

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

**REGULAR MEETING – December 16, 2015**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:00 PM, Wednesday, December 16, 2015, in the Council Chambers, 3191 Katella Avenue; Vice Chair CUILTY presiding.

**2. ROLL CALL**

**Present:** Commissioners: Vice Chair Mary Anne CUILTY  
Commissioner Larry Andrade  
Commissioner Art DeBolt  
Commissioner Wendy Grose  
Commissioner Gary Loe  
Commissioner Victor Sofelkanik

**Absent:** Chair John Riley

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

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chair CUILTY.

**4. ORAL COMMUNICATION**

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

Ms. Ann Bickel who resides on Holden Circle said that her family has lived there for almost 32 years and she is very committed to her area. Ms. Bickel reported that she is concerned about a neighbor who moved in next door to her that has an RV parked in front of the house in the driveway. Ms. Bickel has checked and found out that it is legal to have the RV parked in that spot although it had been parked previously in the backyard which was illegal. She said she feels the RV is a visual blight to the neighborhood and it has changed the character of the neighborhood and community. Ms. Bickel passed out to the Commission a flyer and pictures which shows the dimensions of the RV. Ms. Bickel urged the Commission to think about what this means for people moving in to know this RV (or others) could be sitting next to them.

Commissioner Andrade indicated he had done a lot of research before he moved into the City regarding RV's and he wasn't aware that an RV could be parked in the front yard; he thought it had to be on a side yard behind a gate. He asked if the Code says anything about this.

Development Services Director Mendoza said Staff would report back to the Commission on any questions the Commission may have at a future meeting.

Assistant City Attorney Lisa Kranitz reminded the Commission that while they can take comment tonight the Commission cannot address the item as it was not on the agenda but it can be scheduled for a future agenda.

Vice Chair Culty asked Staff to agendaize this Code item for a future meeting.

Mr. Mendoza said it can be agendaized as long as it's about the Code and not the case because the Commission is not a Code Enforcement Hearing body.

Commissioner Andrade felt that this is more of a Code Enforcement item than for something for the Planning Commission.

Mr. Mendoza explained that he feels that Ms. Bickel desires a Code change.

Commissioner Grose indicated there had recently been something like this come up not too long ago and asked if Staff could also look up some of the information on that and bring that back to the Commission.

Mr. Mendoza said Staff would do that.

There being no further persons wishing to speak, Vice Chair Culty closed Oral Communication.

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of October 28, 2015.**

Motion/Second: Andrade/Grose.

Carried 6/0/0 (Riley absent): The Planning Commission approved the Minutes of the Regular meeting of October 28, 2015.

**6. CONSENT CALENDAR**

None.

**7. STAFF REPORTS**

**A. Resolution of Intention No. 15-20 (ZOA 15-10) – Vacant Lots and Buildings**

Consideration of a Resolution of Intention by the Planning Commission to make zoning code changes to clarify maintenance standards for Vacant Lots and Buildings (Citywide) (City initiated).

Development Services Director Mendoza summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Mr. Mendoza said the present ordinance has regular maintenance but there are no teeth in it to require maybe having a five foot landscape berm around the perimeter of the property like some cities require.

Commissioner Grose asked if Staff could get examples from other cities.

Mr. Mendoza indicated Staff has already found two that they like and based on guidance from the Commission, they will go look at others that may match some of the comments from the Commission.

Commissioner DeBolt asked how many vacant lots we have in the City.

Mr. Mendoza said there are two commercial lots; the one next to the high school and the one on Los Alamitos Blvd. Then there are a few residential lots both in the R-2 zone.

Responding to Commissioner DeBolt, Mr. Mendoza explained that there is nothing that requires him to have them upgrade their landscaping to have it at least landscaped from a marketing point of view to have it look like it hasn't been abandoned. It's more about aesthetics, not just maintenance.

Commissioner Grose asked if this also deals with the fencing around the property as well.

Mr. Mendoza said yes; Staff will look at fencing as well.

Commissioner Grose pointed out that banners need to also be addressed in the Code as well.

