

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

**REGULAR MEETING – September 23, 2015**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:00 PM, Wednesday, September 23, 2015, in the Council Chambers, 3191 Katella Avenue; Chair Riley presiding.

**2. ROLL CALL**

**Present:** Commissioners: Chair John Riley  
Vice-Chair Mary Anne Cuiilty  
Larry Andrade  
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

**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 August 26, 2015.**

Motion/Second: Grose/Cuiilty

Carried 6/0/1 (Andrade abstained): The Planning Commission approved the minutes of the Regular meeting of August 26, 2015.

**6. CONSENT CALENDAR**

**A. Introduction of New Commissioner Larry Andrade**

Development Services Director Mendoza introduced Commissioner Andrade and welcomed him to the Commission.

Assistant City Attorney Lisa Kranitz administered the Oath of Office to Commissioner Andrade.

Chair Riley welcomed Commissioner Andrade to the Commission.

**7. PUBLIC HEARINGS**

None.

**8. STAFF REPORTS**

**A. Resolution of Intention No. 15-15**

**Consideration of a Resolution of Intention by the Planning Commission to make Zoning Code changes that would ministerially permit restaurant outside seating on private sidewalks as a permitted use in order to help satisfy this action of the City's new General Plan (Citywide) (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.

Development Services Director Steven Mendoza explained that what Staff has put together is a sample from Santa Monica who probably has the most experience in protecting residents in outside dining. He further explained that Staff started to look into other ways of approving outside dining instead of going through the onerous expensive way of getting a Conditional Use Permit (CUP) and they found one that did it for small (below 200 square feet) properties; Staff thought this might be appealing to the Commission to use as a basis to start the discussion. Mr. Mendoza explained what the normal process for obtaining a CUP is.

Commissioner Andrade pointed out that Santa Monica covered a lot of information and he felt it was a lot more detailed than he thought it would have been for what they wanted to accomplish but it does lay down a foundation and guidelines for the applicants to follow. He indicated he would be very interested in looking at the guidelines that Belmont Shore has set up.

Staff indicated they will provide this information to the Commission at their next scheduled meeting.

Commissioner Grose inquired if an applicant serves alcohol outside his establishment, will the applicant still have to apply and come before the Planning Commission for a CUP.

Mr. Mendoza indicated that that is up to the Planning Commission as they are designing the rules and regulations. He pointed out that the Commission will need to look at whether they are trying to simplify a lot of steps or just a few and will also need to look at the genesis of what they may be trying to do.

In response to Mr. Mendoza's question regarding whether this appears too onerous, Commissioner Andrade indicated he didn't feel that way but it is something that the Commission should go through item by item and see if it works for Los Alamitos or not.

Mr. Mendoza pointed out that this does not allow them to put anything on public sidewalks as that would entail obtaining an encroachment permit which would be a different process.

Motion/Second: Grose/Cuilty

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 15-15, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO DIRECT STAFF TO BRING BACK SUGGESTED CODE CHANGES TO THE PLANNING COMMISSION CONCERNING THE LAND USE KNOWN AS 'RESTAURANTS, WITH OUTSIDE SEATING' (ZOA 15-04) (CITYWIDE) (CITY INITIATED)".

- B. Resolution of Intention No. 15-16**  
**Consideration of a Resolution of Intention by the Planning Commission to make Zoning Code changes that would repair inconsistencies in Chapter 17.64 (Nonconforming Uses and Structures) of the Los Alamitos Municipal Code (Citywide) (City initiated).**

Assistant City Attorney Lisa Kranitz summarized the Staff report, referring to the information contained therein.

Motion/Second: DeBolt/Grose

Unanimously Carried: The Planning Commission approved the adoption of Resolution No. PC 15-16, entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO DIRECT STAFF TO BRING BACK SUGGESTED CODE CHANGES TO THE PLANNING COMMISSION CONCERNING LOS ALAMITOS MUNICIPAL CODE CHAPTER 17.64 – NONCONFORMING USES AND STRUCTURES (ZOA 15-05) (CITYWIDE) (CITY INITIATED)."

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

Development Services Director Mendoza reported that although there is not a full-fledged application filed as yet, Staff met twice with a hotel developer that is going to file an application to build a Fairfield Inn on the vacant lot.

**10. COMMISSIONER REPORTS**

**Commissioner Grose**

- Asked if it would be possible to include Commissioner Daniel in the Christmas party proceedings since he just last month resigned from the Planning Commission.

Mr. Mendoza explained that the Commission should probably ask one or two of the Council members as there are sponsoring the party in which they're showing the Commissioners their appreciation for the work they've done all year.

**Commissioner Loe**

- Asked what had happened to Spin Pizza.

Mr. Mendoza indicated that Spin Pizza has closed; the owner is coming up with a new concept and he is interested in applying for outside dining.

**11. ADJOURNMENT**

The Planning Commission adjourned at 7:25 PM.

  
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John Riley, Chair

ATTEST:

  
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Steven Mendoza, Secretary