

**MINUTES OF PLANNING COMMISSION MEETING
OF THE CITY OF LOS ALAMITOS**

October 13, 2014

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:01 p.m., Monday, October 13, 2014, in the Council Chamber, 3191 Katella Avenue; Chair Loe presiding.

2. ROLL CALL

Present: Commissioners: Art DeBolt
Mary Anne Cuiilty
Will Daniel
Wendy Grose
Gary Loe
Victor Sofelkanik

Staff: Community Development Director Steven
Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Department Secretary Pamela Brackman

Absent: Commissioner: John Riley

3. PLEDGE OF ALLEGIANCE

Chair Loe led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Loe opened the meeting for Oral Communications and asked if there was anyone wishing to speak on an item not listed on the agenda. There being no persons wishing to speak, Chair Loe closed Oral Communications.

5. APPROVAL OF MINUTES

None

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

A. Continued Consideration of Conditional Use Permit (CUP) 14-07 and Site Plan Review (SPR) 14-02 for Outdoor Commercial Recreation Facility at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone

Chair Loe began with directing Staff to give its report.

Associate Planner Oliver acknowledged the Commission members and stated that this is a continuation of last month's discussion of Conditional Use Permit (CUP) 14-07 and Site Plan Review (SPR) 14-02 for a Swim School at 3686 Cerritos Avenue in the Planned Light Industrial (P-M) Zone. Mr. Oliver further stated that the applicant, Ginny Ferguson, and her representative, Mel Malkoff, were present. The proposed business, WaterSafe Swim School, is a spinoff of the original business in Seal Beach, CA, and Ms. Ferguson wishes to expand the business into the City of Los Alamitos. Outdoor recreation facilities are allowed in the Industrial Zone with a Conditional Use Permit.

Mr. Oliver reported that the project plans include the installation of two in-ground swimming pools behind an existing building, which requires a Site Plan Review (SPR). A Mitigated Negative Declaration is also presented with imposed mitigation measures, and there are no impacts that should occur from the project which would impact the public safety, health and welfare. At the September 8, 2014, Planning Commission meeting, staff was directed to draft a resolution of approval for the school as an outdoor recreation facility. Mr. Oliver further stated that surrounding businesses and residents have indicated their support for the project. The following conditions have been imposed and added to the resolution to ensure the safety of the project: 1) The applicant will ensure that materials are not stored higher than the wall height and will take appropriate safety measures to keep people away from such areas; 2) If surrounding industrial uses become troublesome for the Swim School, the applicant shall be required to correct the situation; and 3) The applicant will remove the pools should operations cease.

Mr. Oliver stated that staff is presenting Resolution 14-30 for approval of the Conditional Use Permits, Site Plan Review and the Mitigated Negative Declaration with conditions, unless contrary information is received at tonight's meeting.

Chair Loe asked if there were questions for Staff. There being no questions, Chair Loe opened the public hearing and invited the applicant to come forward.

Applicant Ginny Ferguson, founder and owner of the WaterSafe Swim School, expressed her approval of the staff report as presented to the Commission. Ms. Ferguson stated that either she or her school director, Nathan Najarian, would answer any questions related to the operation of the Swim School, and that her consultants were also available to provide further information. Ms. Ferguson stated that after review of the staff report and recommendations, there are three minor suggested edits which would be discussed by her CUP consultant, Mel Malkoff, Mel Malkoff & Associates.

Mr. Malkoff introduced himself to the Commission and stated there are three minor edits for Conditions 35, 42 and 50, which have been presented to staff. After discussion with the Building Department and Planning staff, agreements

were reached on the recommended changes. Mr. Malkoff requested approval of the project, and stated he was available to answer any questions.

Chair Loe asked if there was anyone else who would like to speak on this item. There being no further speakers, Chair Loe closed the public hearing and opened the discussion for Commission comments.

Chair Loe requested that the architect speak to the design and look of the project.

