1. **CALL TO ORDER**
The Planning Commission met in Regular Session at 7:03 p.m., Monday, February 22, 2017, in the Council Chamber, 3191 Katella Avenue, Chair Cuilty presiding.

2. **ROLL CALL**
   **Present:** Commissioners: Chair Cuilty
   Vice Chair Andrade
   DeBolt, Grose, Loe, Riley and Sofelkanik

   **Staff:**
   Steven Mendoza, Development Services Director
   Lisa Kranitz, Assistant City Attorney
   Michelle Müller, Department Secretary
   Tom Oliver, Associate Planner

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 speakers, Chair Cuilty closed Oral Communications.

5. **PLANNING COMMISSION REORGANIZATION**
This report provides relevant information for the Planning Commission’s annual reorganization by the election of Chair and Vice Chair.

   Recommendation: Nominate and elect the following officers:

   1. Chair
   2. Vice Chair

   Development Services Director Steven Mendoza opened the floor to nominations for the office of “Chair.”

   Commissioner Grose nominated Commissioner Andrade.

   Motion/Second: Grose/DeBolt
   Carried 7/0/0: The Planning Commission appointed Commissioner Andrade as Chair.

**ROLL CALL**
Chair Andrade Yes
Commissioner Cuilty Yes
Commissioner DeBolt  Yes
Commissioner Grose  Yes
Commissioner Loe  Yes
Commissioner Riley  Yes
Commissioner Sofelkanik  Yes

Chair Andrade opened the floor to nominations for the office of “Vice-Chair.”

Commissioner Grose nominated Commissioner DeBolt.

There being no further nominations, Development Services Director Mendoza closed the nominations.

Motion/Second: Grose/Riley
Carried 7/0/0: The Planning Commission appointed Commissioner DeBolt as Vice Chair.

ROLL CALL
Chair Andrade  Yes
Vice Chair DeBolt  Yes
Commissioner Cuilty  Yes
Commissioner Grose  Yes
Commissioner Loe  Yes
Commissioner Riley  Yes
Commissioner Sofelkanik  Yes

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of November 16, 2016.
   Motion/Second: Grose/DeBolt
   Carried 6/0/1 (Loe abstained): The Planning Commission approved the Minutes of the Regular meeting of November 16, 2016.

7. CONSENT CALENDAR
None.

8. PUBLIC HEARINGS
A. Four Residential Apartment Units on One Parcel
   Site Plan Review (SPR) 16-10
   Consideration of a four-unit, residential apartment project in two structures at 10922 Walnut Street (APN 242-202-07) on a 7,375 square foot parcel in the Multiple Family Residential (R-3) Zoning District. The project requires a Site Plan Review (Applicants: Mike Garnica and Ron Wikstrom).

   Chair Cuilty opened the Public Hearing.

   Commissioner Grose recused herself from discussing this item as she does reside within 500 feet from the site address.
Associate Planner Tom Oliver summarized the Staff Report, referring to the information contained therein.

Staff is recommending approval for this project with two (2) conditions: for the proposed vinyl fence to be replaced with block fencing (i.e., stucco or stone), and that the Resolution be corrected to reflect that there is only one dumpster and not two for this development.

Ron Wikstrom – the architect for this proposed project brought to the attention of the Commission that the building footprint is at a 20 foot setback, as required by code. However, there are two, 18 inch by two feet deep columns which reduce the setback to 18 feet in the front yard. Being that the columns go all the way down to the ground, it makes it a building setback and not a projection setback. Code allows up to 30 inches projection encroaching into the front yard setback; this development encroaches by 24 inches.

Mr. Wikstrom is requesting from the Planning Commission that they allow the two column projections.

Additionally, Mr. Wikstrom stated that he can make the changes required by Staff pertaining to the type of fencing in the front of the property, such as a block fence.

Commissioner Riley asked Mr. Wikstrom, how would the project be compromised, should the necessary changes be made to meet the code requirement of satisfying the 20 foot setback. Mr. Wikstrom stated that it is a shallow lot compared to other lots therefore; moving the building back would be difficult. Eliminating two columns would be the option to meet the required 20 foot setback. Mr. Wikstrom states that he does not believe that allowing this would be detrimental.

Commissioner Cuitly asked for confirmation from Staff about whether or not the only issue with this development, is the setback problem because of the two columns. Associate Planner Tom Oliver confirmed that it is in fact the only issue.

