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

REGULAR MEETING – October 25, 2017

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, October 25, 2017, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

Staff: Steven Mendoza, Development Services Director
Kendra Carney, Assistant City Attorney
Michelle Muller, 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, September 27, 2017.
Vice Chair DeBolt asked that the following sentence be changed in page 4, paragraph 5 to read:

"It is not an easement as it is owned by the Orange County Fire Control District."

Motion/Second: Grose/DeBolt (Sofelkanik abstained)
Carried 7/0: The Planning Commission approved the Minutes of the Regular meeting of September 27, 2017.

6. CONSENT CALENDAR
The Planning Commission and Staff discussed alternate dates for the Planning Commission meetings for November and December. It was unanimously decided by the Planning Commission to hold the next Planning Commission meeting on November 29th, 2017 and cancel the meeting for the month of December 2017.

7. DISCUSSION
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.

Associate Planner Oliver summarized the Staff Report.

Chair Andrade opened the item to the public for comments. There being no speakers, the item was brought back to the Planning Commission for discussion.

Associate Planner Oliver advised the Planning Commission of the project taking place this year where CDBG funds will be utilized for the replacement of sidewalk lifts and Americans with Disabilities Act (ADA) ramps. There being no further comments, Chair Andrade concluded discussion for this item.

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).

Development Services Director Mendoza summarized the Staff Report.

Motion: Guilty/Grose
Carried 7/0: The Planning Commission made a motion to approve Resolution of Intention No. 17-13.

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 variance application for the number of stories 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).

Development Services Director Mendoza summarized the Staff Report.
Chair Andrade re-opened the item to the public for comments. There being no speakers, Chair Andrade brought the item back to the Planning Commission for discussion.

Riley commented that he believes that in this case, something that is not intended to be protected by the code [referring to the channel], is being protected.

Motion/Second: DeBolt/Culity (Loe & Riley opposed)  
Carried 5/2: The Planning Commission agreed approve the Resolution of Denial for the Variance and move to continue the Tentative Tract Map, Site Plan Review and the Conditional Use permit application to the November 29, 2017 Planning Commission meeting.

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

Associate Planner Oliver summarized the Staff Report.

Chair Andrade opened the item to the public for comments. There being no speakers, the item was brought back to the Planning Commission for discussion.

John Reekstin representing The Olson Company, thanked the Planning Commission for all of their input and advised that they have started to re-draft plans.

There being no further speakers, Chair Andrade brought the item back to the Planning Commission.

Motion/Second: Andrade/DeBolt  
Carried 7/0: The Planning Commission agreed to continue the item to the November 29, 2017 Planning Commission meeting.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
None

11. COMMISSIONER REPORTS

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:22pm.
ATTEST:

Larry Andrade, Chair

Steven A. Mendoza, Secretary