

MINUTES OF THE REGULAR MEETING
OF THE LA PALMA CITY COUNCIL

March 4, 2025

CALL TO ORDER: Mayor Waldman called the Regular Meeting of the La Palma City Council to order at 5:05 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

CLOSED SESSION

CS-1. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6.

Agency Designated Representatives:	Conal McNamara, City Manager Ryan Hallett, Assistant City Manager
Employee Organizations:	La Palma General Employees Association La Palma Police Association La Palma Professional Employees Association
Unrepresented Employees:	Executive Management

CS-2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Pursuant to Government Code section 54956.9(d)(2), (e)(2))

1 case – Proposed AT&T Tower at 8415 Meadowlark

CS-3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of California Government Code Section 54956.9)

Claim No. CJP-3053039, regarding driver fatality
Claimant: David Casey

Mayor Waldman recessed to Closed Session at 5:06 p.m.

Mayor Waldman adjourned Closed Session at 6:23 p.m.

OPEN SESSION TO BEGIN AT 6:30PM

Mayor Waldman adjourned Closed Session at 6:27 p.m. and reconvened in Open Session at 6:33 p.m. and asked for a report out of Closed Session.

City Attorney Thind responded that there are no reportable actions on Closed Session Items CS-1 and CS-2; however, on Item CS-3, the City Council voted by unanimous decision to reject the claim.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Nitesh Patel

INVOCATION: Father Binh Nguyen, St. Ireanus Catholic Church

ROLL CALL: Council Members

Council Members present: Council Member Baker, Council Member Conklin, Council Member V. Patel, Mayor Pro Tem N. Patel, and Mayor Waldman

Council Members absent: None

City Officials present: Conal McNamara, City Manager
Ajit Thind, City Attorney
Joe Cisneros, Deputy City Manager
Belinda Deines, Community Development Manager
Joe Guerrero, Police Chief
Ryan Hallett, Assistant City Manager
Kimberly Kenney, City Clerk

PRESENTATIONS:

Mayor Pro Tem Patel presented a Proclamation to Barb Raabe representing the American Red Cross in recognition of March as Red Cross Month.

Mayor Pro Tem Patel presented a Proclamation to the La Palma Toastmasters Board of Directors in recognition of their 15th Anniversary.

ORAL COMMUNICATIONS

Chloe Janoia, a La Palma resident, addressed the City Council regarding her opposition to the Tiny Tots teacher's departure in the Recreation Department and how that affected the families she represents; noted her support for Misty Torres who ran the Tiny Tot

program; inquired about the reason behind her departure; and opposition to the random closure of the Recreation Department office during business hours.

Karen Zigorski, a La Palma resident, addressed the City Council regarding the Community Center Aerobics class that she attends and her opposition to the floors being waxed to the point they are slippery.

CONSENT CALENDAR

1. Waive the Reading of All Ordinances

Waive the reading of all Ordinances in their entirety and read by title only.

2. Approval of Council Minutes

Minutes of the February 3, 2025, Special Meeting and February 4, 2025, Regular Meeting of the City Council.

3. Approval of Register of Demands

Adopt Resolution No. 2025-09 approving the Registers of Demands for February 18, 2025, and March 4, 2025.

4. 2025 Street Closures for Special Events

Adopt Resolution No. 2025-10 approving Street Closures for the following special events to be held by the City: the Festival of Nations Parade on Saturday, April 26; the Memorial Day ceremony on Monday, May 26; and the Fitness Run for Fun on Friday, July 4.

5. 2024 Annual Housing Element Progress Report

Receive and file the 2024 Annual Housing Element Progress Report.

6. Notice of Completion and Acceptance of Work for the City Facilities Painting Project, City Project No. 24-BLDG-01

Accept the work and authorize staff to file the Notice of Completion and Acceptance of Work with the Orange County Recorder for the City Facilities Painting Project, City Project No. 24-BLDG-01.

7. First Amendment to Agreement for Construction Services with Musco Sports Lighting, LLC

Authorize the Mayor to sign the First Amendment to Agreement for Construction Services with Musco Sports Lighting, LLC.

8. Resolution Approving the Acceptance of the Fiscal Year 2023 Urban Areas Security Initiative (UASI) Grant

Adopt Resolution No. 2025-11 approving the acceptance of the Urban Areas Security Initiative (UASI) Grant and authorize the City Manager, or his designee, to complete and sign all necessary materials to facilitate the grant.

PUBLIC HEARINGS

9. Consideration of a Resolution to Install a Freestanding Wireless Communications Tower and a Resolution to Enter into a Lease Agreement at 8415 Meadowlark Lane (City Yard)

Mayor Waldman opened the Public Hearing at 6:57 p.m.

City Manager McNamara introduced the item and Community Development Manager Deines gave the Staff Report.

