

CITY OF LOS ALAMITOS

10911 Oak Street
Activity Room 1
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING Monday, June 9, 2014 - 7:00 P.M.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to ***FIVE MINUTES*** on that particular item.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
Commissioner Cuiilty
Commissioner Daniel
Commissioner DeBolt
Commissioner Grose
Commissioner Riley
Chair Loe
Vice-Chair Sofelkanik

4. ORAL COMMUNICATIONS
At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. ***Remarks are to be limited to not more than five minutes.***

5. **APPROVAL OF MINUTES**

None.

6. **CONSENT CALENDAR**

None.

7. **PUBLIC HEARINGS**

A. Review of Zoning Ordinance Amendment (ZOA) 14-03 Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Consideration of a Zoning Ordinance Amendment to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight's discussion; or alternatively,
3. Resolve to continue or cease, continued discussion of this subject.

8. **STAFF REPORTS**

Resolution of Intention 14-14

Consider amending Los Alamitos Municipal Code Chapter 17.08.020, Table 2-02 concerning the requirement of a conditional use permit for affordable housing (ZOA 14-04) (Citywide) (City initiated).

Recommendation:

Adopt Resolution No. 14-14, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17.08.020, TABLE 2-02 CONCERNING THE REQUIREMENT OF A CONDITIONAL USE PERMIT FOR AFFORDABLE HOUSING (ZOA 14-04) (CITYWIDE) (CITY INITIATED)."

9. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

None.

10. **COMMISSIONER REPORTS**

At this time, Commissioners may report on items not included on the agenda, but no such matter may be discussed, nor may any action be taken in which there is interest to the community, except as to provide staff direction to report back or to place the item on a future agenda.

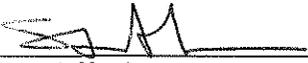
11. **ADJOURNMENT**

The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, July 14, 2014**, in the City Council Chamber.

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and must be done so in writing to the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.



Steven A. Mendoza
Community Development/Public Works Director

6/4/2014

Date

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

June 9, 2014
Item No: 7A

To: Chair Loe and Members of the Planning Commission

Via: Steven A. Mendoza, Community Development/Public Works Director

From: Tom Oliver, Planning Aide

Subject: Zoning Ordinance Amendment 14-03
Review of allowable uses in the Planned Light Industrial Zone
(Citywide) (City initiated)

Summary: Consideration of a Zoning Ordinance Amendment to allow more flexible uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Direct Staff to draft an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight's discussion; or alternatively,
3. Resolve to continue or cease, continued discussion of this subject.

Applicant: City Initiated

Location: Citywide

Approval Criteria: Section 17.70.020 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

Noticing: Since the number of real property owners exceeds 1,000, notices announcing the Public Hearing were published as a 1/8 page ad in the News Enterprise on May 28, 2014 for a hearing on June 9, 2014.

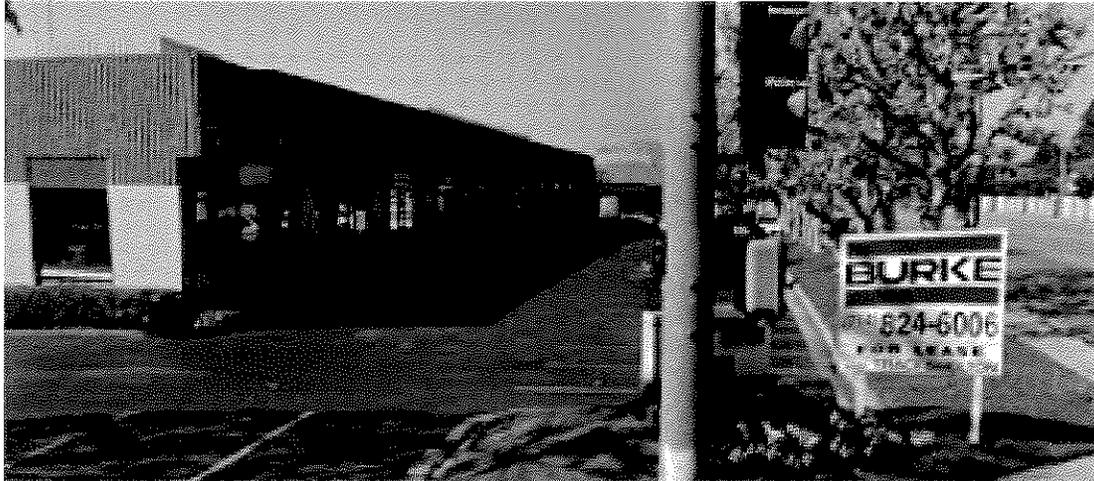
Background

The Planning Commission has made the determination to review the Los Alamitos Municipal Code (LAMC) pertaining to the permitting of certain commercial land uses in the industrial zone, and particularly along major thoroughfares. These uses are described in the land use table, Section 17.10.020, Table 2-04 *Allowed Uses and Permit Requirements for Commercial/Industrial Zoning Districts*. The Commission would like to discuss this possibility due to the desirability of these industrial buildings for certain types of retail or other commercial operations. The Planning Commission began this process on April 14, 2014 by approving a Resolution of Intention which is required as a first step in evaluating this subject. Due to the May meeting becoming a joint session to discuss the General Plan, the discussion of this issue has been delayed to tonight's meeting.

