

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

June 9, 2014

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:01 p.m., Monday, June 9, 2014, in the Council Chamber, 3191 Katella Avenue; Chair Loe presiding.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Loe.

3. ROLL CALL

Present: Commissioners: Mary Anne CUILTY
Will Daniel
Wendy Grose
Gary Loe
Victor Sofelkanik

Absent: Commissioners: Art Debolt

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

Late: John Riley (7:05 p.m.)

4. ORAL COMMUNICATIONS

Chair Loe opened the meeting for Oral Communications.

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. 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).

Staff recommended drafting an ordinance incorporating amendments that are agreed upon by the Commissioners at the end of tonight's discussion.

Community Development Director Mendoza summarized the Staff report, referring to the information contained therein, and answered questions from the Planning Commission.

Chair Loe opened the Public Hearing.

Motion/Second: Grose/Solfelkanik

Carried: 6/0/0: The Planning Commission continued the Public Hearing to July 14, 2014.

8. STAFF REPORTS

A. 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).

Planning Aide Oliver summarized the Staff Report, referring to the information contained therein, and answered questions from the Planning Commission.

Commissioner Cuijly inquired if the requirement from the State Department of Housing and Community Development was only to allow affordable housing without a conditional use permit, not to create affordable housing.

Community Development Director Mendoza answered in the affirmative. He clarified that anyone desiring to build affordable housing would still have to go through the site plan review process.

Commissioner Riley inquired if this applies to only new construction, or to anyone buying an existing housing structure.

Community Development Director Mendoza replied that it applies to existing housing structures, but the likelihood is low that an existing housing structure would be converted to affordable housing, since the cost to purchase an existing structure would not allow for affordable housing.

Commissioner Riley reiterated his question whether this applies to only new construction, or to anyone buying an existing housing structure.

Planning Aide Oliver replied it is possible for an existing housing owner to turn their unit into an affordable housing unit.

Community Development Director Mendoza added that the purpose of the State's requirement is to take away the power of the City to deny affordable housing based on outcry against it from the residents.

Commissioner Cuiilty clarified that existing owners would not likely be turning their smaller housing units into affordable housing because of the cost.

Community Development Director Mendoza agreed. He added that builders of affordable housing are not looking for small properties with 2 to 4 units, like is common in Los Alamitos. They are looking for 2 or 3 acre sites where multiple units can be built, so they can be profitable. He stated that the City likely has many people who would live in affordable housing already living in the City, citing that the number of apartments exceeds the number of single family homes. He added that the City receives approximately \$100,000 per year in CDBG funds due to the median income in the area.

Commissioner Riley inquired if Section 8 is available in Los Alamitos.

Community Development Director Mendoza replied that Section 8 occurs in Los Alamitos, but it is not a very high number. He believed there were approximately 8 vouchers given to tenants in Los Alamitos.

Commissioner Riley and Community Development Director Mendoza discussed Section 8 housing.

Community Development Director Mendoza stated that the Commission can approve a Resolution of Intention to open the discussion at the next meeting and hold a Public Hearing.

Motion/Second: Grose/Cuiilty

Carried: 6/0: The Planning Commission adopted 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

Community Development Director Mendoza stated an application has been filed to build 133 apartments on Los Alamitos Blvd. on a vacant lot. The applicant has met with Traffic Commission and attended a scoping meeting for the Environmental Impact Report (EIR), then decided to put the project on hold for a while. The applicant received feedback from neighboring business owners who are against having residential land use near the industrial businesses. The developer will be meeting with Community Development Director Mendoza tomorrow to give an update on the project.

Commissioner Riley inquired if the project is housing only.

Community Development Director Mendoza replied the project is housing and 4,600 square feet of retail. He stated the project is not ready to come to the Planning Commission yet.

Commissioner Riley inquired who the developer is.

Community Development Director Mendoza replied it is Steve Levenson. He stated the developer has been out meeting with the public trying to gain support.

Commissioner Daniel asked what his chances are.

Community Development Director Mendoza replied that he has received negative feedback thus far, from business owners and residents. He stated the industrial business owners are used to operating 24/7 and not needing to lower their noise levels. He talked about another case when a residential unit went in to an industrial area and the residents started complaining about the noise. He discussed the zoning according to the General Plan.

Planning Aide Oliver stated that in the zone in question, mixed use is acceptable, but this project is double density residential.

Community Development Director Mendoza stated that this applicant wants double the density of the City's most dense residential zone. He discussed the impacts this would have on the neighboring businesses. He added that the developer is aware of these concerns.

Community Development Director Mendoza discussed the Land Use Element. He said it will be on the next agenda and asked Commissioners to supply comments to him. He asked if they have copies of the document and stated he can deliver more copies to them if requested. Commissioner Daniel requested a copy.

Community Development Director Mendoza and the Commissioners discussed the meeting schedule for the next 2 months.

Commissioner Grose asked about the Super Media building.

Community Development Director Mendoza stated there was a housing developer interested in purchasing it, but the City's General Plan would not support residential use there.

Commissioner Grose inquired if City Hall could relocate.

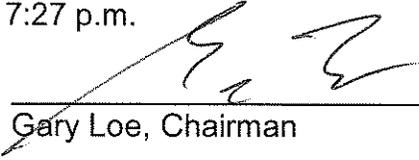
Community Development Director Mendoza replied that there were some options for relocating, but moving the Public Works yard, the Police Department, and Recreation would be difficult.

10. **COMMISSONER REPORTS**

Commissioner Sofelkanik discussed the current problem with immigrant children entering the country. He advised that the Joint Forces Training Base may be a base where some of the children could be sent. He asked Community Development Director Mendoza to find out if that has been discussed.

11. **ADJOURNMENT**

The Planning Commission adjourned at 7:27 p.m.



Gary Loe, Chairman

ATTEST:



Steven Mendoza, Secretary