MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – April 26, 2017

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, April 26, 2017, in the Council Chamber, 3191 Katella Avenue, Vice Chair DeBolt presiding.

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

Staff: Steven Mendoza, Development Services Director
Cary Reisman, City Attorney
Michelle Müller, Department Secretary
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Vice Chair DeBolt.

4. ORAL COMMUNICATION
Vice Chair DeBolt opened the meeting for Oral Communication for items not on the agenda. There being no speakers, Vice Chair DeBolt closed Oral Communications.

5. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of Monday, March 22, 2017.
Motion/Second: Grose/Culp
Carried 7/0: The Planning Commission approved the Minutes of the Regular meeting of March 22, 2017.

6. CONSENT CALENDAR
None.

7. PUBLIC HEARINGS
A. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 4071 Farquhar Avenue (APN 222-052-43) (Applicant: Eddie and Donna Kesky)
Consideration of a five-unit, residential condominium project at 4071 Farquhar Avenue (APN 222-052-43) on a 9,490 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: Eddie and Donna Kesky).

Associate Planner Oliver summarized the Staff Report.
Vice Chair DeBolt opened the Public Hearing.

Applicant Eddie Kesky came forward to comment that his goal is to beautify the City.

Development Services Director Steven Mendoza stated that the architect is in the audience should the Commission have any questions for him.

Commissioner Culity expressed concern over the parking issues in the area due to the high volume of vehicles.

Commissioner Loe inquired if any feedback had been received concerning this development. Development Services Director Mendoza stated that there has been none. Additionally, there was a public notice mailed to residents and property owners in area within 500 feet.

Vice Chair DeBolt asked for clarification about the calculations concerning the number of condos. Associate Planner Oliver explained the calculations.

Vice Chair DeBolt inquired about the project height and what the code permits regarding the height of such a development.

Vice Chair DeBolt expressed concern over the parking calculation. He read the code regarding required parking and noted the staff report omitted the parenthetic example of an “other room” which included den or office. He stated the other rooms should be counted at ½ space each resulting in a total of 15 spaces. He thought project would need to be re-designed to accommodate the extra spaces.

Development Services Director Mendoza stated staff was challenged what is “readily used as a bedroom” because there is no definition of bedroom. Mr. Mendoza commented about a memo created by staff in order to address this issue consistently on future projects.

Staff and the Planning Commission discussed what the code stipulates as to what qualifies as a sleeping room.

Development Services Director Mendoza indicated that legal records for this development would stipulate what each condo has as far as the number of bedrooms, as another form of regulation.

Project Developer Neoklis Zamvakellis stated that the Covenants, Conditions and Restrictions (CCNR’s) state that any changes have to be approved by the association and the City; therefore, any changes that could possibly be made would require approval.
Applicant Kesky added that his tenants are professionals that work from home. They run their business out of the office space from home.

Staff and the Planning Commission discussed concern over parking and the turning radius between building A and B and how it also affects the landscaping.

Commissioner Sofelkanik expressed concern regarding private open space and whether or not open patios or fences can encroach into the twenty-foot setback.

Staff and the Planning Commission discussed the code as it relates to private open spaces.

Commissioner Grose stated support for the developer meeting with Staff to discuss changes regarding the turning radius and the landscaping, and felt nothing additional should be required by the Planning Commission.

Vice Chair DeBolt suggested reducing the number of units on the lot in order to accommodate parking requirements.

Commissioner Loe stated that the driveway provides additional parking and questioned if the CC&R could require garages be used for parking.

Developer Zamvakellis added that the CC&R and the planning code already stipulate that parking spaces in the garages have to be readily available for use.

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-03 with the said corrections to the landscaping.

ROLL CALL
Chair Andrade absent
Vice Chair DeBolt no
Commissioner Cuilty yes
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-04.
ROLL CALL
Chair Andrade                absent
Vice Chair DeBolt            no
Commissioner Culity          yes
Commissioner Grose           yes
Commissioner Loe             yes
Commissioner Riley           absent
Commissioner Sofelkanik      no

Motion/Second: Grose/Loe
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-05.

ROLL CALL
Chair Andrade                absent
Vice Chair DeBolt            no
Commissioner Culity          yes
Commissioner Grose           yes
Commissioner Loe             yes
Commissioner Riley           absent
Commissioner Sofelkanik      no

B. 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
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).

Associate Planner Tom Oliver summarized the Staff Report.

Vice Chair DeBolt opened the Public Hearing.

Developer Neoklis Zamvakelllis commented that this project is similar in style to the other projects discussed and has a similar layout to the project they just completed on Howard Avenue.

Vice Chair DeBolt expressed concern that the height of the structure was over the 30 feet allowed.

Vice Chair DeBolt suggested reducing the height of the building. Developer Zamvakelllis indicated that a second option would be to lower the grading.
Developer Zamvakellis advised that grading plans are in review and he would ensure that the height limit is not exceeded.

