

AGENDA

SPECIAL JOINT MEETING

LA PALMA CITY COUNCIL

LA PALMA DEVELOPMENT AND CIRCULATION COMMITTEE

September 26, 2017

If you wish to speak before the City Council or Development and Circulation Committee, please complete a Speaker Form identifying which item(s) you wish to address and provide the Speaker Form to the City Clerk. Speaker Forms are available at the entrance of the Royal Palm Room. Speakers on numbered agenda items and Oral Communications (non-agenda items) are limited to five (5) minutes each.

7:00 p.m.
Royal Palm Room
La Palma Community Center
7821 Walker Street, La Palma

CALL TO ORDER

PLEDGE OF ALLEGIANCE Mayor Steggell

ROLL CALL: Council and Committee Members

ORAL COMMUNICATIONS (Time Limit: 5 Minutes Each)

Time has been reserved at this point in the Agenda for persons wishing to speak on any item which is not listed on the Agenda. By law, the City Council is prohibited from taking action on such oral comments. The matter will be automatically referred to staff for appropriate response or action or will be placed on the Agenda of a future meeting. Matters listed on the Agenda should also be addressed at this time.

REGULAR ITEM

1. **Study Session: Land Use and Zoning Workshop**

Recommendation that the City Council and Development and Circulation Committee

receive the Staff presentation on Citywide Land Use and Zoning issues and provide direction for additional materials or information needed for a series of community involved Land Use and Zoning meetings.

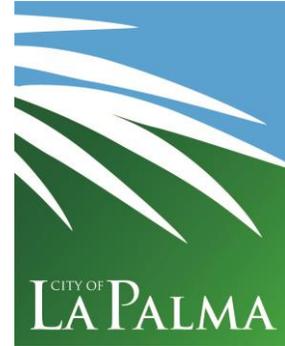
ADJOURNMENT

NOTE: As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials and other disclosable public records distributed to all or a majority of the members of the City Council in connection with an open session item on the agenda are on file and available for inspection with the Office of the City Clerk, City Hall, 7822 Walker Street, during regular business hours 7:30 A.M. to 6:00 P.M., Monday through Thursday. If such writings are distributed to members of the Council on the day of a City Council meeting, the writings will be available at the entrance to the City Council Chambers. If you have any questions regarding any item of business on the agenda for this meeting, any of the staff reports, or other documentation relating to any agenda item, please contact the Deputy City Clerk, at (714) 690-3334.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (714) 690-3334. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations to ensure accessibility to this meeting.

City of La Palma

Agenda Item No. 1



MEETING DATE: September 26, 2017

TO: CITY COUNCIL
DEVELOPMENT & CIRCULATION
COMMITTEE

FROM: Laurie A. Murray, City Manager

SUBMITTED BY: Laurie A. Murray, City Manager
Kathy Graham, Community Development Consultant

AGENDA TITLE: Study Session: Land Use and Zoning Workshop

RECOMMENDATION:

It is recommended that the City Council and Development & Circulation Committee receive the Staff presentation on Citywide Land Use and Zoning issues and provide direction for additional materials or information needed for a series of community involved Land Use and Zoning meetings.

BACKGROUND:

On August 15, 2017, the City closed escrow on the property at 5062 La Palma Avenue. The purchase agreement for the property followed an application for development on the property under the existing R-3 Zoning with the Village Residential Overlay, that allowed from 20 -30 units per acre on the parcel. The application was reviewed and denied by the Development and Circulation Committee due in part to the large number of units on the relatively small parcel, the lack of any open space, and on-site parking and access concerns. Residents appeared at City Council and Development Circulation Committee meetings to oppose the proposed project.

The zoning history on this property dates as far back as the 1999 General plan where both 5052 and 5062 La Palma Avenue were identified as the preferred locations for affordable housing opportunities. The sites were rezoned from R-1 (Single Family) to R-3 (Multifamily) in October 2004. Between 2010 and 2012, the City took several steps, including the adoption of the 2007-2014 Housing Element, the adoption of an Ordinance modifying Village Overlay provisions to allow development of up to 30 units per acre, and rezoning the subject parcels to Village Overlay. At that time, staff believed that the City could restrict development to 20 units per acre on those sites.

In 2013, staff became aware that the City would have to allow the properties to be developed at the maximum 30 units per acre during the 2014-2021 update to the Housing Element and the units per site appeared in the Housing Element accordingly.

With the current zoning, these sites could be developed at the maximum density of 30 units per acre, which would be 11 units per site or 23 units if the sites were combined. Further, State law requires that projects that contain affordable housing be approved through a ministerial process – meaning that local governments cannot require a conditional use permit, a planned unit development permit, or other discretionary reviews or approvals. Therefore, the City Council approved and subsequently extended a Moratorium on all parcels within the City that have the Village Overlay zoning applied to them. This was done to allow the City time to reevaluate its zoning regulations; identify appropriate locations where affordable housing with higher densities might be appropriate; and identify other zoning changes that would be to the best benefit of the community.

SUMMARY:

The Land Use and Zoning Workshop is the initial step in the Public Participation process for the discussion of future Land Use and Zoning matters. Discussion will include a review of zoning history; City Land Use and Zoning Tools; possible housing location opportunities; and visual preferences for future housing types. Following the participation of the City Council and Development & Circulation Committee, staff will outreach to the community in a series of Public Participation Workshops on Land Use and Zoning. Following the workshops, the information gained from the workshop participants will be summarized and presented to the City Council.

FISCAL IMPACT:

There is no fiscal impact of the Workshop discussion and direction.

APPROVED:



City Manager