Chair Andrade asked for a little more detail about the design of the columns as to whether or not they were attached to the house or if there was a space in between; and whether or not corbels would work as a replacement in order for the development to satisfy what is required by code.

Mr. Wikstrom stated that in removing the columns, the stonework would also have to be removed.
Development Services Director Steven Mendoza stated that he was comfortable with the Planning Commission saying that this is a qualified projection into the front yard setback. It is not square footage, it is an architectural detail. Based on that decision, a policy document would be produced and it will be memorialize in the formal manner that it is done.

Chair Andrade asked, what it is that the code says exactly about projections. Assistant City Attorney Liza Kranitz read the code section to the Planning Commission.

Chair Andrade stated that in removing the columns, it would give the building a completely different look.

Staff and the Planning Commission again went over the conditions of approval for this development.

Assistant City Attorney Liza Kranitz made recommendations as to what Section 3 of the Resolution should read to meet the changes recommended by Staff regarding the dumpster.

Motion/Second: Cuilty/DeBolt
Unanimously Carried 7/0/0: Motion to approve with the required changes that Staff mentioned regarding the fence and the modification to the Resolution to read that there will be one dumpster on site and not two.

9. **STAFF REPORTS**
   A. **Post-Construction update on the McDonald’s Drive-Thru**
   Post-construction update of the McDonald’s drive through at 3562 Katella Avenue, APN 222-019-20 (Applicant: Kevin Kasha – McDonald’s).

   Recommendation: The Business Owner of McDonald’s, Kevin Kasha, will update the Commission concerning the modified drive-through post-construction.

   Applicant Kevin Kasha provided updates to the Planning Commission and Staff about the positive impact after installing a second drive-thru lane. Mr. Kasha stated that in addition to the significant diminution in the back-up of traffic, their franchise has seen a significant increase in revenue generated being that the drive-thru moves a lot faster.

   The Planning Commission thanked Mr. Kasha for sharing such information and congratulated him on his success.

   Mr. Kasha inquired about what the chances are of installing a u-turn sign during non-peak hours traveling west bound on Katella Avenue onto Los
Alamitos southbound. Chair Andrade advised Mr. Kasha that he needs to present this idea to the Traffic Commission.

Mr. Kasha thanked the Planning Commission for allowing him to move forward with his project.

B. **Resolution of Intention 17-02**

**Amending Regulations for Accessory Dwelling Units in the Residential Zones in the City to Comply with New State Legislation**

Consideration of a Resolution of Intention to amend the Los Alamitos Municipal Code to comply with new state legislation concerning Accessory Dwelling Units (ADU’s).

Recommendation: Adopt Resolution No. 17-02 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, TO OPEN A DISCUSSION OF POSSIBLE MUNICIPAL CODE CHANGES CONCERNING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES IN THE CITY TO COMPLY WITH NEW STATE LEGISLATION (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.

Assistant City Attorney Liza Kranitz provided background to the Planning Commission and Staff about how the implementation of this legislation came about, and what that means for cities in the State of California.

The Planning Commission and Staff discussed what parameters this legislation sets and what that means for future developments in the City.

Development Services Steven Mendoza advised the Planning Commission that at this time, the City will not take any action in implementing policy; he asked the Commission to please advise him via email should they have any ideas towards the development of a future policy.

**Motion/Second:** Guilty/Grose
Unanimously Carried 7/0/0: Motion to adopt Resolution 17-02.

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

Development Services Director Steven Mendoza reminded the Planning Commission of the State of the City event that is scheduled to take place on Wednesday, March 8th, 2017 at the Base. Additionally, he advised that if anyone is interested in participating, reservations can be made by contacting the Chamber of Commerce.
Also, Development Services Director Steven Mendoza made mention that the Race on the Base was very successful.

Chair Andrade asked for an update on the appeal for the Shopping Center, Village 605. Development Services Director Steven Mendoza provided the Planning Commission with an update.

Commissioner Sofelkanik asked a follow-up question regarding Staff Report 9A concerning the dumpster at the McDonalds drive-thru.

Commissioner Loe requested a status on the development of the new hotel. Staff and the Planning Commission discussed the status of this project.

Development Services Director Steven Mendoza provided updates to the Planning Commission of ongoing Capital Improvement Projects throughout the City. Staff and the Planning Commission discussed the process for such projects.

11. COMMISSIONER REPORTS
None.

12. ADJOURNMENT
The Planning Commission adjourned at 8:06 p.m.

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Larry Andrade, Chair

ATTEST:

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Steven A. Mendoza, Secretary