

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

REGULAR MEETING – August 26, 2015

1. CALL TO ORDER

The Planning Commission met in Regular Session at 7:03 PM, Wednesday, August 26, 2015, in the Council Chambers, 3191 Katella Avenue; Chair Riley presiding.

2. ROLL CALL

Present: Commissioners: Chair John Riley
Vice-Chair Mary Anne Cuiilty
Will Daniel
Art DeBolt
Wendy Grose
Gary Loe
Victor Sofelkanik

Absent: None

Staff: Development Services Director Steven Mendoza
Associate Planner Tom Oliver
Assistant City Attorney Lisa Kranitz
Dawn Sallade, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

4. ORAL COMMUNICATION

Chair Riley opened the meeting for Oral Communication for items not on the agenda.

There being no persons wishing to speak, Chair Riley closed Oral Communication.

5. APPROVAL OF MINUTES

A. Approve the Minutes of the Regular Meeting of June 24, 2015.

Motion/Second: Grose/DeBolt.

Carried 6/0/1 (Riley abstained): The Planning Commission approved the minutes of the Regular meeting of June 24, 2015.

B. Approve the Minutes of the Regular Meeting of July 22, 2015.

Motion/Second: Grose/DeBolt.

Unanimously Carried: The Planning Commission approved the minutes of the Regular meeting of July 22, 2015.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARINGS

A. Discussion of the Massage Ordinance Amendment

Continued public hearing for the consideration of an Ordinance amending Chapter 17 of the Los Alamitos Municipal Code relating to Massage Establishments. (Citywide) (City Initiated) (ZOA 15-02).

Assistant City Attorney Lisa Kranitz presented the Staff report and indicated that tonight the Planning Commission has an ordinance before them to amend the Los Alamitos Zoning Code to provide that massage establishments would be allowed in the CG zone subject to a Conditional Use Permit. She indicated Senate Bill (SB731) 731 which created a non-profit organization (California Massage Therapy Council) which was to provide voluntary certification to massage therapists and massage practitioners; their law kept getting amended to strengthen the protection for massage therapists until it got to the point where essentially a city could not regulate a massage establishment unless the same rules applied to all similar types of professional businesses. What happened was the result of SB731 in that massage establishments in many cities proliferated. The legislature listened to all the complaints that were coming from the cities; they adopted AB1147 last year which restored our local land use control allowing us to treat them individually and not the same as any other professional service.

Ms. Kranitz indicated that the Planning Commission is tasked with changing Title 17 to add some definitions requiring that with the submission of a conditional use permit, we get a detailed floor plan that is scaled in inches and feet and labeled in English. What was given to the Commission tonight is the proposed ordinance that is going to go to the City Council to set up the specific regulations for massage establishments. At this time, Ms. Kranitz said she is more than happy to answer questions from the Commission.

Chair Riley indicated that the public hearing has remained open since the June 15th Planning Commission, and asked if there was anybody in the audience wishing to speak on this matter.

There being no speakers, Chair Riley closed the item for public comment.

After addressing concerns regarding the differences between massage establishments and massage technicians and owners, the Planning Commission took the following action:

Motion/Second: Grose/DeBolt

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 15-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING

ORDINANCE NO. 15-TBD AMENDING TITLE 17 OF THE LOS ALAMITOS MUNICIPAL CODE RELATING TO MASSAGE ESTABLISHMENTS.”

**B. Discussion Zoning Ordinance Amendment 15-03
Consideration of a Zoning Ordinance Amendment to Create Medical and Retail Overlay Zones Allowing More Flexible Uses for Certain Parcels in the Planned Light Industrial Zone to Comply with the New 2015-2035 General Plan and to Amend the Zoning Map by Placing the Overlay Zones on Specified Parcels (City initiated).**

Associate Planner Tom Oliver summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Chair Riley opened the Public Hearing.

There being no speakers, Chair Riley closed the item for public comment and brought it back to the Commission for their comments and action.

Motion/Second: Grose/Cuilty

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 15-14, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE FOR ZONING ORDINANCE AMENDMENT (ZOA) 15-03 TO AMEND SECTIONS 17.04.020 AND 17.10.020 OF THE LOS ALAMITOS MUNICIPAL CODE TO CREATE A MEDICAL OVERLAY ZONE AND RETAIL OVERLAY ZONE AND TO AMEND THE ZONING MAP TO PLACE THE MEDICAL OVERLAY ZONE ON PROPERTIES GENERALLY NORTH OF THE LOS ALAMITOS MEDICAL CENTER SPECIFIC PLAN AREA AND PLACE THE RETAIL OVERLAY ZONE OVER THAT PROPERTY COMMONLY KNOWN AS ARROWHEAD PROPERTIES, WHICH PROPERTIES ARE ALL IN THE PLANNED LIGHT INDUSTRIAL (P-M) ZONE OF THE CITY (CITY INITIATED)".

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

- Mr. Mendoza sought input about the filming of the Planning Commission meetings to forward to the City Council asking for their input as to whether it's a distraction or you feel it's something that adds to the meeting or any other thoughts you may have.

Commissioner Grose asked if they could find out the financial cost of the filming versus the amount of people that may be tuning in.

Mr. Mendoza said that Staff will ask the Council to place that into their consideration.

Commissioner DeBolt commented that for transparency in local government and all that, he feels that benefit outweighs whatever little cost the City is spending on it.

Mr. Mendoza asked if there was any desire for it to go live on LATV as it isn't live currently.

Chair Riley said he doesn't feel that "live" is a necessity.

Commissioner DeBolt concurred.

Vice-Chair CUILTY said she doesn't think it's distracting at all.

Mr. Mendoza said Staff will forward the Commission's comments on to City Council.

- Mr. Mendoza indicated that Larry Andrade has been appointed as a Planning Commissioner and John Riley has been reappointed.
- Mr. Mendoza thanked Commissioner Daniel and said it was a real pleasure working with him for almost eight years. He expressed appreciation for the service Commissioner Daniel provided to both Staff and the Commission and he was a great addition to the Commission. Mr. Mendoza wanted Commissioner Daniel to know just how valuable he was to Staff and felt that he made Los Alamitos development better.

Commissioner Daniel thanked Staff and the Commission for putting up with him and felt that the Commission is a good group and he learned a lot from them. He indicated that the Commission has brought a wide variety of talents and interests and it's been fun working with them over the last eight years. They've done some fun things and he feels good about the good job they've done.

Commissioner Grose said she'll miss Commissioner Daniel as he made her smile and he had great insight and was always very supportive of everybody on the Commission.

Chair Riley said he appreciated serving with Commissioner Daniel and, the thing he'll miss most, is his candor and the fact that he said what he thought and it always brought great value to the Commission.

Commissioner Daniel thanked the Commission for their kind words and he felt the Commission has made a difference to the City of Los Alamitos.

9. COMMISSIONER REPORTS

Commissioner Grose

- Welcomed Mr. Andrade to the Commission.

Commissioner Daniel

- Asked what action the Council took on the Crossfit Appeal.

Mr. Mendoza indicated the vote was a 2/2 tie so the Planning Commission's decision stands.

In response to Commissioner Daniel's questions, Mr. Mendoza said one person on the Council wanted to bring this up for review so they would have more of the facts and this occurred on Monday night. The vote was 2/2 with Council Member Grose recusing himself for being too close to the property.

10. ADJOURNMENT

The Planning Commission adjourned at 8:20 PM.



John Riley, Chair

ATTEST:



Steven Mendoza, Secretary