John Silverman representing AT & T, presented an overview of the proposal for AT & T's wireless tower.

Public Input:

None.

City Council Member Comments and Questions:

Discussion ensued regarding the outcome of the project if the City Council denies this application; that the City Attorney noted that the City has some control, but the Council's land use authority and discretion is limited and if it's denied, the City Council could be in violation of federal law; that the applicant has endeavored to find other locations for the tower, but was unsuccessful; that as a utility, they are required to provide service; that the courts could reverse the City Council's denial and award the applicant all attorney costs; that the City Attorney ended his comments by noting if the City Council denied this proposal, it puts the City at a risk for significant legal exposure

Motion to adopt Resolution No. 2025-12 approving Conditional Use Permit 389, Precise Plan 287, and Variance 2022-01; and adopt Resolution No. 2025-13 to enter into a Lease Agreement between the City of La Palma and New Cingular

Wireless PCS, LLC for the lease of a portion of City-owned property located at 8415 Meadowlark Lane made by Mayor Pro Tem Nitesh Patel.

Public Input:

Charles Navarro, a resident of La Palma, addressed the City Council regarding the length of time for construction of this cell tower.

Mr. Silverman, representing AT & T, responded that it takes a few weeks - usually in about six to eight weeks without any issues; that the physical construction of the site itself would take two to three weeks; that there will need to be some additional time to run power underneath the site location; and that the actual construction of the tower would not be very loud noise or require a crane, and would happen only during business hours.

Karen Zigorski, a La Palma resident, addressed the City Council regarding whether the gap in service has always been there or if this issue came up recently.

Mr. Silverman responded that the current service infrastructure no longer meets the need as data consumption has increased by users - which is having an impact on the existing systems that cannot meet the demand.

Mayor Waldman closed the Public Hearing at 7:23 p.m.

Mayor Waldman asked for second on the motion made by Mayor Pro Tem Nitesh Patel. The motion was seconded by Council Member Vikesh Patel and carried on the following vote:

AYES: Council Member Baker, Council Member Conklin, Mayor Pro Tem Nitesh Patel, Council Member Vikesh Patel, and Mayor Waldman

NOES: None

10. Conditional Use Permit 393 to Establish a Massage Establishment Use (Starlight Day Spa) Located at 7951 Valley View Street

Mayor Waldman announced that since he has a business in the same shopping center, he will recuse himself from this item and pass the gavel to Mayor Pro Tem Nitesh Patel.

Mayor Pro Tem Nitesh Patel requested to take a short recess at 7:25 p.m.

Mayor Pro Tem Nitesh Patel reconvened the City Council at 7:30 p.m. and opened the Public Hearing for Item 10.

Community Development Manager Deines gave the Staff Report.

City Council Member Comments and Questions:

None.

Public Input:

Applicant Tom Scott, business owner, noted that the massage business was not his original intent for the business; that his lack of understanding about the license and use process resulted in the code enforcement interaction; that his business plan is to provide beauty treatments with holistic well-being services to the community that includes massage; that following the cease and desist order, he took immediate action to meet all regulatory requirements; and asked that the City Council support his application request.

City Council discussion ensued regarding the original intention of the business license was for a spa with massage as an added service; that Council Member Keo Conklin asked the applicant to clarify the events of the incident that happened at the spa that resulted in the City issuing a cease and desist order; that the applicant was conducting waxing service with a female client when Code Enforcement visited the site and the esthetician fled due to fear as there was a language barrier; that he is licensed for waxing services; that his staff advertised on a variety of sites out of enthusiasm; that Mr. Scott has two other waxing businesses in Anaheim and in Santa Ana; that the site manager is responsible for advertising; that Mayor Pro Tem Patel asked about his advertising on Rub Maps - "where fantasy meets reality"; that he claimed to be unaware that his business was posted on Rub Maps and takes responsibility for his staff's error; that the applicant is willing to undergo a probationary period as a result.

Mayor Pro Tem Nitesh Patel closed the Public Hearing at 7:47 p.m.

Council Member Baker made a motion to adopt Resolution No. 2025-14 denying Conditional Use Permit 394 and making findings of denial for the operations of a massage establishment use on property located at 7951 Valley View Street.

The motion was seconded by Council Member Conklin and carried on the following vote:

AYES: Council Member Baker, Council Member Conklin, Mayor Pro Tem Nitesh Patel, and Council Member Vikesh Patel

NOES: None

RECUSED: Mayor Waldman

After the vote was recorded, Mayor Waldman returned to the dais at 7:48 p.m.

REGULAR ITEMS

11. Mid-Year Budget Update and Adjustments and Resolution amending the Fiscal Year 2024-25 Budget

Recommendation that the City Council receive and file the Mid-Year Budget report and adopt a Resolution amending the Fiscal Year 2024-25 Budget.

