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

REGULAR MEETING – July 26, 2017

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 17.260.080”.

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.

ATTEST:

Chair, Larry Andrade

Steven A. Mendoza, Secretary