

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA CITY COUNCIL

May 20, 2003

Mayor Barnes called the regular meeting of the La Palma City Council to order at 7:00 p.m. on Tuesday, May 20, 2003, in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE

Councilmember Herman led the Pledge of Allegiance to the United States Flag.

INVOCATION

Pastor Tony Robles, La Palma Christian Center gave the Invocation.

ROLL CALL:

Councilmembers present: Christine M. Barnes, Alta E. Duke, Larry A. Herman,
Paul F. Walker

Councilmembers absent: Kenneth A. Blake

City Officials present: Vince Giampa, Chief of Police
Tami Piscotty, Assistant to the City Manager
Ismile Noorbaksh, Director of Public Works/City Engineer
Dominic Lazzaretto, Director of Community Development
Joel Kuperberg, City Attorney
Crystal Wilkerson, Administrative Secretary

PRESENTATIONS

Mayor Barnes presented a proclamation to Father Michael Heher, Saint Irenaeus Catholic Church, for his years of service to the La Palma community.

Mayor Barnes and members of the City Council presented proclamations to four members of the Girl Scouts who have received the Girl Scout Gold Award: Jessica Bird, Stacey Imoto, Trisha Doi, and Karen Nakano.

ORAL COMMUNICATIONS

There was no one who wished to address the City Council at this time.

RECESS

Mayor Barnes recessed the City Council to convene as the Community Development Commission at 7:15 p.m. (See separate Community Development Commission Minutes.)

RECONVENING

Mayor Barnes reconvened the meeting in regular session at 7:16 p.m.

CONSENT CALENDAR

Councilmember Duke made a motion to approve the following item on the Consent Calendar:

APPROVED THE MAY 6, 2003 CITY COUNCIL MEETING MINUTES

ADOPTED RESOLUTION NO. 2003-22 APPROVING A REGISTER OF DEMANDS FOR MAY 20, 2003

AWARDED THE CONTRACT IN THE AMOUNT OF \$14,948.81 TO THE LOW RESPONSIBLE BIDDER, J AND S SIGN COMPANY, INC., OF ORANGE, CA AND AUTHORIZED THE MAYOR TO EXECUTE THE AGREEMENT FOR THE RE-STRIPING OF CITY ARTERIAL STREETS, CITY PROJECT NO. ST-258

The motion was seconded by Councilmember Herman and carried on the following roll call vote:

AYES: Barnes, Duke, Herman, Walker

NOES: None

ABSENT: Blake

JOINT PUBLIC HEARING

Mayor Barnes opened the Public Hearing to convene jointly as the Planning Commission and City Council at 7:17 p.m.

Community Development Director, Dominic Lazzaretto, gave a staff report to discuss the proposed Zoning Code Amendment relating to parking standards. He stated the proposed Ordinance revises the existing parking standards and includes additional parking requirements. The intent of the proposed Ordinance is to update the parking standards to revise the dimensions of parking stall sizes, and to include parking calculations for specific uses. The proposed Ordinance will facilitate site planning and require parking calculations for specific uses not currently identified in the City Code.

Mr. Lazzaretto further explained that the purpose of the proposed Ordinance is to provide more specific guidelines for parking requirements in the Municipal Code. He stated that parking stalls shall be maintained exclusively for parking purposes and shall not be used for storage or other purposes, parking spaces shall be located on the same lot as the use they are intended to serve unless a reciprocal parking agreement is approved by the Planning Commission or City Council, parking spaces within a garage or carport shall be provided with an unobstructed driveway area of at least 23 feet in length and having a vertical clearance of not less than 8 feet, parking space dimensions have been modified to accommodate larger vehicles, and additional parking calculations for specific uses have been recalculated.

Mr. Lazzaretto stated that the current parking section of the Municipal Code lacks comprehensiveness, it does not include specific requirements and, therefore, the interpretation of the parking requirements is up to the reader. The proposed Ordinance will reduce ambiguity and misinterpretation in the parking section because additional requirements and specific language will be added to provide clarity.

The proposed code amendment states parking spaces are only to be utilized for vehicle parking purposes and it prohibits any storage in parking areas. Therefore, the proposed Ordinance will not only reduce the amount of vehicles on the street but it will eliminate the opportunity for outside storage and prevent blight.

The proposed parking Ordinance also requires a reciprocal parking agreement to be approved by the Planning Commission or City Council when a tenant locates parking spaces on separate lots. All reciprocal parking agreements shall be recorded on the title of all properties subject to the agreement, a copy of which shall be given to the City. During the transfer of property, the intent of the reciprocal parking agreement is to preserve parking spaces on the other lots by requiring parking facilities to remain.

Additional requirements have been added to the parking section of the Municipal Code in order to provide clarity, thereby eliminating any ambiguity. The implementation of the proposed Ordinance will eliminate misinterpretation.