Mr. Don Lee introduced himself as the architect for the project and outlined modifications to be made to the existing building and property. These include the addition of restrooms, the extension of the pool canopy, and raising the concrete block walls built to surround the swimming pools by a foot or so. Mr. Lee stated that the project is in excess of the amount of square footage of open landscape that is required.

Chair Loe asked if any Commissioners had questions for the applicant or staff. There were no further questions.

Commissioner DeBolt requested discussion of this item, and expressed concern regarding the three conditions as referenced by Mr. Oliver. The first concern was related to the adjacent business, South Coast Building Supply, and their storage of bricks against the common fence. Staff had previously stated that this is an unsafe condition since the bricks could potentially topple and fall onto the Swim School property. Commissioner DeBolt further stated that the adjacent property owner created the unsafe condition and he should correct it. We should not burden the applicant with the requirement. This condition should be eliminated.

His second concern is the requirement that the applicant find alternative mitigation should surrounding industrial uses become a problem for the operation of the project by creating health, safety, general welfare, or nuisance concerns. This precludes the applicant from contacting the City should there be problems created by surrounding businesses.

Commissioner DeBolt's third concern is the requirement that the applicant restore the property to its prior condition should she close the swim school and leave. He stated that this provision already exists in the lease agreement between the landlord and tenant, and should not be a concern to the City.

In conclusion, Commissioner DeBolt stated that he will cast a vote in favor of approval of the Resolution, but requested consideration of removal of the three conditions as outlined.

Commissioner Daniel questioned why Staff had originally recommended denial of the CUP. Steven Mendoza, Community Development Director, responded that the recommendation for denial was based upon Staff's

opinion that it was not compatible with the Industrial Zone. Commissioner Daniel continued to express the he felt that the use was not compatible with the area. Commissioner DeBolt stated that the project is an approved use with the CUP, but not an approved use without the CUP.

Commission DeBolt stated that because minutes were not available, Commissioners are unable to vote. Commissioner Cuiilty clarified that only those not present are unable to vote.

In response to a request for clarification regarding approval of the project, Assistant City Attorney Lisa Kranitz stated that the project will not be formally approved until the Resolution is approved. Chair Loe asked if other Commissioners shared Commissioner DeBolt issues to be brought up regarding the conditions.

Ms. Kranitz further stated that the City Attorney drafted the conditions. She stated that 1) Code Enforcement will review the height on the adjoining property; 2) The applicant has addressed the issue of potential problems by the surrounding industrial uses, i.e. dust; and 3) Should the swim school close at a future date, the City should oversee the filling in of the swimming pools to ensure proper compaction of the soil.

Commissioner DeBolt requested clarification regarding the use of the fence on the adjoining property. Ms. Kranitz responded that it is recommended that safety measures be taken to keep people away from the area from which materials could fall; however, it is the responsibility of the adjoining property owner to correct this if it is in code violation. The adjoining property owner has indicated they are willing to alleviate the problem.

Motion/Second/:Commissioner Grose/Commissioner DeBolt
Carried 4/0: A Motion was made to approve Resolution No. 14-30 Approving Conditional Use Permit 14-07 and Site Plan Review 14-02 with suggested edits as presented, and a correction to the title of the Resolution to correct the wording to read "Approving a Mitigated Negative Declaration." The motion passed

Following discussion, the motion passed.

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated).

Chair Loe asked if there was anyone present who wished to speak on Item B. There being no one who wished to address the Commission on Item B, Chair Loe stated that the Commission would address Item C at this time. No action was taken on Item B.

C. Consideration of the 2035 General Plan

Community Development Director Steven Mendoza stated that the General Plan Update is now in its third year of progress, and a great deal of work has been completed to understand the existing conditions, the opportunities for the Los Alamitos community, and the next steps in the process. The goal for the General Plan Update is to refresh the previous General Plan Goals and Policies which were last reviewed in 1990. The update addresses current and future challenges, and focuses on ten opportunities.

Mr. Mendoza introduced Colin Drukker, General Plan Consultant with PlaceWorks who is present to discuss the General Plan, public outreach and the public outreach policy-related recommendations for the General Plan. Mr. Mendoza also introduced Nicole Vermillion and Bill Halligan who authored the Environmental Impact Report (EIR).