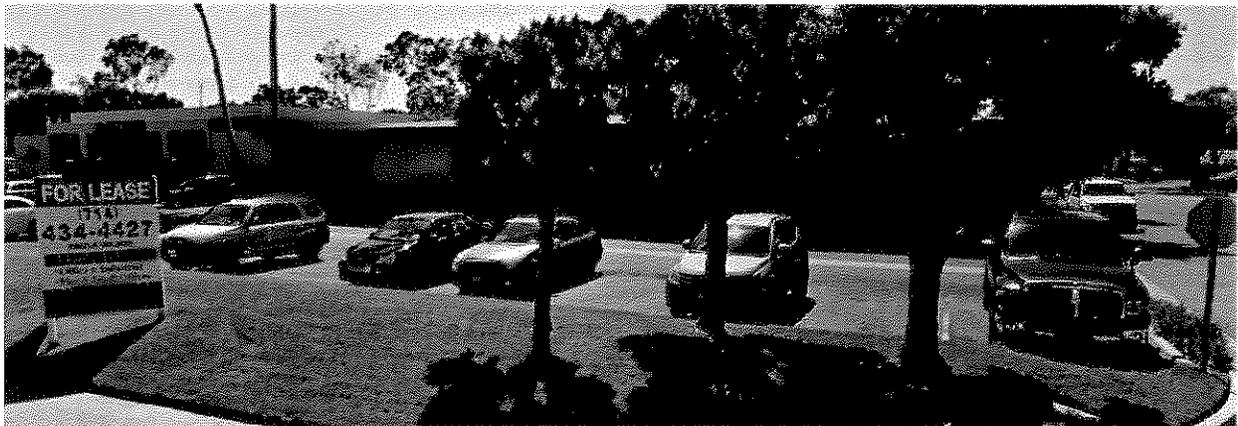
Discussion



The discussion tonight was brought forward through a request by Commissioner DeBolt at January's Planning Commission meeting. Commissioner DeBolt said that he thought it might serve the City and the business owners well if the City might consider expanding the permitted uses in the PM zone to include any type of use that have classes but of a limited size for the size of the location. The use should also have a start and stop time where it's not open 24-hours a day with continual traffic and also limited by the available parking. He suggested that this might help to accommodate the changing business demographics that are occurring.



This has also been a recurring topic at other Commission meetings as well. A number of types of land uses have been discussed in past meetings by the Planning Commission that might be a good fit to be permitted by right when located in certain areas of the Planned Light Industrial area; possibly along major thoroughfares of the City since these prime retail-looking areas often sit empty. Types of businesses mentioned are those such as “Schools, Commercial – Small,” “Retail Sales, General,” “Secondhand/Consignement Shops,” and “Indoor Amusement and Recreation Establishments (under which Fitness Classes have been interpreted to be consistent).”



Possible Zoning Code Changes

To accomplish any changes to the Zoning Code regarding this subject, Staff has identified a variety of ways that the Los Alamitos Municipal Code could be amended to make these changes:

- Amend Section 17.10.020, Table 2-04, after a full review of the permitted uses and desired permitted uses by the Planning Commissioners.
- Amend definitions of certain uses within Section 17.76.020 to provide wider descriptions that would encompass more uses.

- Amend the zoning map to change zoning on certain industrial areas or create overlays of certain areas for these uses.
- Wait for an overhaul of the Zoning Code which may happen soon after a new General Plan is approved.
- Conduct a study of the future viability of the Industrial Zones if non-Industrial businesses continue to fill the area.

Staff Concerns

As the Commissioners know, in order to preserve the industrial areas of the City while at the same time recognizing the need for indoor recreational facilities to have a location that will accommodate their needs, the draft General Plan will examine the creation of a Limited Industrial land use designation. If this land use designation is created, then it will allow some types of commercial uses in this section of the Industrial area, either by right or by Conditional Use Permit. Does this suffice for taking care of this subject?

Staff has additional questions concerning this subject, such as:

Will this degrade the value and potential of the P-M Zone?

How can it be decided which businesses would be permitted?

Is there enough parking in industrial parking lots when they were built for industrial uses that require less parking?

Are the industrial buildings and parking areas safe enough for children?

Will industrial businesses want to locate next to these businesses?