Mr. Lazzaretto stated that the required parking space dimensions in the current Municipal Code tends to be slightly oversized for most vehicles and results in underutilized space. Reducing the size of parking spaces will allow the opportunity for better site planning and additional landscaping in parking areas. He also mentioned that the current minimum parking space dimensions tend to be oversized for compact, mid size sedans, and smaller trucks which measure approximately 6 feet wide by 16 feet in length. Even the larger sport utility vehicles such as the Chevy Suburban, which measures 6 feet 6 inches wide by 18 feet in length, can adequately fit a parking space and have extra room. The proposed width reduction of parking spaces is at a minimum of 9 feet wide for 90 degree parking, which is adequate space for the larger sport utility vehicles measuring 6 feet 6 inches wide. Stall lengths have been preserved to accommodate the highly popular large vehicles.

Mr. Lazzaretto explained that RBF Consulting prepared the proposed Zoning Code update and utilized industry standards for the proposed parking size dimension reduction and additional parking calculations for specific uses. They referred to the research conducted by International Parking and Design Standard Incorporated located in San Diego, California. The firm surveyed a

total of 160 local and regional governmental agencies in California for parking standards and criteria. RBF Consulting utilized the results of the survey to update the contents of the parking section in order to provide consistency with many other cities and governmental agencies in California.

The current minimum parking space dimension of 20' X 10' tends to be larger compared to parking stall sizes of other cities. Therefore, reducing the size of the parking spaces will provide some consistency of parking standards with other cities.

Mr. Lazzaretto stated that section 16-154 of the existing Municipal Code, current parking calculations are zone specific. Although this section includes calculations for specific uses, it also includes a general parking calculation for each zone. He stated that the problem in assigning a general parking calculation for each zone is it does not take into account the nature of the use and how it may generate a need for additional parking spaces beyond the calculation. While the current Municipal Code does have a few use specific requirements, they do not provide the correct level of specificity.

Mr. Lazzaretto also explained that the current Municipal Code does not include Parking Calculations for Uses that Generate Intense Parking Needs. The existing parking section includes parking calculations for the following uses: residential, restaurant, office/professional, warehouse and light manufacturing. All other uses not included in the above categories are calculated utilizing a zone specific calculation. He stated that the problem with this method is that, although differing uses are permitted within a single zone, the parking needs for these differing uses may not be zone specific, as illustrated below.

Mr. Lazzaretto mentioned that the M-1, General Industrial Zone designs parking calculations for restaurants, warehouses, and light manufacturing. The general parking standard of one parking space for 400 square feet of gross floor area is not practicable for all permitted uses in the M-1 Zone. He gave an example of a trade school is permitted in the M-1 Zone. The current requirement of one parking space for 400 square feet of gross floor area is not enough for these types of uses because most of the people enrolled in vocational schools tend to drive themselves to the facility.

Mr. Lazzaretto explained that the current Code does not take into consideration that some businesses are unique in that they may require a large amount of parking. The proposed parking Ordinance eliminates calculations that are zone specific and implements use specific calculations instead. The proposed Ordinance has separate calculations for service stations, churches, private schools, trade schools, and other types of businesses. Therefore, businesses that generate a need for larger parking capacity are required by the new parking section to provide additional parking.

Mr. Lazzaretto stated that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of La Palma, as the Lead Agency, has analyzed the project and prepared an Initial Study finding the project will have less than significant impacts and a proposed Negative Declaration has been prepared.

PUBLIC HEARING

There being no one who wished to address the Planning Commission/City Council on this Item Commission/Councilmember Herman made a motion to close the Public Hearing. The motion was seconded by Commission/Councilmember Duke and carried on the following roll call vote:

AYES: Barnes, Duke, Herman, Walker

NOES: None

ABSENT: Blake

Mayor/Chair Pro Tem Duke asked considering the stalls that contain storage compartments at the multiple dwellings, would the changes to the Code prohibit this type of use. Mr. Lazzaretto answered negatively and explained that the storage component would be applicable to industrial zones of the City where it is common for the users to store trailers which stores containers, beams or rods, and these similar types of items. The storage area above a parking stall in a multi family dwelling would be approved under a Precise Plan and would not be subject to this change in the

Code. Mayor/Chair Pro Tem Duke asked if an individual was to read this section of the Code, would they understand that there is absolutely no storage allowed in stalls. Mr. Lazzaretto explained that the way the Code is written it states that there shall not be any storage in the parking stall and is interpreted as nothing is to be kept in between the lines of the stall on the ground.

Mayor/Chairman Barnes asked if this amendment to the Code would effect the parking agreement with Carl's Jr. City Attorney Kuperberg explained that this is a zoning regulation and does not effect private agreements. It also doesn't affect approved developed uses.

