

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA CITY COUNCIL

April 5, 2022

CALL TO ORDER: Mayor Steggell called the Regular Meeting of the La Palma City Council to Order at 5:30 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

CLOSED SESSION

CS-1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6.

Agency Designated Representatives: Conal McNamara, City Manager  
Ryan Hallett Hinton, Assistant to the  
City Manager

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

Unrepresented Employees: Executive Management

CS-2. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS PURSUANT TO  
GOVERNMENT CODE SECTION 54956.8

Property: Approximately a 900 square feet portion of 8441 Moody  
Street, La Palma, California, 90623

Agency negotiator: Conal McNamara, City Manager  
Ajit Thind, City Attorney

Negotiating parties: Smartlink on behalf of AT & T

Under negotiations: Price and/or terms for a Lease Agreement

CS-3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of  
Section 54956.9: One potential case

Mayor Steggell recessed to Closed Session at 5:31 p.m.

OPEN SESSION:

Mayor Steggell reconvened the City Council in Open Session at 6:33 p.m. and asked for a report.

City Attorney Thind announced that there were no reportable actions out of Closed Session.

PLEDGE OF ALLEGIANCE: Alvaro Uribe, John F. Kennedy High School Student

INVOCATION: Pastor Matthew Agosto, City Church

ROLL CALL: Council and Commission Members

Council Members present: Mayor Pro Tem Baker, Council Member Goodman, Council Member Patel, Mayor Steggell, and Council Member Waldman

Council Members absent: None

City Officials present: Conal McNamara, City Manager  
Ajit Thind, City Attorney  
Mike Belknap, Community Services Director  
Scott Hutter, Planning Manager  
Terry Kim, Police Chief  
Joe Cisneros, Management Analyst  
Kimberly Kenney, City Clerk

PRESENTATIONS

1. Mayor Steggell presented a proclamation in recognition of April as Donate Life Month to One Legacy/Donate Life Ambassador Rita Jackson.
2. Mayor Steggell presented Certificates of Recognition for John F. Kennedy High School Students Sophia Chicas, Trishna Malate, and Kiara Rascon for their accomplishments.

Joe Pak, Field Representative from Assemblywoman Sharon Quirk-Silva's office also presented Certificates of Recognition to the John F. Kennedy High School Students.

## ORAL COMMUNICATIONS

Scott Forbes, a La Palma Resident, addressed the City Council regarding the difficulty in seeing the traffic signal at Pembury Drive and Marview Drive, and noted his support to install a "Signal Ahead" sign for drivers.

Joe Pak, Field Representative for Assemblywoman Sharon Quirk-Silva, addressed the City Council regarding his appreciation for City Staff and announced the upcoming "Coffee with Assemblywoman Quirk-Silva" on April 9 at Central Park.

## RECESS THE CITY COUNCIL AND CONVENE AS THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 6:56 P.M.

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 March 1, 2022, Regular Meeting of the Successor Agency.

Mayor Pro Tem Baker made a motion to approve Consent Calendar Item A.

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

AYES: Mayor Pro Tem Baker, Council Member Goodman,  
Council Member Patel, Mayor Steggell, and Council  
Member Waldman

NOES: None

## PUBLIC HEARINGS

None Scheduled.

## REGULAR ITEMS

None Scheduled.

ADJOURN THE CITY OF LA PALMA AS SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY DEVELOPMENT COMMISSION AT 6:57 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 January 25, 2022, Special Meeting and March 1, 2022, Regular Meeting of the City Council.
3. Approval of Register of Demands  
  
Adopt Resolution No. 2022-19 approving the Registers of Demands for March 15, 2022, and April 5, 2022.
4. Agreement for Professional Auditing Services  
  
Approve and authorize the Mayor to execute an Agreement for Professional Auditing Services with Moss, Levy & Hartzheim, LLP.
5. Amendment No. 1 to Professional Services Agreement with JHD Planning LLC for Consulting Services for the 2021-2029 Housing and Safety Element Update  
  
Approve and authorize the Mayor to execute an Amendment to the Professional Services Agreement with JHD Planning LLC for consulting services for the 2021-2029 Housing and Safety Element Update.
6. The Road Repair and Accountability Act List (SB 1) of Projects for Fiscal Year 2022-23  
  
Adopt Resolution No. 2022-20 to identify a list of projects to be funded by Senate Bill 1 (SB1), The Road Repair and Accountability Act, for Fiscal Year 2022-23.

Council Member Patel made a motion to approve Consent Calendar Item 1 - 6.