City Manager McNamara introduced Financial Consultant Mike Matsumoto who gave the Staff Report.

City Council Comments and Questions:

None

Public Input:

No members of the public wished to speak

Council Member Keo Conklin made a motion to approve Resolution No. 2025-15 amending FY 2024-25 Budget and Receive/File the Report.

The motion was seconded by Mayor Pro Tem Nitesh Patel and carried on the following vote:

AYES: Council Member Baker, Council Member Conklin, Mayor Pro Tem Nitesh Patel, Council Member Vikesh Patel, and Mayor Waldman

NOES: None

12. City of La Palma's 70th Anniversary

It is recommended that the City Council receive a presentation regarding La Palma's 70th Anniversary Celebration, discuss, and provide further direction as needed.

City Manager McNamara introduced the Item and Management Assistant Rivera who gave the Staff Report.

Council Comments and Questions:

Discussion ensued regarding support for the 70th Anniversary logo; suggested to keep the celebration on Sunday; that banners, marketing materials, bags, and give-aways will also be designed with the 70th Anniversary; they staff is working on costing out all those things; that staff will return to Council with costs for the water tank artwork and paint; and support for staff to reach out to the Mac Iver family to request to borrow their historical photos and records that they've collected over time to incorporate into the City's 70th anniversary celebration.

By consensus, the City Council agreed to receive and file the report.

COUNCIL MEMBER AB1234 REPORTS, REPORTS FROM CITY-AFFILIATED COMMITTEES, AND COUNCIL REMARKS

Council Member Vikesh Patel attended the La Palma Police Department (LPPD) Badge Pinning ceremony; the Neighborhood Watch Appreciation Banquet; Congressman Derek Tran's Swearing-in Ceremony; the Scouts Blue and Gold Ceremony; and the Young Leaders of Orange County (YLOC) Math Competition and Awards Ceremony.

Council Member Baker attended the Orange County Sanitation District (OC San) Operations Committee Meeting; the Southern California Association of Governments (SCAG) Joint Committee Meeting; the SCAG Regional Council Meeting; the League of California Cities (Cal Cities) Mayors and Council Members Roundtable; the Cal Cities Orange County Division Board of Directors Meeting; the Economic Development & Land Use Ad Hoc Meeting; the OC San Orientation; the Orange County Public Affairs Association's 2025 State of the County; the LPPD Badge Pinning ceremony; the Neighborhood Watch Appreciation Banquet; the OC Forum's Conversation with new Congressmen, Derek Tran and Dave Min; Congressman Derek Tran's Swearing-in Ceremony; the Orange County Council of Governments (OCCOG) Strategic Plan Group; the Regional Military Affairs Committee Meeting; the SCAG New Member Orientation; the

OC San Board of Directors Meeting; the Read Across America event at Los Coyotes Elementary School; the 35th Anniversary & Rebrand/Unveiling for Working Wardrobe; the Orange County Business Council's (OCBC) Annual Dinner & Installation of the new Board of Directors; the Cal Cities Orange County Division Board Members meeting with Senator Steven Choi; and the YLOC Math Competition and Awards Ceremony.

Council Member Keo Conklin attended the LPPD Badge Pinning ceremony; the Neighborhood Watch Appreciation banquet; Congressman Derek Tran's swearing-in ceremony; invited the public to the community forum for the La Palma Chamber of Commerce with Congressman Derek Tran and Orange County Clerk-Recorder Nguyen.

Mayor Pro Tem Patel attended the Orange County Fire Authority (OCFA) Budget Committee meeting; the Economic Development Land Use Advisory Ad Hoc committee meeting; the Cypress College Foundation's Board meeting; the La Palma Neighborhood Watch Appreciation banquet; Congressman Derek Tran's swearing-in ceremony; the Scouts Blue and Gold ceremony; the OCFA Board of Directors meeting and was appointed Human Resource Committee Chair, the Budget and Finance Committee Vice Chair, and appointed to the Executive Committee; and the YLOC Math Competition and Awards Ceremony; the John F. Kenney High School Soap Box Competition as their judge; and congratulated Senator Elect Tony Strickland.

Mayor Waldman attended the LPPD Badge Pinning Ceremony and the Neighborhood Watch Appreciation banquet.

CITY MANAGER REMARKS

City Manager McNamara reported on the newly established rose garden out front of City Hall; that the process to continue this rose garden in front of the Library and in front of the Police Department has commenced; that there will be a facade change outside the Civic Center complex in time for the Memorial Day ceremony; and recognized Maintenance Lead Fernandez for his contributions to this project.

CITY ATTORNEY REMARKS

City Attorney Thind had nothing to report.

ADJOURNMENT

Mayor Waldman adjourned the Regular Meeting of the City Council at 8:20 p.m.

Mark I. Waldman
Mayor

ATTEST:

Kimberly Kenney, CMC
City Clerk