CITY OF LOS ALAMITOS
3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING
Wednesday, October 25, 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 Culity
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 September 27, 2017.

6. DISCUSSION
Due to the holidays, it is recommended that the Commission discuss their availability and feasibility of altering the dates for the November and December Planning Commission meetings.

7. CONSENT CALENDAR
None.

8. STAFF REPORTS
A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use
The City is holding a community meeting to discuss the use and priority of the Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

Recommendation:

Hold the Community meeting and take testimony as necessary.

B. Resolution of Intention No. 17-13
Off-Street Parking and Loading (LAMC 17.26) Issues
Consideration of a Resolution of Intention by the Planning Commission to discuss off-street parking and loading issues and consider zoning code changes (Citywide) (City initiated).

Recommendations:

1. Staff recommends that the Planning Commission adopt Resolution No. 17-13 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO AGENDIZE THE FUTURE DISCUSSION BY THE PLANNING COMMISSION OF POSSIBLE CHANGES CONCERNING OFF-STREET PARKING AND LOADING IN LOS ALAMITOS MUNICIPAL CODE SECTION 17.26 (CITYWIDE) (CITY INITIATED); or alternatively,
2. Defer this discussion to the Targeted Zoning and Subdivisions Code Update meetings.

9. **PUBLIC HEARINGS**

A. **Continued Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, Site Plan Review and Variance at 3751 Farquhar Avenue (APN 222-062-28)**

   Applicant: Alison Stapakis and Olympia Stapakis

This staff report presents a Resolution of Denial for a portion of the application pending before the Commission and then recommends the continuation of the remaining applications pending redesign of a residential condominium development at 3751 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District (Applicant: Alison Stapakis and Olympia Stapakis).

Recommendations:

1. Open the continued Public Hearing; and, if appropriate,

2. Adopt Resolution No. PC 17-14, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A VARIANCE (VAR 17-01) REQUESTING TO ALLOW THREE STORIES INSIDE THE SECTIONS OF A BUILDING THAT ARE WITHIN 100 FEET OF R-1 ZONED PROPERTY, FOR A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 3751 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT. APN 222-062-28 (APPLICANTS: ALISON STAPAKIS AND OLYMPIA STAPAKIS);” and,

3. Continue the Public Hearing for remaining applications to a date specific as determined by the Planning Commission.

B. **Continued consideration of a Fifty-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3311 Sausalito Street (APN 242-222-13)** (Applicant: Steven Armanino representing The Olson Company)

The application has yet to submit drawings that address issues presented to them during the September hearing. Staff is recommending continuing this application for the development to construct fifty-units of townhome-style residential condominiums at 3311 Sausalito Street (APN 242-222-13) on a 2.44-acre 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: Steven Armanino, representing The Olson Company).

Recommendation:
Continue the previously opened Public Hearing to a date specific as determined by the Planning Commission.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

11. COMMISSIONER REPORTS

12. ADJOURNMENT

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**APPEAL PROCEDURES**

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)/$2,349.00 (non-resident) 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]

Planning Commission Meeting
October 25, 2017
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MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING
OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – September 27, 2017

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:03 p.m., Wednesday, September 27, 2017, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

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 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, August 23, 2017.
Motion/Second: Grose/Cuilty
Carried 6/0 (Sofelkanik absent): The Planning Commission approved the Minutes of the Regular meeting of August 23, 2017.

6. CONSENT CALENDAR
None.

7. STAFF REPORTS
A. Introduction of new City Attorney Michael S. Daudt and Assistant City Attorney Kendra L. Carney of Woodruff Spradlin and Smart
City Attorney Cary Reisman introduced the new City Attorney Michael S. Daudt and advised that he will be taking over starting the first of October.
B. Nomination of Two Planning Commissioners to sit on a Council Committee for the Zoning Update
Development Services Director Mendoza provided a brief overview to the Planning Commission as to what a seat on this committee will entail.

Vice Chair DeBolt volunteered.

Commissioner Cuilty nominated Commissioner Riley.

Commissioner Loe nominated Vice Chair DeBolt.

The Planning Commission reached the consensus to appoint Vice Chair DeBolt and Commissioner Riley to the Council Committee for the Zoning Update.

8. PUBLIC HEARINGS
A. Conditional Use Permit (CUP) 17-03
   Continued Consideration of Outdoor Storage in the Planned Light Industrial (P-M) Zone – Cottonwood Christian Center
This is a continuation of the proposed Conditional Use Permit for an outdoor storage area, consisting of shipping containers on a 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).

Development Services Director Mendoza summarized the Staff Report.

Chair Andrade opened the Public Hearing.

Applicant Mike Wilson advised that he had made Staff’s recommended changes.

Hedges were added to the design, in efforts to block the view of the storage containers from the public view as recommended by Staff.

Commissioner Cuilty asked if the gate should be changed since it is what is seen the most from the street.

Applicant Wilson indicated that the fence will not be changed and the new gate will match the existing fencing.

Motion/Second: DeBolt/Grose
Carried 6/0 (Sofelkanik absent): The Planning Commission Adopte Resolution No. 17-04 *A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 17-03) FOR AN OUTDOOR STORAGE AREA, COVERED WITH EIGHT SHIPPING CONTAINERS, PLUS LOADING AREA, WITHIN A 1.6 ACRE VACANT RAILWAY PARCEL, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. THE PROJECT LOCATION IS
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, COTTONWOOD CHRISTIAN CENTER).”

