

**MINUTES OF THE CITY COUNCIL
OF THE CITY OF LOS ALAMITOS**

SPECIAL MEETING – August 5, 2013

1. CALL TO ORDER

The City Council met in Special Session at 7:00 p.m., Monday, August 5, 2013, in the Council Chamber, 3191 Katella Avenue, Mayor Kusumoto presiding.

2. ROLL CALL

Present: Council Members: Edgar, Grose, Murphy, Mayor Pro Tem Graham-Mejia, Mayor Kusumoto

Absent: Council Members: None

Present: Staff: Lisa Kranitz, Assistant City Attorney
Corey Lakin, Community Services Director
Todd Mattern, Police Chief
Steven Mendoza, Community Development Director
Tom Oliver, Planning Aide
Windmera Quintanar, CMC, City Clerk

3. SPECIAL ORDERS OF THE DAY

A. Town Hall Meeting - Draft Land Use Plan of the General Plan

A Town Hall meeting was held to provide an opportunity for additional public input into the Draft Land Use Plan.

Community Development Director Mendoza summarized the Staff report, referring to the information contained therein, and provided the layout for the meeting.

RECESS

The City Council took a brief recess at 7:09 p.m. to review the posted information and interact with the public in attendance.

RECONVENE

The City Council reconvened in Special session at 7:37 p.m.

Community Development Director Mendoza introduced Colin Drucker, The Planning Center.

Colin Drucker, The Planning Center, gave a PowerPoint presentation summarizing the General Plan process to date.

Community Development Director Mendoza thanked Council for the opportunity and stated the next step would be to allow for question and comments from the public.

Mayor Kusumoto opened the item for public comment.

Mike Wilson, Cottonwood Church, referred to opportunity site 1 and stated his belief that due diligence was not given to the site. He believed surrounding owners were given more consideration. He requested overlay zoning.

Community Development Director Mendoza stated all parties were given equal opportunity to communicate with Staff. He stated Staff believed a mixed use at this site would be considered spot zoning, which Staff tried to avoid. Staff and the Commission believed retail would not work well at this site and evaluated the surrounding residential uses. He indicated there were ways to amortize uses and the Commission and Staff were willing to work with owners.

Mr. Wilson inquired if the church could not be amortized.

Community Development Director Mendoza stated the church was a residential use and not a conflicting use.

Mr. Drucker added Staff went through all the sites with zoning changes. He indicated some property owners were agreeable, while others had questions. He stated the zone change recommendation to residential would be a better use and the church could still continue to function.

Mr. Wilson reiterated his desire for an overlay versus a straight zone change and did not feel it would be spot zoning.

Bob Acuff, SuperMedia representative, spoke regarding opportunity site 7. He stated opposition to the proposed land use change from professional office to retail and stated support for a land use change to residential.

Ashish Katana, Shopoff Group, stated he was a developer in contract with SuperMedia to buy the property. He stated support for having the site be residential or mixed use with some retail, but primarily residential. He indicated he had done studies that show traffic impacts would be four times worse with retail versus residential use. He indicated residential would be in harmony with the elementary school behind the property. He indicated with primarily residential across the street in Rossmoor and the lack of feasibility in his current studies for pure retail development, he strongly supported residential for this site.

Larry Strawther, Rossmoor resident, inquired why mixed use was not considered on the North side of Florista. He indicated it was a natural corridor

and felt the City would be eliminating individual initiative by limiting possibilities.

Mr. Drucker stated that was considered and is the reason the City is looking at expanding the R2 designation to include live/work. He stated it was appropriate to allow the uses to occur in a single family structure due to the high value of homes. It would not be feasible for a developer to buy the homes, tear them down, and rebuild them.

Mr. Strawther inquired if that limited the uses as his understanding was an owner had to occupy the property for a live/work situation.

Mr. Drucker indicated live/work could be defined in different ways. It would be at the discretion of the Council to have owner/occupant or lease space requirements.

Community Development Director Mendoza added it was Staff's experience with recent vacant parcels that developers could not rationalize demolishing homes to build something else. He stated the "throw away" cost was too high as the property value was not devalued enough to make it affordable.

Mr. Strawther stated concern for the City making the decision.