Development Services Director Mendoza indicated that Associate Planner Oliver always conducts an inspection when foundation is poured in order to verify that approvals are being met.

Vice Chair DeBolt had questions about the staff report on page three where it discusses the zoning for surrounding buildings. On the south side, it is zoned as an R-1.

Vice Chair DeBolt quoted footnote 11B in table 2-03 in development standards where it states, “Any portion of a structure located within 100 feet of R-1 zoned property shall not exceed two stories and thirty feet.”

Staff and the Planning Commission discussed what the code states about structure heights within a 100-foot range of the R-1 zone.

Developer Zamvakellis made mention that the properties on both sides of this property are taller buildings than what is being proposed.

Development Services Director Mendoza indicated that if the first 20 feet of the building is two-stories, perhaps it might be enough to meet code. However, this has to be looked into a little further.

Vice Chair DeBolt requested a continuance to a month from now to allow for this to be looked into further.

Developer Zamvakellis indicated that there is another part of the code which states that you are limited to 30 feet in height, inclusive of up to three-stories.

Commissioner Grose made a motion to continue this item to the May 24th Planning Commission Meeting.

Motion/Second: Grose/DeBolt
Carried 5/0: (Andrade and Riley absent) The Planning Commission made a motion to continue this item to the May 24th Planning Commission Meeting.

**Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 4061 Farquhar Avenue (APN 222-052-44) Applicant: Neoklis Zamvakellis and Alison Stapakis**

Consideration of a five-unit, residential condominium project at 4061 Farquhar Avenue (APN 222-052-44) on a 9,490 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: Neoklis Zamvakellis and Alison Stapakis).
Associate Planner Tom Oliver summarized the Staff Report.

Vice Chair DeBolt opened the Public Hearing.

Applicant Neoklis Zamvakellis stated that this project concept is the same as the previous project discussed (item 7A).

Vice Chair DeBolt noted that the turning radius for vehicles is to be addressed as was previously discussed for Item 7A.

Motion/Second: Grose/Loe  
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-09 with the said corrections to the turning radius for vehicles.

ROLL CALL  
Chair Andrade absent  
Vice Chair DeBolt no  
Commissioner Cuilty yes  
Commissioner Grose yes  
Commissioner Loe yes  
Commissioner Riley absent  
Commissioner Sofelkanik no

Motion/Second: Grose/Loe  
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-10.

ROLL CALL  
Chair Andrade absent  
Vice Chair DeBolt no  
Commissioner Cuilty yes  
Commissioner Grose yes  
Commissioner Loe yes  
Commissioner Riley absent  
Commissioner Sofelkanik no

Motion/Second: Grose/Loe  
Carried 3/2: (DeBolt and Sofelkanik voted no. Andrade and Riley absent) The Planning Commission approved the adoption of Resolution No. PC 17-11.

ROLL CALL  
Chair Andrade absent  
Vice Chair DeBolt no  
Commissioner Cuilty yes  
Commissioner Grose yes
Commissioner Loe yes
Commissioner Riley absent
Commissioner Sofelkanik no

The Planning Commission recessed at 8:30pm.

The Planning Commission resumed at 8:35pm.

D. **Conditional Use Permit (CUP) 17-02**
   **Request to Allow a Standby Generator to be Installed in the Planned Light Industrial (P-M) Zone**
   Consideration of a Conditional Use Permit to install a standby generator for a wireless tower installation in the Planned Light Industrial (P-M) Zone at 10851 Portal Drive.

   Associate Planner Tom Oliver summarized the Staff Report.

   Vice Chair DeBolt asked for clarification from Staff verifying that the proposed is identical to what was previously approved; Associate Planner Oliver confirmed that everything is exactly the same.

   Motion/Second: Grose/Culity
   Carried 5/0: (Andrade and Riley absent) The Planning Commission approved Resolution No. 17-12.

8. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**
   Development Services Director Mendoza advised the Planning Commission of the commencement dates of the Public Works projects for the Coyote Creek Bike Trail and also the Los Alamitos Median Improvement Project.

   Development Services Director Mendoza also advised that it is tentatively projected for permits to be pulled in about a month for the Hotel development, though the actual construction is not projected to begin until a later date.

   Vice Chair DeBolt commented that the Commission should be able to weigh in on code interpretations when ambiguities exist. Additionally, the densities of properties should also be revisited.

   Development Services Director Mendoza indicated that there are two ways to amend the code in order to make a change to property density size: it would be either in a form of a resolution or amending the code.

   Development Services Director Mendoza advised that when the Zoning Code update process commences, zoning code section 17 and the subdivision section will be reviewed; additionally, there will be meetings between the commission and Staff to discuss to changes.
9. **COMMISSIONER REPORTS**
   None.

10. **ADJOURNMENT**
    The Planning Commission adjourned at 8:50 p.m.

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**ATTEST:**

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[Signature]
Steven A. Mendoza, Secretary
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[Signature]
Vice Chair, Art DeBolt
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