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).

Development Services Director Mendoza advised that this is the continued Public Hearing and includes the Variance.

Development Services Director Mendoza provided the Planning Commission with an overview as to what will be presented tonight.

Development Services Director Mendoza submitted a copy of a letter received prior to the meeting from a legal representative for the Applicant.

Associate Planner Tom Oliver summarized the Staff Report.

Chair Andrade re-opened the Public Hearing.

Neoklis Zamvakellis, Representative for the applicants, came forward and introduced himself and thanked the Commission and Staff for the opportunity to re-address this project.

Mr. Zamvakellis stated that the plans provided tonight address previous concerns on the design for this project. The back-up distance between building A and B was curved but now that has been eliminated and a straight 28-foot back-up space for all the units exist. The private open space for unit three was removed and made into a roof top deck. All the units have a private deck that is not included as part of the private open space. Four out of the five units have a yard.

Chair Andrade opened the Public Hearing for the Variance.

Steve Stapakis, son of applicant, expressed the following concerns:

- Opposition to R-1 zoning due to flood control easement proximity
- Adjacent to R-3 zones
- Inconsistency of zoning map
- Properties with similar scopes in close proximity
- Denial would cause a hardship and protect the flood control easement

Mr. Stapakis presented copies of photographs to the Commission and Staff of properties he found on the same street, that have similar scope of design to this project.

Vice Chair DeBolt asked and received clarification over the photographs submitted.

Bryce Rix home owner at 3741 Farquhar (neighboring property – one of the properties that Mr. Stapakis presented in the photographs provided tonight to the Planning Commission) expressed support for owner rights and is aware that the property is in need of improvement. He stated that the difference between his property and this property include: they are right across the channel and have no neighbors, his property has large trees that shade the property to obscure its height, his property only needed a variance and not a conditional use permit in addition to the fact that when he was developing his home, they were denied an additional half bathroom to prevent overpopulation, the trash unit is almost directly in front their rear neighbors front doors, so it should be in the alley, five units are too many (four would be more appropriate for the area, a third story would eliminate views and the sense of privacy, parking would become a bigger issue especially because most people use their garage for storage and it will lower property value).

There being no further speakers, Chair Andrade closed the public hearing and brought the item back for discussion by the Planning Commission.

Vice Chair DeBolt expressed concern regarding the flood control channel stating that it is not an easement as it is zoned by the Orange County Fire District. He stated that it is part of the subdivision and is within the R-1 zone.

Vice Chair DeBolt distributed a handout to the commission. He does not believe that a variance should be considered, because it involves a subdivision. This is a tract which includes creating new parcels, therefore you cannot create non-conforming uses at their conception. Vice Chair DeBolt referenced the staff report to discuss zoning regulations and what the municipal code dictates about developments.

Vice Chair DeBolt referenced the code on standards of design to discuss deviations pertinent to the land and not the improvements to include: needing to have consistency with the general plan, compliance with the zoning and boundary lines.
Chair Andrade asked for clarification from the City Attorney about the code sections which were brought up by Vice Chair DeBolt and how they affect this project.

City Attorney Reisman indicated that he does not necessarily agree with Vice Chair DeBolt’s interpretation of the code. Section 16.12.280 is specifically designed to allow deviations from the standards and designs noted. It is his opinion that a condominium division is a parcel map situation – subdivision. Furthermore, City Attorney Reisman indicated that the Commission is not absolutely prohibited from approving a variance in a subdivision. Whether or not it is approved, is up to the Commission and the City Council, if needed.

Chair Andrade inquired about the photographs presented by Mr. Stapakis of the other properties on Farquhar Avenue which have three story designs like this project. Chair Andrade asked Staff what would allow these to be built versus the project presented tonight.

Development Services Director Mendoza indicated that he will need to look into it to compare what the conditions and the codes were at the time that these other projects were approved.

Commissioner Riley that the circumstances in which the other projects were approved, have no bearing. Commissioner Riley asked for clarification from City Attorney Reisman as to whether or not that gives enough leeway to grant a variance.

City Attorney Reisman stated that the current Code should be enforced as the standard reads.

Vice Chair DeBolt stated opposition to the variance.

Development Services Director Mendoza clarified variances are used when a lot has special circumstances where you are not enjoying the same privileges as another lot with the same zoning.

Commissioner Riley stated that believes the drainage ditch should be viewed as a special circumstance.

Chair Andrade commented that if that was zoned appropriately, this would not be a topic of discussion.

City Attorney Reisman added that a variance is implemented when the inability to develop a property at all exists.

Development Services Director Mendoza provided the Planning Commission with information he found on the neighboring property at 3741 Farquhar Avenue, and concluded that there was no Variance, but do have a
Conditional Use Permit and Tract Map as part of their development in 2002. Furthermore, Development Services Director Mendoza indicated that he will have to research what code read when this project was approved.

Commissioner Cuilty expressed that they can build on this property, however instead of building five units, four could be built and not need a variance.

Mr. Stapakis commented that they can come up with a design solution. Chair Andrade conferred that this might be the solution.

Development Services Director Mendoza added that the other address shown in the photographs (3641 Farquhar Avenue) does not have a variance but it is also not across from the channel.

Mr. Stapakis asked if the project can be approved with the condition to make it two stories; Development Service Director Mendoza indicated that it cannot, because there is too much re-designing to be reviewed.