Will industrial businesses that historically have higher-paying jobs leave the area?

Recommendation

Staff recommends that the Planning Commission conduct a Public Hearing to discuss this subject and then direct Staff to draft an Ordinance to amend the Los Alamitos Municipal Code relating to the permitting of certain uses that would normally be associated with the General Commercial (C-G) Zone in the Planned Light (P-M) Zoning district.

City of Los Alamitos

Planning Commission

Agenda Report Staff Report

June 9, 2014
Item No: 8

To: Chair Loe and Members of the Planning Commission
Via: Steven Mendoza, Community Development/Public Works Director
From: Tom Oliver, Planning Aide
Subject: Resolution of Intention 14-14

Summary: Amending the City's code to allow Affordable Housing in the City without a Conditional Use Permit as required by the State Department of Housing and Community Development (Citywide) (City initiated).

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 14-14, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17.08.020, TABLE 2-02 CONCERNING THE REQUIREMENT OF A CONDITIONAL USE PERMIT FOR AFFORDABLE HOUSING (ZOA 14-04) (CITYWIDE) (CITY INITIATED)."

Applicant: City Initiated

Location: Citywide

Approval Criteria: Implementation of Housing Element Policy Goal 5.6 includes the requirement to amend the City's Zoning Code to remove "Affordable housing" from the Conditional Use Permit to the "Permitted" category.

Discussion

The 2014-2021 Los Alamitos Housing Element was approved by the City Council on February 3, 2014. In order to pass the State review of the new Housing Element, the City agreed with the auditors to adopt a policy to allow Affordable Housing in the City without a Conditional Use Permit. That agreement became Policy 5.6 in the document and states:

"Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing."

The Objective in this Policy was to prevent obstacles to Affordable Housing, which is a goal that the State of California required the City to embrace to obtain approval our Housing Element.

Recommendation

Staff recommends that the Planning Commission direct Staff to bring back to its regular meeting of July 14, 2014, a draft Zoning Ordinance Amendment, recommending to the City Council modifications to the Los Alamitos Municipal Code, thereby allowing Affordable Housing to be permitted in the City without a Conditional Use Permit.

Attachment: 1) *Planning Commission Resolution 14-14*
 2) *Letter from Housing and Community Development*

RESOLUTION NO. 14-14

A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO AMEND LOS ALAMITOS MUNICIPAL CODE CHAPTER 17.08.020, TABLE 2-02 CONCERNING THE REQUIREMENT OF A CONDITIONAL USE PERMIT FOR AFFORDABLE HOUSING (ZOA 14-04) (CITYWIDE) (CITY INITIATED).

WHEREAS, Housing Element Policy 5.6 requires the City make changes, within one year of adoption, to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC) 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing; and,

WHEREAS, the Planning Commission is interested in reevaluating Section 17.08.020, Table 2-02 of the Los Alamitos Municipal Code as it relates to Affordable Housing in residential zoning districts to fulfill a policy of the City of Los Alamitos Housing Element; and,

WHEREAS, Los Alamitos Municipal Code Section 17.70.020 requires that the Planning Commission begin this process through adopting a Resolution of Intention; and,

WHEREAS, the Planning Commission met to discuss this matter on June 9, 2014.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct.

SECTION 2. The Planning Commission resolves to initiate consideration of a City-initiated Zoning Ordinance Amendment to modify LAMC Section 17.08.020, Table 2-02 and directs City Staff to process such Zoning Ordinance Amendment according to applicable law and return to the Planning Commission with a recommendation regarding the approval, approval with modifications, or disapproval of the amendments.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2014.

Gary Loe, Chairman

ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz
Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 9th day of June, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

EDMUND G. BROWN JR., Governor

2020 W. El Camino Avenue, Suite 600
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 25, 2014

Mr. Brett Plumlee, City Manager
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

Dear Mr. Plumlee:

RE: Los Alamitos' 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting Los Alamitos' housing element adopted February 3, 2014 which was received for review on February 10, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft element the Department's January 6, 2014 review determined met statutory requirements.

This finding is based on, among other reasons, demonstration of adequate sites and the City's commitment to remove Conditional Use Permit requirement for housing affordable to lower income households within one year of housing element adoption (Program 5.6). The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400.

Please note, Los Alamitos now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Specific information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department appreciates the hard work and cooperation that Mr. Tom Oliver, Planning Aide, provided throughout the course of the housing element review. The Department wishes Los Alamitos success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports. If the Department can provide assistance in implementing the housing element, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,


Glen A. Campora
Assistant Deputy Director

The Department appreciates the hard work and cooperation that Mr. Tom Oliver, Planning Aide, provided throughout the course of the housing element review. The Department wishes Los Alamitos success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports. If the Department can provide assistance in implementing the housing element, please contact Fidel Herrera, of our staff, at (916) 263-7441.