

**MINUTES OF THE CITY COUNCIL
OF THE CITY OF LOS ALAMITOS**

SPECIAL MEETING – December 2, 2013

1. CALL TO ORDER

The City Council met in Special Session at 6:03 p.m. Monday, December 2, 2013, in the Council Chamber, 3191 Katella Avenue, Mayor Kusumoto presiding.

2. ROLL CALL

Present: Council Members: Edgar, Grose, Murphy, Mayor Pro Tem
Graham-Mejia, Mayor Kusumoto

Absent: Council Members: None

Present: Staff: Bret M. Plumlee, City Manager
Cary Reisman, City Attorney
Corey Lakin, Community Services Director
Todd Mattern, Police Chief
Steven Mendoza, Community Development Director
Windmera Quintanar, CMC, City Clerk

3. SPECIAL ORDERS OF THE DAY

**A. Workshop on the Adoption of 2013 California Building Codes and
California Fire Code (Community Development)**

Every three years the City of Los Alamitos must adopt new codes related to construction to comply with the update of the state wide adoption of the Code. The attached Ordinances implement the adoption. This item had first reading on October 21, 2013. This item was brought to the City Council on October 21, 2013, for hearing and November 18, 2013, for second reading. Mayor Kusumoto requested a workshop on this item during the November 18, 2013, meeting.

City Manager Plumlee introduced the item.

Community Development Director Mendoza summarized the Staff report, referring to the information contained therein, and answered questions from the City Council. He introduced John Bowden, OCFA; Mark Abbott, Building Inspector; and Paul Melby, Chief Building Official.

Mayor Kusumoto opened the item for public comment. There being no one present wishing to speak, Mayor Kusumoto closed the item for public comment.

Council Member Edgar stated a preference for a short discussion focused on specific concerns as he was familiar with the item.

Mayor Kusumoto indicated he had a few questions and believed the meeting would be brief.

Mayor Pro Tem Graham-Mejia indicated she had arrived early and had several of her questions answered. She stated her focus was to ensure the new changes did not make improving one's home or business too cost prohibitive. She stated she was reviewing material provided by Mr. Bowden.

Mayor Kusumoto asked Mayor Pro Tem Graham-Mejia if she has received clarification regarding 1,000 and 5,000 square feet.

Mayor Pro Tem Graham-Mejia answered in the affirmative and stated support for the increased footage requirements to keep cost down.

Mayor Kusumoto expressed concern regarding helipads and inquired if regulations regarding such were necessary.

Mr. Bowden clarified the helipad regulations would only pertain to high rise buildings over 75 feet high.

Council Member Edgar asked about the current height regulations.

Community Development Director Mendoza indicated he did not recall off hand. He stated the hospital was six stories and the parking structure was the highest building in the City.

Mayor Kusumoto questioned prohibiting the need for a helipad.

Community Development Director Mendoza indicated it was helpful to have such regulations in place before an application is filed.

Mayor Kusumoto referred to the use of drones and proposed banning them. He stated helipads could be considered if a future building were proposed and inquired if the Hospital Specific Plan allowed for helipads.

Community Development Director Mendoza stated as proposed, no.

Mayor Kusumoto stated opposition to drones and helipads.

Council Member Grose indicated the hospital had taken helicopter deliveries by shutting down the street in the past and wanted to ensure

nothing would prohibit them from doing so in the future. He recalled the hospital plan did allow for helicopter landing in the future.

Community Development Director Mendoza clarified it was not at a height of 75 feet.

Council Member Grose stated concern for banning helipads completely due to health services and speculated helicopters could land at the base and use ground transport to reach the hospital. He indicated homeland security would be a concern.

Mayor Kusumoto indicated his concern was not for helicopters landing in the City, but rather helicopters landing on a building.

