

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

**REGULAR MEETING – June 22, 2016**

**1. CALL TO ORDER**

The Planning Commission met in Regular Session at 7:03 PM, Wednesday, June 22, 2016, in the Council Chambers, 3191 Katella Avenue; Chair Culty presiding.

**2. ROLL CALL**

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

**Absent:** Commissioner John Riley

**Staff:** Development Services Director Steven Mendoza  
Associate Planner Tom Oliver  
City Attorney Cary Reisman  
Department Secretary Dawn Sallade

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Culty.

**4. ORAL COMMUNICATION**

Chair Culty opened the meeting for Oral Communication for items not on the agenda. There being no speakers, Chair Culty closed Oral Communication.

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of April 27, 2016.**

Commissioner DeBolt indicated that page 3, paragraph 3, be changed to reflect the following:

*“Carried 5/0/1 (DeBolt and Riley absent): The Planning...”.*

Commissioner DeBolt said he had recused himself because he had a conflict of interest that he had declared and the proper notation should be “absent” according to the City code, 2.32100 which says, “Disqualification for conflict of interest. A member stating disqualification shall not be counted as part of the quorum and shall be considered absent for the purpose of determining the outcome of any vote on such matter.”

Motion/Second: Grose/DeBolt.

Carried 6/0/0 (Riley absent): The Planning Commission approved the Minutes of the Regular meeting of April 27, 2016 with correction as stated above.

**B. Approve the Minutes for the Regular Meeting of May 25, 2016.**

Motion/Second: Grose/Andrade.

Carried 6/0/0 (Riley absent): The Planning Commission approved the Minutes of the Regular meeting of May 25, 2016 as written.

**6. CONSENT CALENDAR**

None

**7. PUBLIC HEARINGS**

**A. Site Plan Review (SPR) 16-02  
Conditional Use Permit (CUP) 16-04  
Conditional Use Permit (CUP) 16-05  
Marriott Fairfield Inn Hotel**

Continued consideration of a Marriott Fairfield Inn & Suites Hotel at 10650 Los Alamitos Boulevard (APN 242-243-03) on a 2.3 acre vacant parcel in the General Commercial (C-G) Zoning District. (Applicant: Shamir Narsai – Triple Sons Investments, LLC.)

Development Services Director Steven Mendoza summarized the Staff report, referring to the information contained therein, and indicated that Staff did receive letters of support from the shopping center next door (“Yavitz Company”) and also from Marriott.

Chair Cuiilty opened the Public hearing for comment.

Joe Maggiore, Brew Kitchen Ale House, said this project would definitely compliment his and other businesses especially in conjunction with the plans for the Boulevard Project. He felt that this project would add value to that section of town.

Stan Blackwell of 60 Minute Spectacles, said after consideration, he is in support of the hotel for the fact that any of the other options would increase traffic if they were to put any other type of venue in that lot.

Chair Cuiilty called on the Applicant.

Shamir Narsai, Triple Sons Investments, Applicant, went over his presentation from the previous Commission meeting and said at the end of that meeting, they were filled with mixed emotions as far as the color, the design and some landscape issues but he feels they have mitigated those issues and went over the following:

- \$250,000 annually would go into the City's General Fund;
- A letter from Marriott was emailed to Staff this week which indicated their approval and letter of intent for this project. They have also signed a Franchise Disclosure Document;
- Wrote up a new site plan according to the recommendations of the Commission and Staff which added one parking spot which now totals 109 parking spaces instead of 108;
- Color palette – Introduced three different options of colors plus the original option for a total of four options for the Commission to choose from.

Ray La Compte, owner of Arbor Village indicated he would be delighted to see this project go in.

There being no further speakers, Chair Cuijly closed the Public hearing.

Commissioner Grose said she has always been in favor of this project and asked for opinions from not only the Commission but also from the audience as to their preference of color options that the Applicant provided previously.

Commissioner DeBolt spoke about the Architectural Review Committee guidelines under Municipal Code which talks about the architectural theme for the City which is early California and is defined to include elements of Western Ranch, Spanish Monterey and Victorian Schools of Architecture and then it lists the characteristics of that theme. He said where he is in all of this is that this section of the code has either been ignored or overlooked but he thinks there's always been somewhat of the underlying notion that this is the theme for the City. He said for him this feels like a leap too far as he sees a box with windows and doesn't see the architectural interest that he would like to see in the area. He said he likes the project and he likes the idea of a hotel and the income that it generates but he just doesn't want this design in his neighborhood.

Vice Chair Andrade said he feels the architecture does fit the younger clientele and the different color options offered does warm up and soften the architecture. Also, he said the landscaping will go a long way to make the project more pleasant. One more thing he wanted to discuss was the possibility of adding some sort of a berm with landscaping which will really help the aesthetics and accentuate the property as a whole.

Gil Mendoza, Civil Engineer for the project, indicated that for the most part, this model is what attracts most of their clientele.

Vice Chair Andrade asked if the Applicant would be receptive to adding a condition with the addition of a berm.

Gil Mendoza indicated this could be accomplished with no problem.

Development Services Director Mendoza commented that condition #91 could be added covering the addition of a berm.

Motion: DeBolt

Moved to approve Option 1 with the condition that prior to issuance of building permits and any construction that they have a fully executed franchise agreement with Marriott that cannot be rescinded to ensure that this is a Marriott Fairfield Inn and Suites.

City Attorney Cary Reisman said he felt this motion was not proper. He said the Commission can approve the design and the 91 conditions but doesn't know that the name of the hotel is something that the City can or should be involved in.

Chair Cuiilty indicated that Condition #7 covers the standards of an AAA hotel.