Mayor/Chairman Barnes asked if this amendment to the Code would affect the auditorium being built at Kennedy High School or other school sites. Mr. Lazzaretto answered negatively and explained that the Kennedy auditorium would not be affected because this is out of the purview of the City's review capabilities.

Council/Commissionmember Herman made a motion to approve Item E. The motion was seconded by Mayor/Chair Pro Tem Duke and carried on the following roll call vote:

AYES: Barnes, Duke, Herman, Walker

NOES: None

ABSENT: Blake

Mayor/Chair Pro Tem Duke made a motion to introduce by title only, waiving future reading, an Ordinance of the City Council of the City of La Palma, California, amending, adding, and deleting portions of Chapter 26, Article 13, Sections 26-148 through 26-153 of the La Palma Municipal Code to revise parking standards. The motion was seconded by Council/Commissionmember Herman and carried on the following roll call vote:

AYES: Barnes, Duke, Herman, Walker

NOES: None

ABSENT: Blake

REGULAR ITEM

Adoption of an Ordinance for Zone Change and General Plan Amendment

Director of Community Development, Dominic Lazzaretto, gave a staff report explaining that this is the second reading of this Ordinance and is the official adoption of the Ordinance and General Plan Amendment 2003-01 and Zone Change Z-58. The City Council considered this item on May 6, 2003 and moved for approval. This action changes the zoning of two parcels at the northwest corner of Moody Street and Crescent Avenue, from C-1 Commercial to R-1 Single Family Residential to accommodate the future development of residential uses on this site.

Councilmember Walker made a motion to adopt, by title only, waiving further reading, an Ordinance of the City Council of the City of La Palma, California approving a Negative Declaration and Zone Change No. Z-58 changing the land use designation of two parcels at the northwest corner of Moody Street and Crescent Avenue (APN 262-233-18 and 262-233-17). The motion was seconded by Councilmember Herman and carried on the following roll call vote:

AYES: Barnes, Duke, Herman, Walker

NOES: None

ABSENT: Blake

COUNCILMEMBER REPORTS FROM CITY-AFFILIATED COMMITTEES/COUNCIL REMARKS

Councilmember Walker commended Public Works Director, Ismile Noorbaksh, on the completed medians on Moody Street. He asked if Mr. Noorbaksh was aware that the ground cover was dead. Mr. Noorbaksh said, yes, and City staff will be contacting the contractor if the ground coverage doesn't start growing back after 90 days and the contractor will be responsible for replacing the ground cover.

Councilmember Herman asked if the slurry seal on Moody Street was part of the same project. Mr. Noorbaksh said yes. He also asked Mr. Noorbaksh what was the slurry seal made of. Mr. Noorbaksh said it was made of a rubbery substance. Councilmember Herman asked if this was the best type of slurry seal for the project and Mr. Noorbaksh responded yes. Councilmember Herman thanked Mr. Noorbaksh for putting together a seven year map for slurry sealing. Councilmember Herman attended the Vector Control meeting and advised citizens to be aware of the mosquitoes due to the warmer weather. He urged citizens to contact Vector Control if they are having any issues. Councilmember Herman reminded everyone about the Chamber of Commerce meeting on Wednesday, May 21, 2003.

Mayor Pro Tem Duke complimented Mr. Noorbaksh on the Public Works Open House. She mentioned that there was a lot of information and Mr. Noorbaksh cooks a mean hot dog. Mayor Pro Tem Duke attended the Police Department's Award's Ceremony. She also went to Sacramento and visited several Assembly members. She mentioned that City Manager Standiford put together a great analysis stating the City's priority issues and she left a copy with all the members that she came in contact with. She mentioned that staff will be forwarding this document to the other Assembly members. Mayor Pro Tem Duke mentioned that the State wants to see cities not rely so much on sales tax and the State Legislature needs to stop introducing so many low priority bills.

Mayor Barnes attended the Orange County Division Meeting on May 8, 2003. The League adopted the Orange County Transportation Authority Board makeup. She also attended the

School Facility Meeting to discuss the Measure Z voting and passed out information to all Councilmembers. She mentioned that they plan to form a JPA to cover insurance costs. Mayor Barnes attended the Police Banquet and was honored to present them with a proclamation, on behalf of the City Council, recognizing Police Memorial Day. She also went to the Public Works Open House and thanked them for all their work and effort.

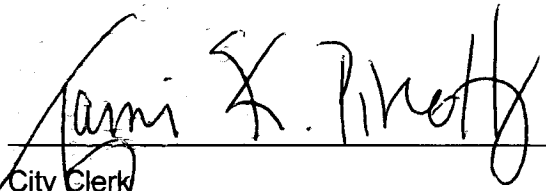
ADJOURNMENT

The City Council adjourned at 7:45 p.m. to a Study Session at 5:30 p.m. on Tuesday, June 3, 2003.



Mayor

ATTEST:



City Clerk