Motion/Second: Andrade/DeBolt
Carried 5/1 (Loe opposed and Sofelkanik absent): Directive for Staff to come back with a Resolution of Denial with the recommendation for the applicants to work with Staff to re-design the project so that it meets code.

Chair Andrade stated that the Public Hearing remains open for the Tract Map, Site Plan and the CUP with direction to re-notice the Public Hearing.

The following are the concerns Staff was directed to Review:

**Vice Chair DeBolt**
- Lack of a second 10 feet by 20 feet covered parking space
- Lack of having a reclycle bin as required by the City and Public Resources code
- Condition #35 for a second reclycle enclosure
- Private open space on the roof
- Landscaping along the east wall
- Reconsideration of the placement for the air condition unit

**Commissioner Grose**
- Location of the trash enclosure and moving it away from the adjacent property

Chair Andrade stated that the Public Hearing will be continued to the October 25, 2017 Planning Commission Meeting at 7:00 p.m.

**E. Consideration of a Fifty-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review**
at 3311 Sausalito Street (APN 242-222-13) (Applicant: Steven Armanino representing The Olson Company)
Consideration of a development of fifty-units of townhome-style residential condominiums at 3311 Sausalito Street (APN 242-222-13) on a 2.44-acre 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: Steven Armanino, representing The Olson Company). A Mitigated Negative Declaration has been prepared for the Project.

Development Services Director Mendoza summarized the Staff Report.

Applicant Steven Armanino presented a PowerPoint presentation.

Chair Andrade opened the Public Hearing.

Gene Lasser, property owner of 10622 Walnut Street, expressed that the Olson Company is a good company and put out good products, however he has concerns regarding parking and the elevations. The entrances should be on Spring Street so that traffic does not pile up on the corner of Walnut Street and Sausalito Street.

Richard Murphy, resident, expressed concern and asked for protection of residents in the area who have been affected by the most recent demolition that picked up a lot of dirt. Mr. Murphy expressed concern over the enormity of the project, the number of units and the quantity of vehicles that will travel the street. Mr. Murphy was interested in mitigating the parking and traffic issues. School traffic causes a gridlock so bad that he was unable to get out of his street and it prevents access for emergency vehicles. Mr. Murphy supported the codes and the new waste laws being enforced, taking parking into account and ensuring what is built, is good for the whole community.

Resident Rachel Troter, stated that she attended the Community meeting hosted by the Olson Company where residents had the opportunity to ask questions about the project. Ms. Troter stated support for the project.

Natalie Chavez, resident at 4423 Farquhar Avenue expressed full support of the project, regardless of school congestion.

Mike Wilson, Cottonwood Church, expressed the Olson Company is presenting a good project; where the density is 20 dwelling units per acre instead of the 30 dwelling units per acre, and pointed out parking was much worse when the church was there.

Mark Waltman, owner of the Sausalito Walk expressed concern over this development lowering the surrounding property value. Mr. Waltman commented suggested using the same style as Sausalito Walk.
Tina Murphy, resident of Sausalito Walk, stated concern that the neighborhood cannot handle the traffic from this project. Mrs. Murphy expressed that she cannot get out of her house and there is not enough parking.

Chair Andrade opened the item for discussion among Planning Commissioners.

Staff and the Planning Commission discussed the following items regarding parking concerns:
- Parking does not meet code parking requirements – questioned implementing
- Tandem parking does not count towards the parking count per code
- Parking in this tract is already impacted by residents in the tract, Sausalito Walk residents and school traffic
- Changing the vehicle entrance location due to – high volume of vehicles that will travel through the already heavily impacted area
- Concern for safety due to the significant increase in vehicles that will travel the area
- Garage parking requirements

Commissioner Grose suggested working with the school district to see if traffic can be routed in a different direction to relieve congestion.

Chair Andrade commented that good points have been made by the community with regard to this development and how it will affect the neighborhood. He expressed concern over the phases of construction and how it will be handled. Chair Andrade requested more information to advise of the scope, length of time, and concerns will be mitigated.

Chair Andrade commented that the density does seem high – with respect to the stats provided by the Olson Company, there is a lot of driveway but not enough private open space.

Commissioner Cuilty supported Sausalito Walk continuing where they want to build apartments.

Commissioner Loe articulated that this project should not have to suffer for not having enough off-street parking. He stated that if people parked in their garages like they are supposed to be doing, parking would not be such a big problem.

Commissioner Riley asked if all bedrooms and the lounge were taken into account for parking requirements. If parking meets requirements, then the
Commission will have a hard time denying it based on parking, but it does not look like it meets the parking requirements.

Commissioner Loe asked for additional information about how Sausalito Walk affected the area and questioned if people were parking on Sausalito Street and Walnut Street?

Speaker Mr. Waltman responded by saying that most occupants obtained a permit and are parking on the street.

Vice Chair DeBolt expressed the following concerns:

- Space and distance for parking spaces, and street width, and the lack of that information in the plans
- Opportunity for the use of dining rooms and bonus rooms to be changed in use
- The lack of fully dimensioned plans
- Issue with the trash bins being located inside the garage and not at the exterior of the units
- Questioned whether or not this development satisfies the new Organic Waste Law
- Potentially dedicate three spaces as electric vehicles charging stations
- Per code, there is not enough private open space provided

Commissioner Grose asked if the Fire Department had already approved this project. Development Services Director Mendoza commented that they have already provided conditions and those conditions will be presented to the Planning Commission at a later date.

Commissioner Riley also questioned whether or not this development satisfies what code requires for open space and private open space.

