

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

SPECIAL MEETING – April 6, 2016

1. CALL TO ORDER

The Planning Commission met in Special Session at 6:01 p.m., Wednesday, April 6, 2016, in the Council Chambers, 3191 Katella Avenue; Chair CUILTY presiding.

2. ROLL CALL

Present: Commissioners: Chair Mary Anne CUILTY
Vice Chair Larry Andrade
Commissioner Art DeBolt
Commissioner Wendy Grose
Commissioner Riley (Arrived: 6:06 p.m.)
Commissioner Sofelkanik

Absent: Commissioner Gary Loe

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 Chair CUILTY.

4. ORAL COMMUNICATION

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

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

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of February 24, 2016.

Commissioner DeBolt indicated he had a question on page 6 of 8 regarding the proper use of the word "remain" in the motion that was in the fifth line from the bottom.

Department Secretary Dawn Sallade indicated she would listen to the recording and correct the word if found to be incorrect.

Motion/Second: Grose/DeBolt.

Carried 4/0/1 (Andrade abstained and Riley and Sofelkanik were absent):
The Planning Commission approved the Minutes of the Regular meeting of February 24, 2016 with the possible correction above.

6. CONSENT CALENDAR

None.

Commissioner Riley arrived at 6:06 p.m.

7. PUBLIC HEARINGS

**A. Zoning Ordinance Amendment (ZOA) 16-05
Continued Review of Uses in the Planned Light Industrial Zone
(Citywide) (City Initiated)**

Continued review the land use table for the Industrial Zone (other zones to follow) and consider a Zoning Ordinance Amendment to implement those uses supported by the Commission within the Planned Light Industrial (P-M) Zone and its overlay zones (Citywide) (City initiated).

Development Services Director Steven Mendoza summarized the Staff report, referring to the information contained therein, and indicated he's prepared to answer questions from the Planning Commission. He indicated Assistant City Attorney Lisa Kranitz had incorporated their changes from the previous meeting into the Ordinance that has come before them tonight.

Chair Cully opened the continued Public Hearing.

Chad Kidder, General Manager for Ganahl Lumber Company, indicated he had some questions and he wanted to find out more in reducing the uses on the limited use industrial property. In other words, they've had a zoning change on the property that Ganahl Lumber stands on and it's now zoned for limited industrial and he just wants to find out what the intent behind that was.

Associate Planner Tom Oliver said it's under the General Plan under Limited Industrial.

Mr. Mendoza answered the wood shop area behind Reagan Street but not the retail site west of Reagan.

Mr. Kidder explained that they have two yards separated by Reagan Street, the east yard and the west yard. The east yard is where they have a lot of uses that's not necessarily related to their retail area. In that area is what they call their operations area where they store and receive lumber material. They also have a mill there and also a mechanics shed for taking care of their own vehicles and forklifts. The Limited Use is kind of concerning because he wants to make sure that at some point are they going to be compliant.

Mr. Mendoza said the LI (Limited Industrial) by itself allows him to have recreational uses on his property. What Mr. Kidder wants to do today is to protect their ability to modernize or expand his yard area in that industrial

zone and make sure he doesn't get into a predicament where he couldn't add on to his mill. The property has PI and LI on it. He wants to make sure that the Commission is not making changes that may affect him.

Chair Cuiilty asked where Ganahl Lumber falls on the Allowed Uses Table.

In response to Mr. Mendoza's question, Mr. Kidder explained that they have outdoor storage as well as the mill. They also have a mechanics area, an operations center with offices, etc. He asked if the planing mill was excluded from the list.

A long discussion ensued with regard to the definition of a planing mill.

Following the discussion, Assistant City Attorney Lisa Kranitz read the following wording for the Table: "*Lumber yard excluding milling as a primary use*". This will also be kept as a permitted use as well.

Bill Budge, representative for the Los Alamitos Corporate Center... said he was at the March 23rd Planning Commission meeting and had a few concerns and asked what was the purpose of a CUP.

Mr. Mendoza explained that when offices start to expand in a use that is approved by Industrial, parking impacts will start to develop so a CUP gives the Commission a chance to consider those parking impacts before it's approved or not. Mr. Budge has an office there but there are other tenants that could easily turn into Office so it gives the Commission a chance regarding parking, traffic and other impacts that may impact the entire site. It also gives the neighbors a chance to chime in just in case they think there may be impacts to their businesses.

Mr. Budge said that was alright and makes for good neighbors and they are supportive of that. With regard to aircraft and related aircraft related accessories and manufacturing, he discussed this with one of their larger tenants, Timken Bearing Inspections, and they test very small aircraft components that are part of a jet engine assembly. They were concerned that there would be some impact to them or for that particular use.

Ms. Kranitz read what the definition of Aircraft and Related Aircraft Accessories from the Los Alamitos Municipal Code and manufacturing is defined as: "Manufacturing or assembling complete aircrafts; developing and making aircraft prototypes, aircraft conversion, i.e. a major modification to a system; complete aircraft overhaul and rebuilding, i.e. periodic restoration of aircraft to original design specifications".

Mr. Budge indicated that that is not this.

Mr. Mendoza said no it's not; the difference is aircraft is not aerospace.

Mr. Budge said the company next door in their Center is Alliance Aerospace and they were also concerned because they build satellites and all kinds of sophisticated equipment relative to communication and launch, etc. So his question is should there not be a separate allowed use because once you start with that aerospace then you immediately go to high tech medical, electronics, communications, computers, pharmaceuticals, the high tech bundle of companies and there's no affirmative or any category that those would fit into the Industrial uses. He said they would like to see an affirmative statement relative to those types of aerospace, etc. so there is a level of comfort that that's not in any way excluded from what the City is looking to accomplish relative to reworking the zoning ordinance.

Following a long discussion regarding warehousing, manufacturing and distribution, Ms. Kranitz indicated she would incorporate the Commission's changes into the Ordinance and will bring it back before them at the regular Planning Commission meeting of April 27, 2016.

Mr. Mendoza indicated once finished, this Ordinance will be scheduled for the May City Council meeting for their approval.

Ms. Kranitz indicated the Chair should reopen the Public Hearing and continue the item to the April 27, 2016 meeting.

Chair Cuiilty reopened the Public Hearing and continued the item to the April 27, 2016 meeting.

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

None.

9. COMMISSIONER REPORTS

None.

10. ADJOURNMENT

The Planning Commission adjourned at 7:18 p.m.



Mary Anne Cuiilty, Chair

ATTEST:



Steven Mendoza, Secretary