Motion/Second: Grose/Sofelkanik

Carried 6/0/0 (Riley absent): The Planning Commission approved the adoption of Resolution No. 15-20 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, TO DIRECT STAFF TO BRING BACK SUGGESTED CODE CHANGES TO THE PLANNING COMMISSION CONCERNING VACANT LOTS AND BUILDINGS (ZOA 15-10) (CITYWIDE) (CITY INITIATED)."

## **8. PUBLIC HEARINGS**

### **A. Continued Discussion of Nonconforming Use Provisions**

Continued discussion with Staff of desired provisions relating to Nonconforming Use Provisions, Zoning Ordinance Amendment (ZOA) 15-05 (Citywide) (City initiated).

Development Services Director Mendoza explained that this is a continued Public Hearing and indicated Ms. Kranitz would continue with the report.

Assistant City Attorney Kranitz summarized the Staff report explaining the process in detail. A long discussion ensued with the Commission as she explained and went over her "Working Document Ordinance" and recorded the Commission's comments.

Following the discussion, Ms. Kranitz indicated she would incorporate the Commission's changes into the ordinance and will bring it back to the next regularly scheduled Commission meeting.

**B. Zoning Ordinance Amendment No. 15-09  
Allowing More Flexible Commercial Recreation Uses for Certain Parcels  
in the Planned Light Industrial Zone (City Initiated)**

This is the initial discussion for the Planning Commission to consider a Zoning Ordinance Amendment (ZOA 15-09) to create a Limited Industrial Zone allowing more flexible commercial recreation 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 zone on specified parcels (City initiated).

Development Services Director Mendoza summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission.

Vice Chair Cuiilty opened the Public Hearing.

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

Commissioner Grose said she liked the idea of requiring a CUP because this is going to impact residents and businesses. It's also better that it comes before the Commission so that it puts some of the responsibility on the Commission and takes some of it off Staff's shoulders.

Mr. Mendoza asked if there were any uses that the Commission really wanted called out.

Commissioner DeBolt said he thinks the important thing is the 24-Hour Fitness types of businesses, the open gym types where you can get a concentration of people at any given time which will impact parking. They can have many classes in a day but a finite amount of people that are for each class and for certain time periods.

It was the consensus of the Commission that this should also cover theater (children's groups) as well.

Mr. Mendoza explained that it really isn't about the use for the Commission; it's about the impacts of the use. We want to be able to define the impacts of the use separately. Mr. Mendoza indicated Staff will get into that and bring it back to the Commission. This Public Hearing will remain open until the next Commission meeting on January 27, 2016.

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

- Wished the Commission a Merry Christmas and a Happy New Year.

**10. COMMISSIONER REPORTS**

- Commissioner DeBolt inquired as to the Arrowhead property and the fact he heard of a possibility of a sell going on for the acreage behind the property. He said evidently the rumor is true but it would have been nice to have known when the Commission was talking about it because they distinctly talked about whether to do an overlay versus an outright zone change. He said he's of the opinion that the Commission ought to probably suggest that the City Council reconsider that overlay. He said he doesn't know if it's too late but if it hasn't passed the Council yet, it may be worthy of further consideration.

Ms. Kranitz indicated the General Plan made it an overlay; the City would have to go back and re-do the General Plan. She said her guess is they'll rush to get an application in before the City could amend the General Plan.

Commissioner DeBolt asked what type of industrial use the property is going to be.

Mr. Mendoza answered that no application has been filed; the property hasn't been sold yet.

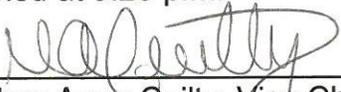
Ms. Kranitz said they would get something on file before the City could get a General Plan through the Planning Commission and then the Council so absent a moratorium...

Commissioner DeBolt pointed out that this could be agendized for a special meeting which could result in a recommendation for maybe a moratorium to the Council.

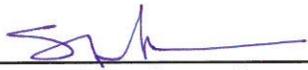
- Commissioner Grose wished everybody a Merry Christmas and thanked the Staff for the nice Christmas dinner they had as well as the gift.

**11. ADJOURNMENT**

The Planning Commission meeting adjourned at 9:25 p.m.

  
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Mary Anne Cuiilty, Vice Chair

ATTEST:

  
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Steven Mendoza, Secretary