Motion/Second: Andrade/DeBolt
Carried 6/0 (Sofelkanik absent): Continued the public hearing to the next Planning Commission meeting on October 25, 2017 at 7:00 p.m.

*Item was moved forward for discussion by the Planning Commission.*

The Planning Commission took a brief recess at 9:36 p.m. and reconvened in regular session at 9:50 p.m.

**F. Consideration of a General Plan Amendment and Zoning Ordinance Amendment to change the designation of a vacant lot behind an existing home for the purpose of combining the two lots.**

3621 Fenley Drive, Los Alamitos CA 90720
Consideration of a Zoning Ordinance Amendment (ZOA 17-02) and General Plan Amendment (GPA 17-01) to change both the General Plan designation and the zoning district for a parcel from Open Area (O-A) to Single Family Residential (R-1). This parcel is to the rear of 3621 Fenley Drive, APN 242-301-52. (Applicant: Carl T. Blum).

Development Services Director Mendoza summarized the Staff Report.

Applicant Carl T. Blum indicated he purchased this home several years ago and was misinformed that they were under the same zoning. Mr. Blum stated that there is no intent to build on the property, at most he would foresee adding a swimming pool.

Vice Chair DeBolt asked if this triggers Proposition 13 on this property. Mr. Blum responded that he was advised that it should not, if at most he would see the property taxes charged on the same bill.

Chair Andrade opened up the Public Hearing.

There being no speakers, Chair Andrade closed the Public Hearing.

Motion/Second: Grose/Andrade
Carried 6/0 (Sofelkanik absent): The Planning Commission Adopted Resolution No. 17-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A RESOLUTION FOR GENERAL PLAN AMENDMENT (GPA) 17-01 AND AN ORDINANCE FOR ZONING ORDINANCE AMENDMENT (ZOA) 17-02 TO CHANGE BOTH THE GENERAL PLAN DESIGNATION AND THE ZONING DISTRICT FOR A 10,488 SQUARE FOOT PARCEL FROM OPEN AREA (O-A) TO SINGLE FAMILY RESIDENTIAL (R-1) FOR A PARCEL TO THE REAR OF 3621 FENLEY DRIVE, APN 242-301-52 (APPLICANT: CARL T. BLUM).”

Vice Chair DeBolt commented that perhaps Staff should consider initiating a clean-up in the area for other properties that face this same situation. Commissioner Riley indicated that outreach should be done first to determine whether or not the affected homeowners are interested in having this change take effect.

Development Services Director Mendoza advised that Staff can do a survey to determine if the homeowners in that area which face the similar situation would be interested in combining parcels like this one; if so, the process will be to file a Resolution of Intention to change the Code and the General Plan.

*Item was moved forward for discussion by the Planning Commission.*
G. Conditional Use Permit (CUP) 17-04
Outdoor storage in the Planned Light Industrial (P-M) Zone
Alliance Space Systems

Consideration of a Conditional Use Permit for outdoor storage around the southern parking area of Alliance Space Systems, consisting of two media blast booths that project out of the back of the building, chain link fencing for security at the rear of the building, the creation of a level asphalt parking space for a container-type equipment unit, and the expansion of an outside equipment yard to allow for the installation of two thermal testing chambers. The property is located at 4392 & 4398 Corporate Center Drive (APN 241-251-44) in the Planned Light Industrial (P-M) Zoning District within the Los Alamitos Corporate Center (Applicant: Walter White, of Bremco Construction).

Development Services Director Mendoza summarized the Staff Report.

Applicant Walter White came forward to speak on this item and answer any questions from the Commission.

Vice Chair DeBolt asked for clarification about what an Environmental Test Chamber (thermal test) is. Mr. White provided information to the Planning Commission about what this enclosure involves and how it is used to make satellites.

Vice Chair DeBolt asked for clarification about what the container van is. Ed Kenniston, Manager for Alliance Space Systems explained to the Planning Commission how this container is used to produce their satellites.

Chair Andrade opened the Public Hearing.

There being no speakers, Chair Andrade closed the Public Hearing.

Vice Chair DeBolt referenced the Code regarding storage units and whether or not the proposed use is allowed.

Motion/Second: Loe/Grose

Item was moved forward for discussion by the Planning Commission.
C. Zoning Ordinance Amendment 17-01
Repealing and Replacing Regulations for Accessory Dwelling Units in the Residential Zones in the City to Comply with New State Legislation
Consideration of a Zoning Ordinance Amendment (ZOA 17-01) to repeal and replace regulations for accessory dwelling units as residential units in the residential zones of the City of Los Alamitos to comply with new state legislation requirements of SB 1069 and AB 2299 (City initiated).

Development Services Director Mendoza summarized the Staff Report.

Chair Andrade opened the Public Hearing.

There being no further speakers, Chair Andrade closed the Public Hearing.

Motion/Second: DeBolt/Grose
Carried 6/0 (Sofelkanik absent): The Planning Commission adopted Resolution No. 17-07, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 17-01 TO REPEAL AND REPLACE SECTION 17.38.150 OF THE LOS ALAMITOS MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES IN THE CITY TO COMPLY WITH NEW STATE LEGISLATION (CITY INITIATED).”

D. Zoning Ordinance Amendment No. 17-03
Recreational Marijuana – Commercial Sales, Commercial Cultivation and Mobile Sales
The Los Alamitos City Council adopted Resolution No. 2017-16 during their August 21, 2017 meeting initiating a Zoning Ordinance Amendment concerning recreational marijuana to comply with new State legislation.