Commissioner DeBolt modified his motion and said he'll defer to the City Attorney with respect to that being infeasible and probably not able to do what he would have liked and he's okay with the criteria that has been laid out in Condition #7 with respect to the AAA standards and will assume that Marriott will deliver a Fairfield Inn and Suites.

Commissioner Grose seconded that motion. The motion was passed unanimously (Riley absent).

Chair Cuiilty indicated now the Commission will decide on the color options.

City Attorney Reisman called for a vote and Option #3 was chosen.

In response to Chair Cuiilty's question, Mr. Mendoza indicated that Condition #91 was added and will be placed under a category called "Added by the Commission".

Mr. Narsai pointed out that Condition #18 states that the Site Plan should match previously dated Site Plans.

Mr. Mendoza indicated that Staff will change that to the date of the plans that Mr. Narsai submitted tonight.

Motion/Second: Grose/Andrade

Carried 6/0/0 (Riley absent): The Planning Commission adopted Resolution No. 16-11, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 16-02 TO ALLOW CONSTRUCTION OF A FOUR-STORY 61,643 SQUARE FOOT HOTEL AT 10650 LOS ALAMITOS BOULEVARD,

IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-243-03, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: SHAMIR NARSAI – TRIPLE SONS INVESTMENTS, LLC).”

And

Motion/Second: Grose/Loe

Carried 6/0/0 (Riley absent): The Planning Commission adopted Resolution No. 16-12, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMITS (CUP) 16-04 & 16-05 TO ALLOW CONSTRUCTION OF A FOUR-STORY 61,643 SQUARE FOOT HOTEL WITH INCREASED BUILDING HEIGHT AT 10650 LOS ALAMITOS BOULEVARD, IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-243-03, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: SHAMIR NARSAI – TRIPLE SONS INVESTMENTS, LLC).”

*A break was called at 8:11 PM and reconvened at 8:21 PM with all Commissioners present (Riley absent).*

**B. Continued Consideration of General Plan Amendment and Zoning Map Amendment for 4411 Katella Avenue.**

Continued consideration of a General Plan Amendment and Zoning Map Amendment to the 28-acre site commonly known as Arrowhead Property. The change would be from the current General Plan Designation (Planned Industrial with Retail Overlay) to Retail Business and amend the Zoning Map (Planned Light Industrial with Retail Overlay) to General Commercial (C-G). More specifically this property is identified as Orange County Assessor Parcel Nos. 241-241-08, 241-241-09, 241-241-10 and 241-241-11 (4411 Katella Avenue).

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

Chair Culty re-opened the Public hearing.

Susan Hori, Manatt, Phelps & Phillips, LLP, indicated she spoke with the land owner as well as representatives from Arrowhead Products as the Commissioners asked at the previous meeting whether or not there might be any opportunity to carve out or create a provision in the ordinance that would allow Arrowhead to expand its operations on site through a conditional use permit process. While Arrowhead was very appreciative of the Commission’s desire to retain the ability to expand on site and if the Commission wanted to include that as part of the ordinance, that is something they would not

oppose. But Arrowhead, as well as the owner, did want to make it clear that they still do not support the proposed General Plan amendment and the proposed rezoning; that it would be their preference that the property remains with the existing industrial land use and zoning with the retail overlay. A question that Commissioner DeBolt asked last month was how long Arrowhead expects to stay at the property and what their lease provisions are and the answer is Arrowhead anticipates being on the site for at least 20 years if not more depending upon renewals of their lease. They would very much like to see the existing land use and the zoning be retained and that the amendment not be moved forward to the City Council.

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

Commissioner DeBolt said that the Commission is here again at the City Council's direction to revisit this for whatever reason. He said he appreciates the idea that 20 years is a long time but Arrowhead has been here for many years and the back portion of the property has been vacant the entire time. It's not like the owners are precluded from ever developing their property into something other than retail; it's just that retail secures those retail uses for that property and it does that to the exclusion of objectionable non-retail uses.

Motion/Second: DeBolt/Sofelkanik

Carried 5/1/0 (Nay: Grose and Riley absent): The Planning Commission adopted Resolution No. 16-13, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT GENERAL PLAN AMENDMENT (GPA) 16-01 TO CHANGE THE LAND USE DESIGNATION FROM PLANNED INDUSTRIAL RETAIL OVERLAY ZONE (P-M ROZ) TO RETAIL BUSINESS (R-B) AND ADOPT ZONING ORDINANCE AMENDMENT (ZOA) 16-01 TO CHANGE ZONING DESIGNATIONS FROM THE PLANNED LIGHT INDUSTRIAL RETAIL OVERLAY ZONE (P-M ROZ) TO THE GENERAL COMMERCIAL (C-G) ZONE FOR PROPERTY AT 4411 KATELLA AVENUE, ASSESSOR PARCEL NOS. 241-241-08, 241-241-09, 241-241-10 AND 241-241-11 (APPLICANT: CITY OF LOS ALAMITOS)".

The resolution was modified as follows: "...provided however that the current use upon the property shall not be subject to the City non conforming use provisions to the extent that it wishes to expand to other portions of the property".

Also, it was determined that the property owners names should also be changed on the resolution to reflect "JCB Inc. Tinicum Corporation" as the property owners.

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

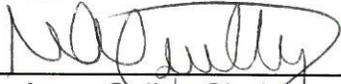
None

**9. COMMISSIONER REPORTS**

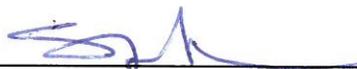
- Commissioner Grose asked to close the meeting today in honor of Gene Gabler, former Planning Commissioner and a long time resident, who recently passed away.

**10. ADJOURNMENT**

The Planning Commission adjourned at 9:04 PM.

  
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Mary Anne Cully, Chair

ATTEST:

  
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Steven Mendoza, Secretary