

GERARD GOEDHART
La Palma City Council

June 12, 2017

Laurie Murray, City Manager

City of La Palma

7822 Walker Street

La Palma, CA 90623

Dear Laurie:

I am requesting that this letter be read as part of the Public Record at tonight's Public Hearing concerning the proposed development at 5062 La Palma Ave. The basis of this project is that in taking action to approve the Village Overlay on January 17, 2012, the then City Council authorized that a maximum of 9 units could be developed on this site. Including the density bonus for low and moderate income housing the development could include an additional 2 units bring the maximum development to 11 units.

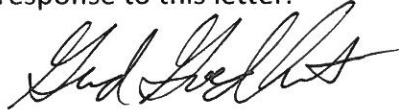
At the Public Hearing before the City Council concerning the Village Overlay on January 3, 2012, I expressed my concern for having such a high density. In response to my questioning concerning the number of units that would be allowed, Mr. Dumhart responded that the City could get a maximum of 7 units at this site. This is documented by the minutes of January 3, 2012 and the audio tape of that meeting.

It should also be noted that the staff reports of January 3, 2012 and January 17, 2012, all clearly state that the maximum density that would be allowed at 5062 La Palma Ave. would be 7 units.

The January 3, 2012 staff report includes the Negative Declaration for the proposed amendment. The Negative Declaration was prepared by the staff based on a maximum of 15 units for the combined site of 5052 and 5062 La Palma Ave. (7 units per site plus 1 bonus unit for consolidation) This is verified in the Initial Study for Zoning Amendment 2011-01 under the Project Description which states: *"When the VO overlay is applied to the parcels, 5052 La Palma Avenue could develop 7 units and 5062 La Palma Ave. could support 7 units by right. If the two sited could be consolidated under the VO, then a 15 unit project could be developed."* Nowhere is it stated that a maximum of 11 units per site or 23 units maximum if the site were consolidated could be developed. If the basis of the Initial Study and the Negative Declaration was for a maximum of 7 units then the Environmental Review process was done improperly and the basis of a Negative Declaration cannot be justified. Thus I believe that entire approval

amendment process for these parcels was done incorrectly. It is clear to me that there will be significant impacts on the environment and traffic if the number of units is increased to the true development density of 23 units rather than the maximum 15 stated in numerous staff reports and in the Initial Study.

This letter will confirm my formal request of June 9 for an investigation into this matter. I believe that entire approval Village Overlay process was deceptive and flawed. I await a formal response to this letter.

A handwritten signature in black ink, appearing to read "Gerard Goedhart". The signature is fluid and cursive, with a large initial "G" and "G".

Gerard Goedhart

Attachments