Development Services Director Mendoza summarized the Staff Report.

City Attorney Reisman provided the Planning Commission with an overview as to what this law dictates and what some of the limitations are at a local level.

Motion/Second: Grose/Cuilty
NEW CHAPTER 17.39 RELATING TO MEDICAL AND ADULT USE CANNABIS AND ADOPTING A PROHIBITION OF ALL COMMERCIAL CANNABIS ACTIVITIES IN THE CITY AND IMPOSING REGULATIONS FOR PERSONAL CULTIVATION OF CANNABIS AND ADDITIONALLY AMENDING TABLES 2-02, 2-04 AND 2-06 TO REFLECT THE SAME (CITYWIDE) (CITY INITIATED)."

8. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Mendoza an update on the Los Alamitos Median Improvement project indicating all that is left to be done is the installation of the lighting, re-slurry of the pavement, adjusting the timing of the traffic loops and reducing back to two lanes each way.

9. COMMISSIONER REPORTS
It was requested by the Planning Commission to agendize the following to items for a future meeting:
   • Fenley properties which have the second lots behind the properties
   • Parking – a general Staff Report, no Resolution

10. ADJOURNMENT
The Planning Commission adjourned at 10:40 p.m.

______________________________
Larry Andrade, Chair

ATTEST:

______________________________
Steven A. Mendoza, Secretary
City of Los Alamitos
Planning Commission

Agenda Report
Staff Report
October 25, 2017
Item No: 8A

To: Chair Andrade and Members of the Planning Commission
Via: Steven A. Mendoza, Development Services Director
From: Tom Oliver, Associate Planner
Subject: Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use

Summary: The City is holding a community meeting to discuss the use and priority of the Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

Recommendation: Hold the community meeting and take testimony as necessary.

Noticing

The public was notified of this community meeting by an advertisement in the News Enterprise on October 11, 2017.

Background

The Orange County Community Resources Department filters Federal Community Development Block Grant (CDBG) monies down to smaller cities such as Los Alamitos. The Program provides federal funds to cities with populations under 50,000 for programs that are targeted towards Community Development. The funds are commonly used for neighborhoods that have a substantial number of low, very low, and extremely low-income residents, and can be used for Senior or Americans with Disabilities Act (ADA) projects as well. CDBG shows preference for projects that meet the criteria as listed in the table below:
<table>
<thead>
<tr>
<th>Community Need Type</th>
<th>Priority Needs Level</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Development Need</strong></td>
<td></td>
</tr>
<tr>
<td>01 Acquisition of Real Property 570.201(a)</td>
<td>High</td>
</tr>
<tr>
<td>02 Disposition 570.201(b)</td>
<td>Medium*</td>
</tr>
<tr>
<td><strong>Public Facilities and Improvements Needs 570.201(c)</strong></td>
<td></td>
</tr>
<tr>
<td>03 Public Facilities and Improvements (General)</td>
<td>Medium</td>
</tr>
<tr>
<td>03A Senior Centers</td>
<td>High</td>
</tr>
<tr>
<td>03B Handicapped Center</td>
<td>Medium</td>
</tr>
<tr>
<td>03C Homeless Facilities</td>
<td>High</td>
</tr>
<tr>
<td>03D Youth Centers</td>
<td>Medium</td>
</tr>
<tr>
<td>03E Neighborhood Facilities/Libraries</td>
<td>High</td>
</tr>
<tr>
<td>03F Parks and/or Recreational Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03G Parking Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03H Solid Waste Disposal Improvements</td>
<td>Medium</td>
</tr>
<tr>
<td>03I Flood Drain Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03J Water/Sewer Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03K Street Improvements</td>
<td>High</td>
</tr>
<tr>
<td>03L Sidewalks</td>
<td>High</td>
</tr>
<tr>
<td>03M Child Care Centers</td>
<td>Medium</td>
</tr>
<tr>
<td>03N Tree Planting</td>
<td>Medium</td>
</tr>
<tr>
<td>03O Fire Stations/Equipment</td>
<td>Medium</td>
</tr>
<tr>
<td>03P Health Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03Q Abused and Neglected Children Facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>03R Asbestos Removal</td>
<td>Low*</td>
</tr>
<tr>
<td>03S Facilities for AIDS Patients (not operating costs)</td>
<td>Medium</td>
</tr>
</tbody>
</table>

The Grant funds are transferred from HUD to the County annually for use by participating agencies. These funds may be pursued through competitive grant applications sent to the County. The group of participating Cities is small so the potential for funding is fairly high. Participating cities help to form the annual plan for spending CDBG funds allowing the City a voice in establishing the criteria on which grant applications will be judged. Once grants are awarded, the County assists cities in managing the projects and preparing required reports to HUD.

To assure citizen participation in the design and implementation of the City's allocation of CDBG funds, the Development Services Department seeks input from a wide variety of community members. Priorities, goals, and objectives are established from citizen input used in applying for future CDBG grants. Citizen participation is an important aspect in this process as it establishes the needs of the community from the grass roots level. This information is provided to the County of Orange to incorporate into its report to the Federal Government (HUD).