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

AYES: Mayor Pro Tem Baker, Council Member Goodman, Council Member Patel, Mayor Steggell, and Council Member Waldman

NOES: None

## PUBLIC HEARINGS

### 7. Adopt a Resolution Approving the Proposed Water, Fire Flow, and Sewer Rates

- a) Mayor Steggell opened the Public Hearing at 7:03 p.m.
- b) Community Services Director Belknap introduced the Item and Chris Fisher, representing Wildan Financial Services, gave the Staff Report.
- c) Council Comments and Questions:

Discussion ensued regarding appreciation for all the work done by the Consultant and Staff on this massive undertaking; that Community Services Director Belknap announced that at the time the Agenda was posted, the City had 4 protests, but has received an additional 3 since then, totaling 7 protests that does not meet the requirement to stop taking action on the item; that Community Service Director Belknap noted an additional tool for water billing collection process that will allow the City to put liens on properties for unpaid water bills; that the City has repeat customers that are delinquent almost every water billing cycle; that the existing water rates are not recovering costs for existing projects including the water well; that the Capital Improvement Plan (CIP) has several projects of which the well is the major piece of that plan; that the City has always been fiscally conservative in their approach to fund savings including now; that Council Member Goodman is supportive of the rate increase while encouraging Staff engagement with the legislature to look into grants to help fund CIP projects; that Staff agrees with Council Member Goodman and will pursue grant options.

- d) Public Input:  
  
No members of the public wished to speak.
- e) Mayor Steggell closed the Public Hearing at 7:27 p.m.

- f) Adopt Resolution No. 2022-21 approving the Proposed Water, Fire Flow, and Sewer Rates.

Council Member Waldman made a motion to adopt Resolution No. 2022-21 approving the Proposed Water, Fire Flow, and Sewer Rates.

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

AYES: Mayor Pro Tem Baker, Council Member Goodman, Council Member Patel, Mayor Steggell, and Council Member Waldman

NOES: None

- 8. Introduction and First Reading of An Ordinance Amending City Municipal Code (Chapters 34 and 44) Pertaining To The Regulation Of Single Family Residential Duplexes And Urban Lot Splits, And Amending City Municipal Code (Chapter 44) Pertaining to Zoning Text Clean Up Amendments Addressing Planned Unit Development (PUD), Village Residential Overlay (VRO), Single Family Residential Remodels, Residential Parking Standards, And Residential Development Standards

- a) Mayor Steggell opened the Public Hearing at 7:28 p.m.
- b) City Manager McNamara introduced the Item and Planning Manager Hutter gave the Staff Report
- c) Council Comments and Questions:

Discussion ensued regarding the outcome if the City Council votes against the Item; that Planning Manager Hutter responded that this law is already enacted in State Statute; this this Ordinance will give the ability to process lot splits including applying City standards for administrative approval; that City Attorney Thind noted that SB9 is the law, but gives Cities the ability to apply objective standards for duplexes and lot splits should the application come forward; that both Council Member Patel and Waldman oppose this law; that SB 9 wasn't thought out properly at the State level as it does not mitigate parking, waste management, schools, that are impacted with this law; that the public should know that the State legislature is agency to approve this law and not local officials; that Council Member Goodman noted this law proves the disconnect between local cities and State government as this law was meant more for big cities and not small cities, that it is not a one size fits all blanket legislation; that this law will be challenged in court; and City Council support for local control.

d) Public Input:

Claudia Herrabon, a La Palma resident, addressed the City Council regarding her concern that if this is a law, how the City can remain in control over the outcome; and wonders why the City needs this measure if the State has removed approval authority from La Palma.

Planning Manager Hutter responded that the City cannot obstruct the application as it is law; however, the City can process the request and apply the City's standards through the administrative approval process; that this statute allows lot splits by right.

City Manager McNamara noted that although frustrating for local municipal authorities, this Ordinance allows us to add requirements onto the development like covenants and standards; that without this Ordinance, the City would have less control; that this won't stop the lot splitting, but that this is the best we can possibly make it because we can apply standards that are not listed in the Statute.

City Attorney Thind concurred and added that previously, if someone wanted to apply for a lot split or duplex, the City Council could potentially deny the application and this law removes that ability; however, this Ordinance allows the City to apply some objectives standards based on the City's individual circumstances.

e) Mayor Steggell closed the Public Hearing at 7:44 p.m.

Council discussion ensued regarding whether split lots contributes to the City's Regional Housing Needs Assessment (RHNA) requirements; that RHNA only comes into play when it goes towards the affordable housing criteria requirements; and opposition to SB 9.

f) Introduce an Ordinance of the City Council of the City of La Palma Amending City Municipal Code (Chapters 34 and 44) Pertaining to The Regulation of Single-Family Residential Duplexes And Urban Lot Splits, And Amending City Municipal Code (Chapter 44) Pertaining to Zoning Text Clean Up Amendments Addressing Planned Unit Development (PUD), Village Residential Overlay (VRO), Single Family Residential Remodels, Residential Parking Standards, And Residential Development Standards.