Mr. Drukker stated that the General Plan is a comprehensive plan outlining the City's growth and development, and the City's plan to maintain its level of service. The General Plan document provides the foundation upon which land use, development and capital improvement decisions should be based, but does not address zoning guidelines or short term actions. Mr. Drukker explained that the General Plan consists of seven elements: 1) Land Use; 2) Economic Development; 3) Housing; 4) Open Space, Recreation, and Conservation; 5) Mobility and Circulation; 6) Public Facilities and Safety; and 7) Growth Management. He further stated that the community of Rossmoor was incorporated into the long term vision, however, it should be noted that this is not the equivalent of annexation. In 2011, the City began a comprehensive update of the General Plan to better reflect current conditions, refine goals and policies, and position the City for success over the next 20 years through the year 2035.

Mr. Drukker stated that the General Plan guides land use and development for the entire Los Alamitos planning area, which also includes the Joint Forces Training Base (JFTB) and the community of Rossmoor. There are no plans to change the JFTB, however, its impact on the City should be considered.

There was significant public outreach during which a considerable amount of information was disseminated, focus group studies were conducted, and five open house/town hall meetings were held. Mr. Drukker stated that Mr. Mendoza has done an excellent job of encouraging the engagement of Commissions to meet for discussions. Discussions were held to define the City's opportunities and constraints, retail analysis, and the overall priorities for the General Plan. Estimating the future build out of the General Plan allows the City of Los Alamitos, the community of Rossmoor, and others to plan for necessary levels of community services and infrastructure capacities.

After meeting with joint commissions, a list of thirteen (13) priorities was identified. The list consists of the following:

- 1) Maintain high levels of safety and service;
- 2) Introduce pedestrian bridges;
- 3) Maximize retail opportunities along Katella Avenue;
- 4) Relocate City Hall;
- 5) Create an attractive and pedestrian-friendly downtown;
- 6) Offer incentives to preserve and attract business;
- 7) Improve the look and identity of the City;
- 8) Provide consistent and effective code enforcement;
- 9) Maintain a good relationship with the Los Alamitos Unified School District;
- 10) Create more open space, parks, trails, community gardens, and recreation areas;
- 11) Evaluate annexation carefully;
- 12) Establish centralized parking options; and
- 13) Enhance cultural uses and historical preservation.

Mr. Drukker stated that the General Plan encompasses all of Los Alamitos and Rossmoor, and input was received from a variety of sources. Ten sites that had significant potential for a new land use designation were reviewed and considered, including proposed changes, opportunities, constraints, and impacts on existing uses. Changes were recommended on all sites with the exception for Site 3, Vacant/Center Plaza; and Site 8, Flood Control. Mr. Drukker briefly outlined the following sites, the proposed changes of each, opportunities, constraints and impact on existing uses.

Site 1: Cerritos Avenue & Channel
Current: Planned Industrial
Proposed: Multi Family Residential 20-30 DU/Ac

Site 2: Limited Industrial (New Designation)
Current: Planned Industrial
Proposed: Limited Industrial & Community & Institutional

Site 3: Vacant/Center Plaza
Current: Retail Business
Proposed: Retail Business

Site 4: Old Town East
Current: Limited Multi Family
Proposed: Limited Multi Family, expanded to permit Live/Work units

Site 5: Medical Center Area
Current: Professional Office
Planned Industrial

Proposed: Professional Office
Medical Overlay
Retail Business

Site 6: Town Center
Current: Retail Business & Professional Office (City) ---
1B / Suburban Residential (Rossmoor)
Proposed: MU / Mixed Use (City);
1B / Suburban Residential (Rossmoor)

Site 7: Civic Center/Supermedia
Current: Professional Office & Community & Institutional
Proposed: Retail Business

Site 8: Flood Control Reuse
Current: Open Area
Proposed: Open Area

Site 9: Former Base Housing
Current: Multi Family Residential 20-30 DU/Acre
Proposed: Community & Institutional