A public meeting is held to collect information regarding community needs prior to the City deciding where CDBG funds will best be distributed and to obtain comments from citizens on the use of funds prior to submitting an application. This hearing is also held to give the community an opportunity to review and comment on the proposed use of funding and on the performance of the CDBG programs in administration, distribution, and implementation of federal funds. The public hearing is held in a centrally located, handicap accessible building with reasonable accommodation provided for persons with disabilities.
Discussion

The City regularly submits applications to Orange County Community Resources for CDBG funds through the program. Larger cities apply directly to the Federal Government for such funds. As a smaller city, Los Alamitos seeks the oversight of the County when using such funds.

The City of Los Alamitos has used such grants for years, often being awarded CDBG funds to improve Public Facilities within the City's Low Income Census Tracts. If not an ADA project, or a project for Seniors, the CDBG activities should serve residents within the City's low income areas, such as Apartment Row or Old Town West.

During the current Fiscal Year 2017-18, CDBG funds will be used for sidewalk repairs along Cerritos Avenue on the connection to the Coyote Creek Bike Trail. The City is also nearing completion to bring some final ADA ramps up to current standards, as well as repairing sidewalk lifts, with funds from the year before. Below is a list of project ideas from City Staff that could be applied for this year:

<table>
<thead>
<tr>
<th>Project</th>
<th>Approximate Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Removal and replacement of asphalt with Portland concrete in three alleys - These alleys are located in the dense Apartment Row neighborhood (see gray areas on map below). These alleys lead to nearby shops and restaurants (such as Mighty Kitchen) for the residents and their access to parked vehicles. Estimated construction cost $120,000.00.</td>
<td>Alley Sections = $120,000.00 Includes 10% City match</td>
</tr>
<tr>
<td>2 Street repair - Removal and replacement of sections of asphalt concrete and grind and overlay the remainder of the streets in the Apartment Row neighborhood. By reconstructing these streets, it would make it easier for residents to travel to and from their residences. Here are the estimated costs for each street: Street Repairs to be selected from list: Reagan Street – Green Avenue to Farquhar Avenue = $200,000</td>
<td></td>
</tr>
<tr>
<td>Reagan Street – Green to Farquhar $200,000</td>
<td>Maple Street – Green Avenue to Farquhar $175,000</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Maple Street – Green to Farquhar $175,000</td>
<td>Noel Street – Katella Avenue to Farquhar Avenue = $150,000</td>
</tr>
<tr>
<td>Noel Street – Katella to Farquhar $150,000</td>
<td>Howard Avenue – Reagan Street to Maple Street = $225,000</td>
</tr>
<tr>
<td>Howard Avenue – Reagan to Maple $225,000</td>
<td>Includes 10% City match</td>
</tr>
</tbody>
</table>

Attachment: 1. News Enterprise Advertisement
The City of Los Alamitos is seeking input from residents and property owners for future Public Facility and Improvements projects funded by Community Development Block Grants.

The Orange County Community Resources Department filters federal Community Development Block Grant (CDBG) monies down to cities with populations under 50,000 for community development programs. The funds are commonly used for neighborhoods that have a substantial number of low-income residents, and can be used to upgrade public facilities to meet Americans with Disabilities Act requirements.

The Planning Commission will host a community meeting on October 25, 2017 to obtain input prior to application for these funds. Previous projects have been alley rehabilitation, accessible sidewalks, curb and gutter improvements, and sidewalk replacement.

**Wednesday, October 25, 2017 at 7:00 p.m.**

City Council Chamber
3191 Katella Avenue
Los Alamitos, CA 90720

Questions or comments, call:
Steven A. Mendoza
Development Services Director
Phone: 562-431-3538 Ext. 300
Email: smendoza@cityoflosalamitos.org
City of Los Alamitos
Planning Commission

Agenda Report
Staff Report

To: Chair Andrade and Members of the Planning Commission

Via: Steven Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Resolution of Intention No. 17-13
Off-Street Parking and Loading (LAMC 17.26) Issues

Summary: Consideration of a Resolution of Intention by the Planning Commission to discuss off-street parking and loading issues and consider zoning code changes (Citywide) (City initiated).

Recommendations:

1. Staff recommends that the Planning Commission adopt Resolution No. 17-13 entitled, "A RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF LOS ALAMITOS, CALIFORNIA, DIRECTING STAFF TO AGENDIZE THE FUTURE DISCUSSION BY THE PLANNING COMMISSION OF POSSIBLE CHANGES CONCERNING OFF-STREET PARKING AND LOADING IN LOS ALAMITOS MUNICIPAL CODE SECTION 17.26 (CITYWIDE) (CITY INITIATED); or alternatively,

2. Defer this discussion to the Targeted Zoning and Subdivisions Code Update meetings.

Applicant: City Initiated

Location: Citywide

Approval Criteria: In order to implement zoning changes it is necessary for the Planning Commission to first adopt a Resolution of Intention in accordance with Los Alamitos Municipal Code Section 17.70.020.
Discussion

During the September 27, 2017 Planning Commission meeting it was requested by Commissioners that Staff prepare a Resolution of Intention to discuss Parking Standards (Off-street parking and loading, Los Alamitos Municipal Code 17.26) in an effort to make any needed changes to the Zoning Code. As a reminder, over the next year, the Zoning Code will be updated as a whole and parking will be a subject discussed during those meetings.

Recommendation

Staff recommends that the Planning Commission approve the attached Resolution of Intention which will direct Staff to agendize a discussion concerning off-street parking and loading issues to a future meeting of the Planning Commission. Or defer this discussion to the Targeted Zoning and Subdivisions Code Update meetings that will occur over the next year.

