AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, August 23, 2017 – 7:00 PM

NOTICE TO THE PUBLIC
This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Development Services Department or on the City’s website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Development Services Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the Planning Secretary at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to FIVE MINUTES on that particular item.

1. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE
4. **ORAL COMMUNICATIONS**
   At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. *Remarks are to be limited to not more than five minutes.*

5. **APPROVAL OF MINUTES**
   A. Approve the Minutes for the Regular Meeting of July 26, 2017.

6. **CONSENT CALENDAR**
   None.

7. **PUBLIC HEARINGS**
   A. **Conditional Use Permit (CUP) 17-03**
      **Continued Consideration of Outdoor Storage in the Planned Light Industrial (P-M) Zone**
      This is a continuance of the proposed Conditional Use Permit for a 4,920 square foot outdoor storage area, consisting of twelve shipping containers on 1.6 acres of vacant railway property located across Lexington Drive from Cottonwood Christian Center's Cypress campus (APN's 241-241-32 & 33) in the Planned Light Industrial (P-M) Zoning District (Applicant: Mike Wilson, of Cottonwood Christian Center).

      Recommendation: Continue the item to the September 27, 2017 Planning Commission meeting.

   B. **Continued Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28)**
      Applicant: Alison Stapakis and Olympia Stapakis
      Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

      Recommendation: Continue the previously opened Public hearing to the September 27, 2017 Planning Commission meeting.

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

9. **COMMISSIONER REPORTS**

10. **ADJOURNMENT**
Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,000.00 (resident fee) or deposit of $2,349.00 (non-resident fee) in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2017-13.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.

[Signature]  
Tom Oliver  
Associate Planner  

[Date]
1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, July 26, 2017, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

2. ROLL CALL

Present: Commissioners: Chair Andrade
Vice Chair DeBolt
Culity, Grose, Loe, Riley and Sofelkanik

Absent: None

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Andrade.

4. ORAL COMMUNICATION

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

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of Wednesday, May 24, 2017.

Associate Planner Tom Oliver indicated that a second set of minutes were provided to the Commission tonight with a change that is highlighted in yellow and this is the set that will be voted on tonight.

Commissioner Sofelkanik indicated on Page 7, paragraph 5, he said instead of: “…he measured it.”, it should be, “…he walked it off”.

Vice Chair DeBolt indicated that on Page 3, third and fifth paragraphs, the reference to “Code Section 17.260.080” should be corrected to “Code Section 17.26.080”.

He also indicated on Page 4, paragraphs 6 and 10, the reference to “CC&R's” should be corrected to read, “…the Code”.

Motion/Second: Grose/Sofelkanik
Carried 6/0: (Loe abstained). The Planning Commission approved the minutes of the May 24, 2017 Regular meeting as amended.
6. **CONSENT CALENDAR**  
None.

7. **PUBLIC HEARINGS**  

A. **Continued Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis**  
Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

In response to Chair Andrade's question, Community Services Director Steven Mendoza explained that Staff is recommending that the Commission continue the previously opened Public hearing to the August 23, 2017 Planning Commission meeting because the Applicant has filed a Variance application which Staff has deemed incomplete and also because the Applicant is out of the country.

It was the consensus of the Planning Commission to continue the discussion of a five-unit residential condominium project proposed for 3751/3755 Farquhar Ave. (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family Zoning District which will require demolition of two existing units to the August 23, Planning Commission meeting.

B. **Conditional Use Permit (CUP) 17-03 Outdoor Storage in the Planned Light Industrial (P-M) Zone**  
Consideration of a Conditional Use Permit for a 4,920 square foot outdoor storage area, covered with twelve shipping containers on a 1.6 acre (73,200 square foot) lot. This is located on a vacant railway site, across Lexington Drive from Cottonwood Christian Center's Cypress campus (APN's 241-241-32 & 33) in the Planned Light Industrial (P-M) Zoning District (Applicant: Mike Wilson, of Cottonwood Christian Center). Staff recommended denial of the application.

Community Services Director Mendoza presented the Staff report as written.

Chair Andrade opened the Public hearing and called on the Applicant.

