

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA PLANNING COMMISSION

November 17, 2015

CALL TO ORDER: Chairperson Kim called the Regular Meeting of the La Palma Planning Commission to order at 7:28 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 Eliot Bland, 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: Eric Nuñez, Acting City Manager/Police Chief
Michelle Molko, Assistant City Attorney
Michael Belknap, Community Services Director
Douglas Dumhart, Community Development Director
Laurie Murray, Administrative Services Director/City Clerk
Kimberly Kenney, Deputy City Clerk

CONSENT CALENDAR

PL-1. Approval of Planning Commission Minutes

Minutes of the November 3, 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 Commission Member Steggell 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 Resolutions Approving Tentative Parcel Map 2015-156 and Precise Plan 281, for a 3-lot Single Family Subdivision on a 19,000 Square Foot Site located at 8231 Moody Street (APNs 262-077-01 & 262-077-02).

- a) Chairperson Kim opened the Public Hearing at 7:29 p.m.
- b) Community Development Director gave the Staff Report.

Commission Member Steggell reported that she listed the property in question and represented the seller from the sale of this property to the current owners. She asked if there was a conflict of interest on the matter.

Assistant City Attorney Molko responded that because Council Member Steggell will not receive monetary benefit or commission from the current real estate transaction and had no interaction with the current buyer, there was no conflict of interest.

Discussion ensued regarding clarification that Commission Member Hwangbo lives on Sparrow Lane and whether that would constitute as a conflict of interest; and that his home on Sparrow Lane was outside of the 500 foot conflict of interest boundary.

- c) Public Input:

Terryl Weber, a La Palma resident, addressed the City Council regarding misleading images of a green belt being along the wrought iron fence in the proposal; opposition to having a wrought iron fence along the Moody Creek channel and support for continuing the block wall along Lot A; support for increased street lighting at the end of the proposed cul-de-sac; opposition to Lot A being dedicated to the City and being used for storage; and requested to keep the neighborhood's look consistent.

Community Development Director Dumhart responded to Mr. Weber's concerns and noted that the images are only a rendering, not an actual simulation and not designed to be misleading; that the block wall along Moody Creek was discussed at the previous Development Committee meeting, but it was not moved forward in an effort to minimize expenses caused by maintenance and graffiti abatement of the block wall; that the Planning Commission could require a block wall as a condition if desired; that Lot A is adjacent to a major City water line and could be used as a staging area for any water line accessibility issues; that Lot A was recommended to "be able to host two additional parking spaces;" and that the City Engineer reviewed the option for a street light, but deemed that it is not necessary.

Kyle McCune, a La Palma resident and Development Committee Member, addressed the City Council regarding the developer accommodating every request made by the committee and support for the project's approval.

Hal Woods, Centerstone Communities West President, addressed the City Council regarding his praise of the service he has received from City Staff; that a block wall provides no additional flood control protection; that there is an existing street light near the cul-de-sac and opposition to installing an additional light as it would be disruptive to the new homeowners; that Mr. Weber previously asked for new mailboxes to be installed and removal of a lion statue installed at the end of his fence in the public right-of-way; and that his company wants to be a good neighbor, to construct a quality project, but does not want to make improvements to adjacent properties.

Kay Highland, a La Palma resident, addressed the City Council regarding possible safety concerns if no additional street light is installed.

Chairperson Kim asked for clarification on the street lighting decision made by the City Engineer; whether Southern California Edison was consulted in the engineering consideration; and where the City's responsibility would fall for maintenance of the block wall in regards to potential graffiti abatement.

Community Development Director Dumhart responded that the City Engineer studied the lighting standards and that the street light that exists is very close to the current block wall resulting in a non-warranted extra street light; that the graffiti concern is based on experience with the City's block walls near main arterials along the creek and the maintenance involved; that property owners will be required to maintain the block walls on their property; and that the Planning Commission has the choice to decide to keep the wrought iron fence or replace it with a block wall.

d) Chairperson Kim closed the Public Hearing at 8:13 p.m.

Assistant City Attorney Molko noted that the applicant provided a brief letter and full size development renderings to the Planning Commission.

e) Commission Comments and Questions:

Discussion ensued regarding the location of the current street light at the end of Sparrow Lane; that the block walls along Houston Avenue are varied heights, but most are 8 feet tall; explanation of the rationale behind the heights of the block walls for each side of the proposed development site; support for continuing the block wall along the Moody Creek channel; description of the parking around the cul-de-sac including the potential addition of two more parking spaces with Lot A; the parking availability on each proposed lot; location of the lion statue that is requested to be removed as part of the development as it is in the public right-of-way; that an existing chain link fence would be removed as part of the grading project on the property; explanation of why Lot A is requested to be dedicated to the City to allow flexibility of accessing a major water line or adding future parking to the cul-de-sac; that the developer is not interested in developing Lot A because of the need to create a homeowners association to maintain that lot; support for leaving Lot A with nothing on it except mulch as recommended by the Development Committee and eliminate any impression of adding parking to Lot A; a request to strike the parking language on Lot A from the Conditions of Approval; support for the developer choosing La Palma as a place for development; support for waiting to determine whether or not to install an additional street light; and overall support for installation of the continuing block wall along the Moody Creek channel.

f) Adopt Resolution No. PC 2015-11 approving Tentative Parcel Map No. 2015-156 to establish a 3 lot single-family residential subdivision with access via Sparrow Lane subject to Conditions of Approval

g) Adopt Resolution No. PC 2015-12 approving Precise Plan 281 to build 3 single-family homes on the R-1 lots created by Tentative Parcel Map No. 2015-156 subject to Conditions of Approval.

Vice Chairperson Goedhart made a motion to adopt Resolution No. PC 2015-11 approving Tentative Parcel Map No. 2015-156 to establish a 3 lot single-family residential subdivision with access via Sparrow Lane subject to Conditions of Approval and Adopt Resolution No. PC 2015-12 approving Precise Plan 281 to build 3 single-family homes on the R-1 lots created by Tentative Parcel Map No. 2015-156 subject to Conditions of Approval with the acceptance and maintenance of Lot A, installing mulch and eliminating parking

from the language in the Conditions of Approval for Lot A , that a wrought iron fence with gate be placed on the street front portion of Lot A in the cul-de-sac, and replacing the wrought iron fence with a block wall along the Moody Creek flood control channel.

The motion was seconded by Commission Member Steggell 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 8:31 p.m.

Peter L. Kim
Chairperson

Attest:

Kimberly Kenney
Deputy City Clerk