Site 10: Arrowhead Products
Current: Planned Industrial
Proposed: Retail Business

Mr. Drukker stated that the provisions of the California Environmental Quality Act (CEQA) require an evaluation and assessment of potential project impacts. A Draft Environmental Impact Report (DEIR) has been prepared to identify potential significant effects of the project on the environment, to indicate the manner in which those potential effects can be avoided or reduced, and to identify the significant effects that are unavoidable. The EIR is a public document designed to provide the public and local and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

The draft analysis document was prepared after appropriate noticing and discussions, and was made available to various agencies for their review and input. Mr. Drukker further stated that responses to comments and any changes needed have all been made. A number of technical studies were conducted, and all issues were addressed. Mr. Drukker briefly outlined the findings. He stated that mitigation measures have been incorporated wherever feasible to eliminate or reduce the level of significance, however, even with mitigation, certain impacts remain significant and unavoidable. In most of these instances, there are no changes, alterations, or mitigation measures that would further reduce the impacts. In the case of traffic impacts, the mitigation measures are infeasible due to the fact that the needed right-of-way would require the acquisition of property from existing businesses, which would impede their

operations. Mr. Drukker stated that overall, the City's circulation system still performs well.

A relatively small amount of comment letters were received, most of which were supportive of the General Plan. All comments were responded to.

In conclusion, Mr. Drukker stated that after the Planning Commission recommends the adoption of the General Plan, those recommendations will be forwarded to the City Council. The City Council will take final action to certify the EIR and to approve the General Plan.

Mr. Mendoza thanked Mr. Drukker for his work on the General Plan.

Chair Loe opened the public hearing, and requested that comments be limited to five minutes or less.

Ms. Johnnie Strohmeyer read a letter from her and her husband, Dr. Harry Strohmeyer, to be included in the record. Ms. Strohmeyer stated that she and her husband object to the rezoning of their office building at 4022 Katella Avenue from professional office to retail business. She further stated that this will create undue financial hardship, parking is insufficient, the cumulative impact of more retail will degrade the esthetics of the City, and there will be an increase in traffic congestion. Ms. Strohmeyer further outlined in detail the reasons for her objections. The letter was presented to staff.

Mr. Dedola stated that he and his brother own the building at 3822 Katella Avenue, which houses their logistics business. One of the attractions of owning the building is the location across from the medical center and the potential of selling the property because of its location. He agreed that parking is limited and there is little potential for a retail business. Mr. Dedola further stated that changing the property to retail business will limit the number of potential buyers for the property, and further agreed with the comments made by the previous speaker.

David Tran, Esq. stated that he was speaking on behalf of himself and his clients at 3692 Katella Avenue and 3700 Katella Avenue, and further stated that he reiterates the issues raised by the two previous speakers. Mr. Tran stated that there is a discrepancy between the addresses Resolution No. 14-32 and the agenda report for this item, and questioned why the agenda report does not mention a change from professional office to retail office. In his opinion, this creates a noticing issue, since he and his clients were unable to review the change before addressing it. In conclusion, Mr. Tran stated that business owners are located near the hospital by intent, and his clients will be financially impacted by the proposed plan.

Susan Hori, Esq., representing Arrowhead Products, stated that she was present to reiterate the comments made in correspondence submitted by Arrowhead. She further stated that Arrowhead Products has been located in the City for a

number of years, and requests that its land use designation be retained as Industrial. Arrowhead Products feels it is a feasible alternative which helps the City achieve its economic development goals in terms of attaining and retaining skilled jobs and protecting the economic viability of existing businesses.

William Bertram, property owner of 3700 Katella Avenue, stated that he purchased this property because of its location across the street from the hospital and its Professional Office zone use. Changing the property to retail could prohibit the sale of his property since parking is limited, and visibility of the property would not make retail a good option. In conclusion, Mr. Bertram stated that he was in agreement with the letter previously read by Ms. Strohmeier.