Mike Wilson, Applicant, explained they wanted storage on the railroad right-of-way that they own in Los Alamitos. They applied for a CUP and of course their top goal is without restriction as to time but they would also ask for five years with a review and the Commission could either deny or grant an extension at that time. He reiterated that their top goal is without restriction.
and then their desire is to have a review in five years so that the Commission. They've been a good part of the community and keep their properties in nice shape.

There being no further speakers, Chair Andrade brought it back to the Commissioners for their questions and comments.

Commissioner Sofelkanik indicated, and Assistant City Attorney Kranitz confirmed, that paragraph 2 on Page 2, should be corrected to read: “...Section 17.10.020, ...”.

The Commission had an ongoing dialog that led to a consensus that the project be returned to the Commission addressing the following:

- Screening - Meet code height; one foot above the containers.
- Provide Commission with a Resolution of Approval
- Commission review every 5 years
- Address the maintenance of containers
- Meet setbacks and development standards
- Elevations of containers including fencing materials
- Grade property to ensure drainage

It was the consensus of the Planning Commission to leave the hearing open and continue the discussion to the August 23, Planning Commission meeting so that the Applicant and staff can address the above.

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Community Services Director Mendoza gave an overview of the progress of the Los Alamitos Blvd. Project. He also gave an update on the progress of Preveza Restaurant and the hotel project.

9. COMMISSIONER REPORTS
Commissioner Riley wanted to bring up the topic of decorum. He felt that tonight was an example of a productive meeting where there were some differences of opinion but everyone was calm, respectful, had good discussions and they ended up with the result that they are moving forward together. There have been some meetings in the past where there's contention whether it's among the Commission or even towards the applicants and he feels that it's important that the Commission stays professional; they treat themselves, applicants and Staff with respect and that the public knows that's how the Commission does business. He also pointed out that the Chair as well as the Assistant City Attorney has some authority in being able to manage decorum as well.

Chair Andrade agreed with Commissioner Riley.
Assistant City Attorney Lisa Kranitz said she thought this is one of the best Planning Commission's she has worked with in Southern California in 30 years.

10. **ADJOURNMENT**  
The Planning Commission adjourned at 8:59 p.m.

       Chair, Larry Andrade

       ATTEST:

       Steven A. Mendoza, Secretary
To: Chair Andrade and Members of the Planning Commission

Via: Steven Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Conditional Use Permit (CUP) 17-03
Continued Consideration of Outdoor Storage in the Planned Light Industrial (P-M) Zone. Applicant: Mike Wilson of Cottonwood Christian Center

Summary: This is a continuance of the proposed Conditional Use Permit for a 4,920 square foot outdoor storage area, consisting of twelve shipping containers on 1.6 acres of vacant railway property located across Lexington Drive from Cottonwood Christian Center’s Cypress campus (APN’s 241-241-32 & 33) in the Planned Light Industrial (P-M) Zoning District (Applicant: Mike Wilson, of Cottonwood Christian Center).

Recommendation: Continue the item to the September 27, 2017 Planning Commission meeting.

During the last Planning Commission meeting, the Applicant was instructed to revise their plans and return to the Planning Commission. The Applicant did not submit revised plans by the Staff report deadline. Staff is recommending continuing the item to the September 27th Planning Commission meeting providing the Applicant more time to address the concerns of the Planning Commission.
Summary: Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

Recommendation: Continue the previously opened Public hearing to the September 27, 2017 Planning Commission meeting.

This application was first considered by the Planning Commission on April 26, 2017 wherein the Applicant was provided a continuance to address height/floor number issues adjacent to an R-1 zone. The Planning Commission again considered the item during their May 24, 2017 meeting. During this meeting, the Commission continued the item to June 28, 2017. The June 28, 2017 Planning Commission meeting was cancelled due to lack of quorum, so the application was continued to the July 26, 2017 meeting.

The Applicant revised the application submittal on June 28, 2017 seeking a Variance. The Variance application was incomplete for presentation at the July 26, 2017 meeting and was incomplete in time for Public Noticing prior to tonight’s meeting. The Public Hearing Notice would have to be sent to the News Enterprise by August 7, 2017.

The Variance portion of the application has not been publicly noticed and is, therefore, not part of this hearing. Staff is recommending the continuance of the item to September 27, 2017.