy lifestyle that is monitored by staff; that any outdoor activities are self-contained in the courtyard and totally supervised; that the courtyard is away from any residences to minimize any impacts; that the ADHC modified its license application to accommodate up to 120 patrons instead of 180; and that the loading and unloading zone for the seniors is located close to the flood channel.

d) Public Input:

Kay Lee, Operations Director, added that her company has many years of experience; as a result of the growth in the senior population, they are hopeful their model will succeed to serve the seniors in the community; and that this program encourages seniors to live independently in their homes.

Council discussion ensued regarding whether the applicant has been successful in other areas using this same model; that Ms. Lee responded by noting she is the administrator for two other facilities that are both successful - one in Buena Park and the other in Laguna Woods.

Jerry Bennett, a La Palma resident, addressed the City Council regarding his attendance at the meeting when this church was originally approved; that he's opposed to this proposal deeming this a commercial business unrelated to church activities; and noted traffic concerns.

Mary Paningsoro, a La Palma resident, inquired about current child activities at the Church as this is not a school; whether this is going to be mixed use with children and adults if this gets approved; and if approved, whether this constitutes a permanent use for adult and child day care.

Planning Manager Hutter responded that if the applicant wants to change its business model, they would be required to file a Conditional Use Permit and go through this process again before the City Council for approval before any new use is allowed.

Jonathan Han, Architect for the project representing A & H Architects and Church Member, addressed the City Council regarding the church having an annual summer Vacation Bible School (VBS) program which is why there are children present; and that next year, since the church has two floors on this new building, VBS will be on the second floor while the ADHC will be on the first floor.

John Jones, a Cerritos Resident, Church member, and serving as a Church Board Chairperson, addressed the City Council regarding the process and negotiations the church went through to come to this agreed proposal; that this was necessary in order to fund the Church and continue its existence; and that the Church supports this endeavor.

- e) Mayor Pro Tem Kim closed the Public Hearing at 7:30 p.m.
- f) Adopt a Resolution of the City Council of the City of La Palma approving Amendment No. 2 to Conditional Use Permit 35, a request by the Applicant, The United Methodist Church of La Palma, to allow for the operation of an Adult Day Health Care (ADHC) facility at 8111 Walker Street, La Palma, CA 90623 (APN 262-102-20).

Council Member Goedhart made a motion to approve Resolution No. 2019-35 of the City Council of the City of La Palma approving Amendment No. 2 to Conditional Use Permit 35, a request by the Applicant, The United Methodist Church of La Palma, to allow for the operation of an Adult Day

Health Care (ADHC) facility at 8111 Walker Street, La Palma, CA 90623 (APN 262-102-20).

The motion was seconded by Mayor Pro Tem Kim and Deputy City Clerk initially stated the motion failed on the following vote; however, City Attorney Thind clarified the vote for the record stating that the motion actually carried on the following vote:

AYES: Council Member Goedhart, and Mayor Pro Tem Kim

NOES: Council Member Steggell

ABSENT: Mayor Goodman

ABSTAINED: Council Member Patel

***(Subsequently it was determined that a 2 to 1 vote was not sufficient to adopt a Resolution and the matter was renoticed for the August 6, 2019, meeting.)***

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

**Council Member Goedhart** attended the Ground Breaking Ceremony for the Navigation Center of the homeless shelter.

**Council Member Patel** attended the July 6th Concert in the Park.

**Council Member Steggell** attended the July 6th and July 13th Concerts in the Park; the Ground Breaking Ceremony for the Navigation Center of the homeless shelter; and stated that her vote in opposition to the ADHC facility is a result of the large scale construction outcome of that building, the complaints by the adjacent residents upon its completion, and opposition to the use not being church driven, but commercial.

**Mayor Pro Tem Kim** attended the July 4th La Palma Fitness Run for Fun; the Orange County Sanitation District (OCSD) Legislative and Public Affairs Committee meeting; the Milk and Honey Pharmacy Grand Opening and Ribbon Cutting event; and stated his support for the ADHC at the Church as a result of not receiving any opposition to it and all questions were answered regarding this project.

CITY MANAGER REMARKS

**City Manager Murray** reported that she had nothing to report except to remind everyone that the Concerts in the Park will continue, and announced the upcoming Civic Expo on August 3 in conjunction with the last Concert in the Park.

CITY ATTORNEY REMARKS

**City Attorney Thind** had nothing to report.

CLOSED SESSION

CS-1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code Section 54957

Position Title: City Manager

Mayor Pro Tem Kim recessed to Closed Session at 7:35 p.m.

Mayor Pro Tem Kim reconvened the City Council in Open Session at 7:51 p.m. and announced that there were no reportable actions.

ADJOURNMENT

Mayor Pro Tem Kim adjourned the Regular Meeting of the La Palma City Council at 7:51 p.m.

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Peter L. Kim  
Mayor Pro Tempore

Attest:

  

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Kimberly Kenney, CMC  
Deputy City Clerk