Michelle John, part owner of the La Mar Group, 3720 Katella Avenue, stated that her property houses a small, professional office unit, which was purchased because of its location across the street from the hospital. Ms. John stated that parking is limited and would not be suitable for retail businesses. She further stated that she is not in favor of changing the proposed designation to Retail Business.

John Eclevia, Los Alamitos Unified School District (LAUSD), spoke regarding Site 2A, expanded commercial recreation in an Industrial Zone; and Site 2B, the Post Office and LAUSD yard, and the proposed changes from Industrial to Community & Institutional. Mr. Eclevia expressed concern regarding how these proposed changes will impact the school district operations.

Laura King, 3772 Katella Avenue, stated that she purchased her property because of its location across the street from the hospital. Ms. King asked for clarification regarding the proposed changes from Professional Office to Retail Business, and how this would impact current property owners. Mr. Mendoza responded that this question could be directed to the City Attorney after all public testimony is received.

David Tran, spoke again on behalf of property owners on the south side of Katella Avenue. Mr. Tran stated that the lot size does not leave much room for parking, and is barely sufficient for employees. Converting to retail would cause additional parking problems.

Joe Freire, 10712 Reagan Street expressed concern that converting properties to retail will result in an increase of people who are unknown to current property owners, and could cause safety concerns.

Mr. Mendoza stated that letters received the day of the meeting have been distributed to Commissioners, and further summarized phone calls received.

Chair Loe closed the public hearing on this item and declared a five minute recess.

Chair Loe called the meeting to order after the recess and requested further discussion on the General Plan process.

Mr. Mendoza stated that the General Plan is a policy level document that supports future zoning decisions. He further stated that it is important to ensure there is an environmental document, a General Plan, and public testimony to assist the Planning Commission in rendering those decisions. Mr. Mendoza further stated that this public hearing was advertised in the newspaper, and notices were mailed to 1500 property owners. Every attempt was made to contact those property owners impacted or affected by the proposed changes and decisions.

Assistant City Attorney Lisa Kranitz stated that the General Plan is called the "constitution for development" and establishes a comprehensive framework through which the City manages its growth and development. Zoning is required to be consistent with the General Plan. Ms. Kranitz stated this does not mean that the uses that are in those Zones where there is a change will immediately need to cease. The Code provides that uses that are lawfully existing at the time the General Plan and Zoning are changed, are called legal nonconforming uses, and they are allowed to stay between 30 to 50 years, depending upon the type of building. The City is required to give notice before the 30 to 50 years time period begins, therefore, there is no immediate change. Ms. Kranitz stressed that there would be no immediate changes.

Chair Loe requested clarification regarding change of use of a building. Ms. Kranitz responded that the Code is ambiguous, and suggested that clarifying language should be made to the Code.

Commissioner DeBolt asked when the amortization period begins. Mr. Mendoza responded that the amortization period begins when a letter is received. Ms. Kranitz stated that the 30 to 50 years begins when the building is built, but the Commission can make determinations when deciding on the amortization. Discussion ensued regarding non-conforming uses of property.

Commissioner Sofelkanik stated that there has been past discussion regarding the development of additional retail property in the City, and Katella Avenue has been viewed as a means of accomplishing this. He further stated that he questions the lot sizes on Katella, and their ability to support the requisite parking for retail establishments. Mr. Mendoza responded that staff has studied the impact of parking, but not the physical measurement of properties and whether or not retail is feasible. He further responded that a retail shopping center would require parcels to be assembled into one common ownership. Commissioner Sofelkanik further stated that he questions the language in the Code in which a statutory time limit is set, and suggested this should be changed.

Commissioner Grose stated that in reviewing the General Plan, Commissioners asked staff to provide ideas for additional retail that would be feasible for the area. She stated that many good issues were raised by the business owners,

especially their parking concerns, and further stated that the Commission wishes to enhance property values and protect economic value. She suggested that the Commission should re-address the Medical Center Area, and whether the use should remain as it is versus being changed to retail. Commissioner Grose concurred.