Attachment: 1. Planning Commission Resolution of Intent 17-13
RESOLUTION NO. 17-13


WHEREAS, the Planning Commission is interested in reevaluating off-street parking and loading in the Los Alamitos Municipal Code; and,

WHEREAS, Los Alamitos Municipal Code Section 17.70.020 requires that the Planning Commission begin this process through adopting a Resolution of Intention; and,

WHEREAS, the Planning Commission considered this item on October 25, 2017.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct.

SECTION 2. The Planning Commission resolves to initiate conversations of possible Zoning Ordinance Amendments concerning off-street parking and loading, and directs Staff to agendize the future discussion by the Planning Commission of possible municipal code changes relating to this subject.

PASSED, APPROVED, AND ADOPTED this 25th day of October, 2017.

________________________________________
Larry Andrade, Chair

ATTEST:

________________________________________
Steven Mendoza, Secretary
STATE OF CALIFORNIA  )
COUNTY OF ORANGE   ) ss
CITY OF LOS ALAMITOS )

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 25th day of October, 2017, by the following vote, to wit:

AYES:

NOES:
ABSENT:
ABSTAIN:

____________________________________
Steven Mendoza, Secretary
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report Public Hearing
October 25, 2017
Item No: 9A

To: Chair Andrade and Members of the Planning Commission/Subdivision Committee

Via: Steven A. Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: Denial of Variance Application for height within the front set back and the continued consideration of remaining applications for a Residential Condominium Development including applications for Tentative Tract Map, Conditional Use Permit and Site Plan Review at 3751 Farquhar Avenue

Summary: This staff report presents a Resolution of Denial for a portion of the application pending before the Commission and then recommends the continuation of the remaining applications pending redesign of a residential condominium development at 3751 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District (Applicant: Alison Stapakis and Olympia Stapakis).

Recommendations:

1. Open the continued Public Hearing; and, if appropriate,

2. Adopt Resolution No. PC 17-14, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A VARIANCE (VAR 17-01) REQUESTING TO ALLOW THREE STORIES INSIDE THE SECTIONS OF A BUILDING THAT ARE WITHIN 100 FEET OF R-1 ZONED PROPERTY, FOR A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 3751 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28 (APPLICANTS: ALISON STAPAKIS AND OLYMPIA STAPAKIS);” and,

3. Continue the Public Hearing for remaining applications to a date specific as determined by the Planning Commission.

Applicant: Alison Stapakis and Olympia Stapakis
Project Location: 3751 Farquhar Avenue (APN 222-062-28)

Notice: On April 12, 2017, Staff posted the Notice of Public Hearing at City Hall, the Community Center, and the Los Alamitos Museum. The Notice was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on that date. The April Public Hearing has been continued each month through tonight’s meeting. Additionally, on September 13, 2017, a public hearing was also noticed for this item for the subsequent Variance application that was filed.

Environmental: Denial of a project is exempt from the requirements of CEQA.

Background

The Applicant’s representative, Nick Zamvakellis, has submitted an application for a project to be located at 3751 Farquhar Avenue. The project would involve demolishing two existing homes and the construction of five (5) residential condominium units. This meeting is a continued public hearing from previous meetings that were continued to tonight’s meeting. Here is a recap:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 26, 2017</td>
<td>Commission hearing continued so that the Applicants could respond to the code note in Los Alamitos Municipal Code (LAMC) 17.08.030, limiting the project to two (2) stories within 100 feet of a Single Family Residential-zoned property. The R-1 property that is within 100 feet is the Orange County Flood Control District parcel, known as the Rossmoor Storm Channel.</td>
</tr>
<tr>
<td>May 24, 2017</td>
<td>Commission hearing continued after the Applicant’s representative could not convince the Commission to allow three stories for that part of the project that is within 100 feet of the Single Family Residential Zone.</td>
</tr>
<tr>
<td>June 28, 2017</td>
<td>Commission hearing cancelled due to a potential lack of quorum.</td>
</tr>
<tr>
<td>July 26, 2017</td>
<td>Commission hearing continued so that the Applicant could complete a Variance application.</td>
</tr>
<tr>
<td>June 28, 2017</td>
<td>Variance application was filed and was considered complete on August 14, 2017.</td>
</tr>
<tr>
<td>August 23, 2017</td>
<td>Commission hearing continued because Variance application was not complete and Variance portion of hearing had not been noticed</td>
</tr>
<tr>
<td>September 27, 2017</td>
<td>Commission hearing where Variance was discussed. Commission directed the drafting of a resolution of denial. Commission did not feel that findings of fact could be made to approve a Variance and directed the Applicant’s Representative to revise the project plans.</td>
</tr>
</tbody>
</table>
Discussion

The Applicants applied for a Variance to request a release from the requirement that the project cannot exceed two stories in height within 100 feet from an R-1 zone. During the September 27, 2017 Planning Commission meeting, the Commission concluded that the required findings for this requested Variance could not be written in the affirmative and directed Staff to draft a Resolution of Denial and bring back as a continued Public Hearing item in the meeting of October 25, 2017. That Resolution of Denial is attached to this report.

In the September meeting, the Planning Commissioners also directed the Applicant’s Representative to revise the plans to reflect the requirement for those sections of the structures that are within 100 feet of R-1 zoned property to be a maximum of two stories. The Applicant was unable to meet the deadline for submittal of the new plans. Plans were resubmitted on October 18, 2017 but not of sufficient timing for analysis and preparation for presentation to the Commission.

