

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

**February 10, 2014**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:02 P.M., Monday, February 10, 2014, in the Council Chambers, 3191 Katella Avenue; Chairperson Loe presiding.

**2. PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Chairperson Loe.*

**3. ROLL CALL**

**Present: Commissioners:** Mary Anne Culty  
Art DeBolt  
Wendy Grose  
John Riley  
Gary Loe

**Staff:** Planning Director Steven Mendoza  
Planning Aide Tom Oliver  
Assistant City Attorney Lisa Kranitz  
Dawn Sallade, Part-Time Clerical Aide

**Late:** N/A

**Absent: Commissioners:** Will Daniel  
Victor Sofelkanik

**Staff:** N/A

**4. ORAL COMMUNICATIONS**

*Chairperson Loe opened the meeting for Oral Communications.*

*There being no persons wishing to speak, Chairperson Loe closed Oral Communications.*

**5. APPROVAL OF MINUTES**

None.

**6. CONSENT CALENDAR**

None.

## 7. PUBLIC HEARING

### A. Revisit Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue.

Review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue, APN 222-021-14 (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Staff recommends DISCUSSING THE CONDITIONS OF RESOLUTION 13-07.

Planning Director Steven Mendoza announced that any Commissioners that live adjacent to this or own properties adjacent to this that you may have the opportunity to recuse yourself.

Planning Aide Tom Oliver presented the Staff Report and indicated the applicant, Blair Pietrini, is not present at tonight's meeting as both her Mother and Brother are in the hospital. The person representing Ms. Pietrini is in the audience today and the Commission may ask her questions if they choose. If any decisions or changes need to be made to the conditions, the Commission would not be able to do that tonight until Ms. Pietrini is in attendance which will be next month.

Planning Director Mendoza commented that the Public Hearing should be opened and allow anyone in attendance to speak and, if there was an issue that the Commission wanted to bring up, it would probably be better to do that with the applicant present.

*Chairperson Loe opened the item for public comment.*

Cindy Diaz, representative for Grateful Hearts, acknowledged that their item will be postponed until next month but wanted to say that their goal is to be harmonious with the City's vision and abide by the City's General Plan and follow all municipal code. She said they're very excited as there are a lot of great things happening there and they can't wait for next month's hearing.

*Instead of closing the Public Hearing, Chairperson Loe left the item open until the next Planning Commission meeting on March 10, 2014.*

*Commissioner DeBolt made the motion to leave this item open to the March 10, 2014 Planning Commission meeting.*

*The motion was seconded by Commissioner Grose.*

*Motion/Second: DeBolt/Grose  
Carried: 5/0/0.*

**B. Consideration of the Removal of Local Landmark Designations for: 10901 Chestnut Street; 10802 Chestnut Street; 3372 Florista Street; 11062 Los Alamitos Boulevard.**

During the January 13, 2014 meeting, the Planning Commission instructed Staff to bring back the remaining properties with Landmark Designations in order for them to be cleared from the local landmarks list including: 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard.

Staff recommends adoption of Resolution No. 14-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTIES AT: 10901 CHESTNUT STREET, 10802 CHESTNUT STREET, 3372 FLORISTA STREET AND 11062 LOS ALAMITOS BOULEVARD, LOS ALAMITOS, CALIFORNIA 90720 (APN NOS. 242-202-17, 242-193-06, 242-202-21 & 222-091-07), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVAL OF ANY LOCAL LANDMARK DESIGNATION THEREFROM."

*Commissioner DeBolt declared a conflict of interest as he has an interest in real within 500 feet on the corner of Catalina and Chestnut Streets and recused himself.*

*Commissioner Grose declared a conflict of interest as she owns property within 500 feet of the subject properties and recused herself.*

*Assistant City Attorney Lisa Krantz announced that with the recusal of Commissioners' DeBolt and Grose and the absence of two other Commissioners, we no longer have a quorum and, therefore, cannot take action on this item. She suggested opening the Public Hearing and take testimony from anybody wishing to speak on this item.*

Planning Director Mendoza explained to the audience that the Commission does not have enough members tonight to actually take action but since it is a Public Hearing, that the Public Hearing will be opened and everyone is given an opportunity to speak still.

*Chairperson Loe opened the item for public comment.*

Margaret Kendrick (Resident of Rossmoor and she is a member of the Board of Directors for the Museum, and serves on the Orange County Historical Commission). Ms. Kendrick asked if "...and further removal of any local landmark designation...", also pertains to any property other than property in the City of Los Alamitos.

Assistant City Attorney Kranitz explained that the only thing that the Commission's action would pertain to at such time that they take action is to property under the Los Alamitos Code.

*Instead of closing the Public Hearing, Chairperson Loe left the item open until the next Planning Commission meeting on March 10, 2014.*

**8. STAFF REPORTS**

**Zoning Ordinance Amendment Regarding (ZOA) 13-05 “Guest homes”; ZOA 14-01 – “Driveways”, and ZOA 14-02 – “Accessory Structures”.**

The Commission is in the process of considering Zoning Ordinance Amendments related to “Detached Guest home”, “Guest house”, “Accessory Structures”, and “Driveways”. The Commission has provided direction to Staff for the amendments. Staff is requesting more time to solidify the changes and present them to the Commission at the March meeting (City initiated).

Staff recommends CONTINUING THE DISCUSSION TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

Planning Aide Tom Oliver summarized the Staff Report, and explained Staff needs more time to write the resolutions asking the City Council to make changes to the ordinances. Staff has need of more time to be able write those ordinance and still have a lot of discussion to go through as Staff to decide; however, you may open this item to public discussion and, if you’d like to continue to discuss for instance “accessory structure” which was left open at the last meeting and no direction was given as to what type of ordinance the Commission would like to see.

*Chairperson Loe opened the item for public comment.*

*Commissioner DeBolt made the motion to leave this item open to the March 10, 2014 Planning Commission meeting.*

*The motion was seconded by Commissioner Grose.*

*Motion/Second: DeBolt/Grose*

*Carried: 5/0/0.*

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

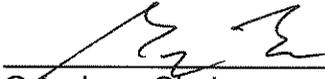
Planning Director Mendoza invited the Commission to attend “The Race At the Base” on February 22<sup>nd</sup> and reminded them that he would pay the fees for them if they would like to participate.

**10. COMMISSONER REPORTS**

**None.**

11. **ADJOURNMENT**

The Planning Commission was adjourned at 7:20 P.M. The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, March 10, 2014**, in the City Council Chamber.

  
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Gary Loe, Chair

ATTEST:

  
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Steven Mendoza, Secretary