In response to Chair Loe's question of the next step, Mr. Mendoza responded that staff should be directed accordingly regarding Site 5. The property from Reagan east to the Strohmeyer property was identified as the property to be removed from the General Plan changes. It was the consensus of the Commission to direct staff to remove the property identified by Mr. Mendoza from the General Plan changes.

Commissioner DeBolt pointed out that at previous public hearings, the representations by Mr. Drukker and Staff indicated that the owners could retain their existing uses and the Mixed Use zone would provide additional options. Further, he identified property on the southeast corner of Katella and Los Alamitos Boulevard, "the four corners" and stated that it was his understanding that retail use in this area could continue, and Mixed Use is an option. Mr. DeBolt also brought up the Commercial Office uses south of Katella and east of the alley. He said the effect of Mixed Use zone changes would be creating the same problem we just addressed in Area 5; i.e. starting amortization for the office uses. He questioned if an overlay would be feasible. Mr. Drukker responded that mixed use allows horizontal or vertical use, and the proposed General Plan allows a variety of mixed uses, but does not require it. He further stated that retail is preferred on the ground floor, but not required. Mr. Drukker repeatedly referenced the implementing zone for this area as being the Town Center Overlay and that the Town Center Overlay is what provides the added uses.

Vice-Chair Sofelkanik questioned Mr. Drukker that an overlay zone would eliminate any statutory requirement that the use must change. Mr. Drukker answered in the affirmative. Vice-Chair Sofelkanik then said that maybe we should overlay all of the areas to preserve their underlying uses.

Chair Loe requested discussion on Site 1: Cerritos Avenue & Channel. Mr. Mendoza briefly described the existing parcels located in Site 1. Following a brief discussion, it was the consensus of the Commission that there were no questions or concerns related to the property located on Site 1.

Site 2A: Limited Industrial. Mr. Mendoza briefly described the proposed changes, and stated that the Los Alamitos Unified School District (LAUSD) is opposed to recreational uses in this area. John Eclevia, representing LAUSD, requested clarification and further information related to the recreational uses and its impact upon the school district's industrial operations, i.e. school buses, semi-trucks, mowing tractors, and service vehicles pulling trailers. Mr. Mendoza responded that there are currently recreational uses in this area which do not impact the school district. Mr. Eclevia concurred, but expressed concern over the proposed expansion of recreational uses. Mr. Mendoza stated that the Commission has

determined that the need for recreational opportunities exists in the community. Mr. Eclevia reiterated that allowing additional recreational uses could affect future operations at the school district yard. Commissioner DeBolt suggested the need for co-existence of recreational and industrial businesses, and further stated that recreational uses already exist on Site 2A, and appear to be working.

Joe Freire, Executive Director, Champions Quest, stated that he is a volunteer with the organization, and there are issues with the idea of a limited recreational area. He stated that traffic is a concern, and children at this facility are not allowed outside of the facility as a safety precaution. Parents are required to come inside to drop off and/or pick up their children. He further stated that it is important for children in the community to have different recreational options, and expressed concern over restricting recreational uses to this area only. In conclusion, Mr. Freire encouraged the issuance of Conditional Use Permits for recreational uses at other locations.

Mr. Mendoza stated that the Planning Commission and the joint Commissions together thought that this was the area to study and to focus on for recreational uses. They also did not want the recreational uses to absorb up the industrial areas, since the City relies on industrial uses to provide a revenue stream for the City.

Commissioner Grose stated that having an area identified for recreational uses makes it easier to make decisions related to the location of recreational businesses, and she is in support of the Limited Industrial land use designation for this area.

It was the consensus of the Planning Commission to continue with the Limited Industrial designation.

Site 2B: Limited Industrial

Mr. Drukker stated that this will apply a Community & Institutional designation to the post office and school district yard, which reflects the existing uses and preserves their role for public uses should they be reused in the future.

Mr. Eclevia questioned if the LAUSD would be allowed to continue to operate their buses and continue the maintenance required in the facility. Mr. Mendoza responded that this is permitted with a Conditional Use Permit (CUP), however, LAUSD has already adopted a resolution which makes it exempt from local zoning laws.