Council Member Goodman made a motion to Introduce an Ordinance of the City Council of the City of La Palma Amending City Municipal Code (Chapters 34 and 44) Pertaining To The Regulation Of Single Family Residential Duplexes And Urban Lot Splits, And Amending City Municipal

Code (Chapter 44) Pertaining to Zoning Text Clean Up Amendments Addressing Planned Unit Development (PUD), Village Residential Overlay (VRO), Single Family Residential Remodels, Residential Parking Standards, And Residential Development Standards.

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

AYES: Mayor Pro Tem Baker, Council Member Goodman, Council Member Patel, Mayor Steggell, and Council Member Waldman

NOES: None

### REGULAR ITEMS

None Scheduled.

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

**Council Member Baker** attended the Los Coyotes Elementary School Read Across America via Zoom; the Orange County Mosquito and Vector Control District (OCMVCD) Public Relations Meeting; the OCMVCD Board of Trustees Meeting; the La Palma Community Foundation Annual Fundraiser; the Bridges at Kraemer Place Community Advisory Board Meeting; the Cypress College Foundation's Americana Awards and congratulated Mic and Dee Vincente as La Palma's Citizens of the Year; the Retirement Luncheon for Orange County Fire Authority (OCFA) Chief Mike Petro; and met the new OCFA Fire Chief Steve Dohman and welcomed him to La Palma. She closed by wishing everyone a safe and happy Easter.

**Council Member Goodman** attended the Orange County Sanitation District (OCSD) Administrative Committee meeting; the OSCD Legislative and Public Affairs Committee meeting; the California Joint Powers Insurance Authority (CJPIA) Claims and Executive Committee meeting; the OCSD Board of Directors meeting; and the Cypress College Foundation's Americana Awards and congratulated Mic and Dee Vincente as La Palma's Citizens of the Year.

**Council Member Waldman** attended the La Palma Community Foundation Annual Fundraiser and the Cypress College Foundation Americana Awards.

**Council Member Patel** attended the video session for the last four "Shop Local" campaigns; the La Palma Community Foundation Annual Fundraiser; the Wise Place



Women's Shelter Volunteer of the Year ceremony; the Cypress College Foundation's Americana Awards and congratulated Mic and Dee Vincente as La Palma's Citizens of the Year; the Retirement Luncheon for Orange County Fire Authority (OCFA) Chief Mike Petro; and welcomed new OCFA Chief Steve Dohman.

**Mayor Steggell** attended the video session for the last four "Shop Local" campaigns; the La Palma Community Foundation Annual Fundraiser; the OCFA Executive Board meeting; the OCFA Board of Directors meeting; welcomed new OCFA Chief Steve Dohman; the Cypress College Foundation's Americana Awards and congratulated Mic and Dee Vincente as La Palma's Citizens of the Year; the Retirement Luncheon for Orange County Fire Authority (OCFA) Chief Mike Petro; and announced Coffee with the Mayor tomorrow morning at Central Park.

### CITY MANAGER REMARKS

**City Manager McNamara** welcomed new OCFA Chief Steve Dohman; announced the Coffee with the Mayor tomorrow morning at 9:00 a.m. at Central Park; announced the Festival of Nations coming up on April 30 at Central Park; and asked for an update on the median project with the new earmark from the infrastructure bill coming from Washington D.C.

**Community Services Director Belknap** detailed the final stages of planning for the Festival of Nations including 14-15 vendors including several food trucks, a ferris wheel, activities for children that one can purchase wristbands for; that some schools are selling wristbands; and finalizing the parade and looking at about 30 entries; that the parade will kick-off with the John F. Kennedy Band and will have a couple of fire trucks; the Festival of Nations will run from 11:30 a.m. – 6:00 p.m. concluding with a concert at 5:00 p.m.; that the City has received notice that we are receiving the funds for the median project and reopened the bidding process; that the bid request will be issued when the City receives the funding from the government; and that construction may start as early as Spring.

City Manager McNamara recognized Congresswoman Linda Sanchez for her work in getting La Palma the funds that will deliver such an amazing project for the City at very little cost to the City - the Medians - and that in the near future, we will be preparing proper recognition for her.

**Police Chief Kim** reported on a recent sexual assault case involving a pregnant female; that as a result of a very thorough and timely investigation, the Police Department was able to get a good identification on the subject and was subsequently arrested with multiple felony charges; and that the level of responsibility and a united effort from all levels of Staff is greatly appreciated. He added that the Police Department is going through their annual supervisory testing process with robust succession planning in place;

that Officer Jay Choi joined the ranks of the Police Department; and that they will plan a small swearing in-badge pinning ceremony in the near future.

CITY ATTORNEY REMARKS

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

ADJOURNMENT

Mayor Steggell adjourned the Regular Meeting of the City Council at 8:43 p.m.

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Michele Steggell  
Mayor

Attest:

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Kimberly Kenney, CMC  
City Clerk