Community Development Director Mendoza stated zoning is always changeable.

Mr. Drucker explained how a live/work situation on an individual basis could initiate change in a neighborhood and that it left the decision up to the individual owners.

Community Development Director Mendoza stated it was important to evoke change and financial feasibility. He indicated Staff would revisit the idea.

Gina Biri, resident, inquired if it was difficult to do an EIR without having tenants in mind.

Community Development Director Mendoza stated an EIR could be based off of use and explained how the use, square footage, traffic, etc. were taken into consideration.

Ms. Biri inquired if ranges were used.

Community Development Director Mendoza stated the counts were precise and an industry standard.

Ms. Biri inquired who would do the EIR.

Community Development Director Mendoza stated The Planning Center.

Mr. Drucker added the Traffic Engineer was a subcontractor.

Ms. Biri stated support and indicated traffic comes to mind first.

Candy DeWitt-Drucker, resident, stated support for mixed use at the SuperMedia site. She stated the open space in the City is limited and expressed support for requirements of open space on the site. She stated an interest in preserving St. Isidore Historical Plaza.

Mr. Drucker indicated the concerns were related to the General Plan policies. He clarified while the Land Use Element is the most visible component; there is a policy component to the General Plan as well. He clarified the concern might not necessarily be a land use change, but there might be a policy that Council adopts along those guidelines.

Community Development Director Mendoza added there was currently a certain amount of acres per head in the City and the City's intent was not to decrease that ratio. He stated if the EIR showed a decline in those ratios, Staff would reconsider the proposals.

John Underwood, resident, requested clarification on Open Space. He stated support for a community garden and felt with some creative thinking a location could be designated. He referred to the Flood Control land.

Community Development Director Mendoza indicated a zoning change would not be required as it was proposed to remain Open Space and a community garden would be allowable. He stated a zoning change was not recommended due to the lack of feasibility of residential or commercial.

Mr. Drucker stated there was a difference between electrical rights of way and flood control land. He indicated the flood control does not allow for anything to be put into the ground that would impede the flow. He added a policy discussion did take place regarding a community garden, and the conclusion was that there was lack of access and limitations by the flood control. He stated should the property ever become available the City could explore Open Area uses.

Mr. Underwood asked for clarification that it was not precluded.

Community Development Director Mendoza indicated it was restrictions by the land owner.

Mr. Underwood inquired if the park on the Southern California Edison (SCE) easement could be utilized for community use.

Community Development Director Mendoza stated it would be used as a park as prescribed by the lease and grant.

Mr. Underwood inquired if a community garden was precluded from the area.

Community Development Director Mendoza answered in the affirmative, clarifying it would be difficult to change the lease and requirements of funding.

Mr. Underwood inquired if SCE was non-negotiable.

Community Development Director Mendoza indicated that was not included in the original vision and felt the process was closed. He indicated if a community garden was needed, another location would need to be determined.

Mayor Kusumoto closed the item for public comment.

Mayor Kusumoto stated the comments would be accepted as part of the record.

Mayor Pro Tem Graham-Mejia inquired if Staff was open to interviewing people in the audience for input at a later date.

Community Development Director Mendoza answered in the affirmative and added that residents could fill out a comment card or send emails and Staff would do their best to respond.

Council Member Murphy thanked everyone for participating and stated appreciation for the great turn out.

Council Member Edgar appreciated the feedback. He reported he had received concern regarding the possible future use of the Joint Forces Training Base (JFTB) and the community's concern the City did not have a preemptive plan. Surrounding cities were taking the JFTB into consideration and residents were concerned the City was not. He stated support for Arrowhead and the business it does in the City. He agreed that preservation of St. Isidore Historical Plaza, specifically the chapel, was important. He indicated there was development excitement in the community with the hospital construction, Chase bank, and Spin Pizza. Lastly, he stated the City did not have jurisdiction over the proposed lights at the high school field.

Mayor Kusumoto thanked everyone for participating and thanked Council for supporting the additional meeting.

4. **ADJOURNMENT**

The City Council adjourned at 8:37 p.m.


Warren Kusumoto, Mayor

Attest:


Windmera Quintanar, CMC, City Clerk