It was the consensus of the Planning Commission to accept Site 2B as proposed.

Site 3: Vacant/Center Plaza

Mr. Mendoza stated there are no changes on Site 3.

It was the consensus of the Planning Commission to accept Site 3 as proposed.

Site 4: Old Town East

Mr. Mendoza reported that the proposal is to expand the R2 category on that area only to allow Live/Work units.

It was the consensus of the Planning Commission to accept Site 4 as proposed.

Site 5: Medical Center Area

This site was previously discussed.

Site 6: Town Center

This site was previously discussed.

Site 7: Civic Center/Supermedia

It was the consensus of the Planning Commission to accept Site 7 as proposed.

Site 8: Flood Control Reuse

It was the consensus of the Planning Commission to accept Site 8 as proposed.

Site 9: Former Base Housing

It was the consensus of the Planning Commission to accept Site 9 as proposed.

Site 10: Arrowhead Products

Commissioner DeBolt stated that he liked the idea of retail designation for this property. He further stated that if Arrowhead leaves, we will have to look at what could go in there under our present zone; could be a trash storage yard, or a transfer station. There could be a whole host of uses that could go in there that, in Mr. DeBolt's opinion, are not compatible with the area. It is an opportunity if and when they leave to have large retail use. The location and size of the property could provide for a host of uses, and should Arrowhead Products leave the location, it could be converted to a large retail use.

Commissioner Sofelkanik stated that Arrowhead Products is a successful business having been in this location for over five decades, and which provides a large number of employment opportunities. He expressed concern that if Arrowhead is required to make significant changes, this could cause them to move from the site. Commissioner Sofelkanik further stated that an overlay would allow an increased number of uses, and allow options at a future date to allow other uses.

Commissioner Grose stated that she is pleased that correspondence has been received from Arrowhead Products. Part of the reason that the proposed change to Retail Business was discussed was due to the fact that there had been no previous communication from Arrowhead. Commissioner Grose further stated that a change to retail will increase the traffic through neighborhoods which will be a negative in the community. She stated that she favored no change, and preferred that the property should remain Planned Industrial.

Chair Loe concurred with Commissioner Sofelkanik's suggestion of an overlay, which would enable Arrowhead Products to decide on future options of the use of the property.

Commissioner DeBolt suggested additional study is needed, and further stated that a plan needs to be in place to deal with the future use of the property.

Commissioner Grose questioned Arrowhead Products representative, Susan Hori, Esq., regarding the impact of the Retail Business designation if there was no amortization schedule and Arrowhead could remain in their current location for as long as they wanted. Ms. Hori responded that Arrowhead would need to give additional consideration to that scenario, and suggested that the notion of an overlay might be considered by Arrowhead. She stated that Arrowhead's main concern is maintaining the facility as it is, and further stated that an overlay would not prohibit the modification or expansion of operations, and would give the company choices. Ms. Hori expressed her appreciation of considerations provided by the City.

Following a brief discussion, Mr. Mendoza stated that staff will use the Commission's comments, as well as those of Arrowhead Products, to bring this item back to the Commission at the next scheduled meeting.

Item 7C was continued to the next Planning Commission meeting to be held on November 10, 2014, at 7:00 p.m.

B. Continued Consideration of Zoning Ordinance Amendments Relating to Allowable Uses in the Planned Light Industrial Zone (Citywide) (City initiated)

Chair Loe stated that this item would be discussed at the next Planning Commission meeting, and no action was taken on this item.

Item 7B was continued to the next Planning Commission meeting to be held on November 10, 2014, at 7:00 p.m.

8. STAFF REPORTS

None

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Mendoza

None

10. COMMISSIONER REPORTS

Commissioner Sofelkanik reported on his attendance at the American Planning Association (APA) held on September 15, 2014.

Commissioner Cuijly reported on her attendance at the American Planning Association (APA) held on September 15, 2014.

11. ADJOURNMENT

The Planning Commission was adjourned at 10:20 p.m.



Gary Loe, Chairman

ATTEST:



Steven Mendoza, Secretary