Recommendation

Staff recommends that the Commission proceed with the continued Public Hearing, receive any comments that the public and/or the Applicant’s representative may have, approve the Resolution of Denial, and then continue date specific as determined by the Planning Commission to allow the Applicant more time to revise plans.

Attachments: Resolution of Denial no. PC 17-14
RESOLUTION NO. 17-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A VARIANCE (VAR 17-01) REQUESTING TO ALLOW THREE STORIES INSIDE THE SECTIONS OF A BUILDING THAT ARE WITHIN 100 FEET OF R-1 ZONED PROPERTY, FOR A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28 (APPLICANTS: ALISON STAPAKIS AND OLYMPIA STAPAKIS)

WHEREAS, a completed application for a Variance was submitted by Alison Stapakis and Olympia Stapakis on August 14, 2017, requesting approval to allow three stories inside the sections of a building that are within 100 feet of R-1 zoned property, for a five-unit residential condominium project at 3751/3755 Farquhar Avenue, in the multiple family residential (R-3) zoning district, APN 222-062-28 (“Variance 17-01”); and,

WHEREAS, the verified application constitutes a request as required by Chapter 17.56 (Variances) of the Los Alamitos Municipal Code; and,

WHEREAS, at a duly noticed public hearing the Planning Commission reviewed the application for the Variance on September 27, 2017, and considered all evidence, both written and oral, and then directed Staff to bring back a resolution of denial for consideration at a continued public hearing on October 25, 2017; and,

WHEREAS, at a continued public hearing the Planning Commission reviewed this Resolution of Denial for the Variance on October 25, 2017, and considered all evidence, both written and oral.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. Variance 17-01 is hereby denied, based upon the following findings:

1. There are no special circumstances applicable to the property (e.g., location, shape, size, surroundings, or topography), because of which the strict application of the zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. There are other similarly situated R-3 zoned properties located within 100 feet of R-1 zoned properties (including the R-1 zoned flood control channel) that are also
prohibited from erecting structures in excess of two stories and 30 feet in height per note (b) of footnote (11) of LAMC section 17.08.030.

2. Granting Variance 17-01 would constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district. Granting a variance based on the proximity of the R-1 zoned flood control channel would grant a special privilege that other R-3 zoned properties, that are across from R-1 zoned properties, would not be entitled to escape due to this development limitation.

SECTION 3. The Secretary of the Planning Commission shall forward a copy of this Resolution to the Applicant and any person requesting the same, and shall certify as to the adoption of this Resolution.

SECTION 4. The decision of the Planning Commission shall be final absent an appeal to the City Council filed within twenty (20) calendar days of the adoption of this Resolution as specified in Chapter 17.68 (Appeals) of the Los Alamitos Municipal Code.

PASSED, APPROVED, AND ADOPTED this 25th day of October, 2017.

_____________________________________________________________________
Larry Andrade, Chair

ATTEST:

_____________________________________________________________________
Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

_____________________________________________________________________
Kendra Carney, Assistant City Attorney
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LOS ALAMITOS  

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 25th day of October 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

________________________________

Steven Mendoza, Secretary
City of Los Alamitos
Planning Commission and Subdivision Committee

Agenda Report       October 25, 2017
Public Hearing       Item No: 9B

To: Chair Andrade and Members of the Planning Commission

Via: Steven A. Mendoza, Development Services Director

From: Tom Oliver, Associate Planner

Subject: It is recommended that the Commission continue the Public Hearing for a Fifty-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3311 Sausalito Street providing applicant with more time to re-submit. (Applicant: Steven Armanino representing The Olson Company)

Summary: The application has yet to submit drawings that address issues presented to them during the September hearing. Staff is recommending continuing this application for the development to construct fifty-units of townhome-style residential condominiums at 3311 Sausalito Street (APN 242-222-13) on a 2.44-acre 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: Steven Armanino, representing The Olson Company).

Recommendation: Continue the previously opened Public Hearing to a date specific as determined by the Planning Commission.

Applicant: Steven Armanino, The Olson Company

Project Location: 3311 Sausalito Street (APN 242-222-13)

Notice: On September 13, 2017, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum. It was also published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date. The September Public Hearing on this project was continued to the October 25, 2017 Planning Commission meeting.
Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA) an Initial Study was prepared which led to the conclusion that a Mitigated Negative Declaration (MND) be prepared for this project. The purpose of a MND is to identify potential effects on the environment of the project and to indicate the manner in which those potential significant effects can be avoided or mitigated. A primary function of the MND is to disclose and evaluate project impacts and inform decision makers for the project. In order to meet the 30-day circulation requirements, a notice regarding the Mitigated Negative Declaration was circulated from August 2, 2017 to September 1, 2017.

Discussion

The Olson Company has submitted an application to construct fifty new residential condominium units on a 2.44 acre (2.51 per the County Assessor) property located at 3311 Sausalito Street (APN 242-222-13). The proponent seeks a Conditional Use Permit (for condominiums), Site Plan Review, and a Tentative Tract Map.

In the September 27, 2017 Planning Commission meeting, the Commissioners opened the Public Hearing. After an introduction to the project by Staff and the Applicant, they stated concerns with the project and then continued the public hearing to the October 25, 2017 meeting to give the Applicants time to address issues raised during the hearing. The Applicant has not had enough time to resubmit plans for this project therefore it will not be presented at tonight’s meeting.

Recommendation

Staff recommends that the Chair take any testimony and continue the hearing to a date specified by the Commission.