

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

July 21, 2015

CALL TO ORDER: Chairperson Kim called the Regular Meeting of the La Palma Planning Commission to order at 7:04 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Hwangbo

INVOCATION: Pastor Moses Aleman, La Palma Christian Center

ROLL CALL: Commission Members

Commission Members present: Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, Commission Member Shanahan, and Commission Member Steggell

Commission Members absent: None

City Officials present: Ellen Volmert, City Manager
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Laurie Murray, Administrative Services Director/City Clerk
Eric Nuñez, Police Chief
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the July 7, 2015, Regular Meeting of the Planning Commission.

Commission Member Shanahan made a motion to approve Consent Calendar Item PL-1.

The motion was seconded by Vice Chairperson Goedhart and carried on the following vote:

AYES: Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, Commission Member Shanahan, and Commission Member Steggell

NOES: None

PUBLIC HEARINGS

PL-2. Consideration of Resolution Approving Tentative Tract Map 17828, a 7 lot Subdivision of a 1.3 Acre Site Located at 7601 and 7621 Walker Street, Approximately 100 Feet North of Marview Drive and 400 Feet South of Houston Avenue

- a) Chairperson Kim opened the Public Hearing at 7:05 p.m.
- b) Community Development Director Dumhart gave the Staff Report.
- c) Public Input:

Ed Mountford, representing the Ozawa property owners, addressed the City Council regarding the Tentative Tract Map being the result of direct community input and direction from Staff; thanked Staff and the community for their response and input during the process; and that they are in concurrence with the Conditions of Approval set by Staff.

- d) Chairperson Kim closed the Public Hearing at 7:14 p.m.
- e) Commission Comments and Questions:

Discussion ensued regarding support for the proposal; that the new street directly off of Walker Street will be a public street; whether it is possible to create a small pedestrian access-way through the wall adjacent to Andrew Drive; that a pedestrian access-way was opposed by the surrounding community neighborhood; that it is logical to have an opening for students that attend the local schools instead of having to walk around to Houston Avenue; and whether this would cause any disruptions to the adjacent neighborhood.

Chairperson Kim reopened the public hearing at 7:18 p.m.

Further discussion ensued regarding efforts made to accommodate the community's request; that a pedestrian opening in the totality of the entire project is a small request; support for a pedestrian access-way; whether there is enough support from the Planning Commission to move forward with the request; support for creating a pedestrian access-way through the adjoining wall; and whether Commission Member Steggell has a conflict of interest if she is the listing realtor and not the property owner of a property on Andrew Drive close to the project area.

Assistant City Attorney Molko responded that being the real estate agent for a property within the project boundary does not create a conflict of interest.

Jerry Lomeli, a La Palma resident, addressed the City Council regarding his opposition to creating a pedestrian opening adjacent to Andrew Drive; and inquired about the impact of adding a six or eight inch new water line to the existing water infrastructure.

Community Development Director Dumhart responded that the City Engineer evaluated the existing pipes along Andrew Drive and recommended that the new water line be eight inches wide.

Sharon Gutjhar, a La Palma resident, addressed the City Council regarding her opposition to creating a pedestrian opening adjacent to Andrew Drive.

Dr. Jaime Thomas, a La Palma resident, addressed the City Council regarding her opposition to creating a pedestrian opening adjacent to Andrew Drive.

James Zagorski, a La Palma resident, addressed the City Council regarding his opposition to creating a pedestrian opening adjacent to Andrew Drive.

Bailey Thomas, a La Palma resident, addressed the City Council regarding her opposition to creating a pedestrian opening adjacent to Andrew Drive.

Walt Zimmerman, a La Palma resident, addressed the City Council regarding his opposition to creating a pedestrian opening adjacent to Andrew Drive.

Chairperson Kim closed the Public Hearing at 7:31 p.m.

Commission Comments and Questions:

Discussion ensued regarding the safety concerns of installing a pedestrian opening adjacent to Andrew Drive; concerns with parking impacts; that Police Chief Nuñez does not have data regarding connectivity of crime with

pedestrian openings along block walls; that police officers use those openings to apprehend suspects between two cul-de-sacs; support for resident concerns for safety; that there is no definitive benefit to the residents in creating a pedestrian access-way through a block wall; that there is no direct evidence of homes on a cul-de-sac having a higher value than those which are not; that there is no added value of creating a pedestrian access-way; opposition to creating a pedestrian opening; that any rumor of the pedestrian access-way along Berton Circle being closed is unfounded and false--that there is a long history of not having an opening and support for keeping things the way they are; opposition to making any further suggestions or changes so late in the planning stages of the Ozawa property; and that the Planning Commission tries to take residential concerns into full consideration when making their decision.

- f) Adopt Resolution No. PC 2015-10 approving Tentative Tract Map No. 17828 to establish a 7 lot single family residential subdivision with access off of Walker Street subject to Conditions of Approval

Commission Member Hwangbo made a motion to adopt Resolution No. PC 2015-10 approving Tentative Tract Map No. 17828 to establish a 7 lot single family residential subdivision with access off of Walker Street subject to Conditions of Approval as recommended by Staff.

The motion was seconded by Commission Member Shanahan and carried on the following vote:

AYES: Vice Chairperson Goedhart, Commission Member Hwangbo, Chairperson Kim, Commission Member Shanahan, and Commission Member Steggell

NOES: None

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Kim adjourned the Regular Meeting of the La Palma Planning Commission at 7:38 p.m.

Peter L. Kim
Chairperson

Attest:

Laurie A. Murray, CMC
City Clerk