Mayor Pro Tem Graham-Mejia stated leaving out helipads would not negatively affect this Code adoption since development was time consuming. She stated support to omitting helipads. She asked for a comparison of the old and new code for changes that would cause residential cost to increase. She added she was not attempting to stall the process, but wanted to ensure everyone was well informed.

Mayor Kusumoto questioned if there were any green initiatives that would have an adverse cost to developers, builders or homeowners.

Mark Abbott, Building Inspector, referred to the California Green Code that came into effect in the last code cycle. He indicated the Green Code was not cost prohibitive at this point. He pointed out only half of the requirements were mandatory and the others were only recommended. The mandatory requirements were not significant.

Council Member Grose inquired if there were any new mandatory requirements.

Mr. Abbott answered in the negative.

Mayor Pro Tem Graham-Mejia inquired if it was mandatory to replace the doors and windows to green efficiency in order to sell a home.

Community Development Director Mendoza answered in the negative.

Council Member Edgar believed the biggest concern was the change to 5,000 in square footage and inquired if a detailed Staff report was needed.

Mayor Kusumoto indicated his concerns were satisfied.

Mayor Pro Tem Graham-Mejia referred to the Green Code and the mandatory versus suggested requirements. She was supportive of no additional items being added to enlarge or improve a building. She thanked Council for taking the time to have additional questions answered and stated the importance of having residents well informed.

Council Member Edgar made a motion to approve staff recommendation.

Mayor Kusumoto stated support for moving forward and did not see any concerns for including the helipads as it was likely nothing would occur in this cycle.

Mayor Pro Tem Graham-Mejia indicated she was supportive of removing the helipads.

Mayor Kusumoto indicated it could be addressed if needed and only wanted to ensure the question was asked. He was supportive as written.

Council Member Edgar suggested directing Staff to monitor any activity.

Mayor Kusumoto believed a helipad would not be needed.

Mr. Bowden indicated the section in question was specific to emergency landing of fire, police, and medical personnel only.

Mayor Kusumoto asked for clarification that a local bank could not install one.

Mr. Bowden answered in the affirmative.

Mayor Pro Tem Graham-Mejia inquired if was necessary at all since it was not applicable.

Paul Melby, Building Official, clarified Orange County Fire Authority represented 32 jurisdictions and standardized process throughout was beneficial to the agency.

Council Member Edgar pointed out the key was in regards to public safety and not commercial use.

Mayor Kusumoto stated that would limit the locations and his concern was for non-emergency use.

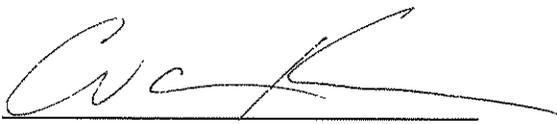
Motion/Second: Edgar/Graham-Mejia
Unanimously Carried: The City Council:

1. Adopted Ordinance No. 13-07, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, REPEALING CHAPTER 15.04 OF TITLE 15 OF THE LOS ALAMITOS MUNICIPAL CITY CODE AND ADDING A NEW CHAPTER 15.04, ADOPTING BY REFERENCE: VARIOUS PROVISIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF THE CALIFORNIA ADMINISTRATIVE CODE, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA EXISTING BUILDING CODE; AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; THE 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; AND THE STATE HOUSING CODE."

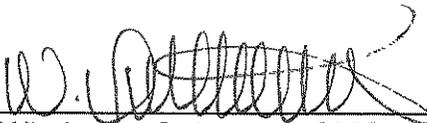
2. Adopted Ordinance No. 13-08, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DELETING CHAPTER 15.08 OF THE LOS ALAMITOS MUNICIPAL CODE AND ADDING A NEW CHAPTER 15.08 ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA FIRE CODE (TITLE 24, PART 9) WITH APPENDICES AND AMENDMENTS THERETO."

4. ADJOURNMENT

The City Council adjourned at 6:36 p.m.


Warren Kusumoto, Mayor

Attest:


Windmeka Quintanar, CMC, City Clerk