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

REGULAR MEETING – November 29, 2017

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, November 29, 2017, in the Council Chamber, 3191 Katella Avenue, Vice Chair DeBolt presiding.

2. ROLL CALL
Present: Commissioners: Vice Chair DeBolt
Culley, Grose, Loe, Riley (late 7:02pm) and
Sofelkanik

Absent: Chair Andrade

Staff: Steven Mendoza, Development Services Director
Kendra Carney, Assistant 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 October 25, 2017.

Motion: Grose/Culley
Carried 6/0 (Andrade absent): The Planning Commission approved the minutes of the Regular Meeting of October 25, 2017.

6. DISCUSSION
A. General Plan Amendment/Zone Change/Lot Line Adjustment Clean Up for Toland Avenue Properties within College Park North
As directed by the Commission, Staff reached out to the remaining Toland Avenue property owners to determine their level of interested in permitting the City to amend the Zoning District of their secondary parcels from Open Area (O-A) to Single Family Residential (R-1).

Development Services Director Mendoza summarized the staff report.
Motion/Second: Loe/Grose
Carried 6/0 (Andrade absent): The Planning Commission approved Conditional Use Permit 17-05.

B. Consideration of a Five-Unit, Residential Condominium Development Application for Tentative Tract Map, Conditional Use Permit, and Site Plan Review at 3751 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 summarized the staff report.

Neoklis Zamvakellis, representative for the applicants, came forward, 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.

Mr. Zamvakellis expressed the following:
- The building for the property next door is more than 35 feet high where as their project is proposed at 24 feet for the front building and 15 feet high for the rear building
- The R-1 property is over 100 feet way; therefore, the drainage ditch is the only thing being protected
- This project has a two-story subterranean design to conform and comply with the needs and wants of the Planning Commission

Mr. Zamvakellis stated that their goal is to improve the City. Mr. Zamvakellis thanked the Planning Commission for the opportunity to speak.

Vice Chair DeBolt re-opened the meeting for Public Hearing.

Bryce Ricks, owner of 3741 Farquhar Avenue commented that good improvements have been made for this project however, there are remaining items of concern consisting of the following:
- Lack of required parking
- The unit with single garage – the possibility of the garage being used as storage rather than parking
- The lack of trash bins and the need for a dumpster in the alley
- The location of the ac units
- Digging into the ground and the safety hazard it could impose
Mr. Zamvakellis stated that there are discrepancies in the code related to parking requirements, therefore under these circumstances, this is within the purview and flexibility of the Planning Commission to approve.

There being no other speakers, Vice Chair DeBolt brought the item back to the Planning Commission for discussion.

Development Services Director Mendoza introduced a letter into the record submitted by Dave Emerson.

Vice Chair DeBolt commented that this project does not meet development standards, it is too large for size that it is going on. Additionally, Vice Chair DeBolt expressed concern over the locations of the trash bins and the landscaping measurements presented in the plans.

Staff and the Planning Commission discussed what the code reads about trash containers and solid waste disposal.

Commissioner Loe commented that the front building height was the concern and the applicants addressed that – had it not been for that, this project would have already been approved.

Motion/Second: Loe/Grose
Motion to approve Tentative Tract Map, Conditional Use Permit and Site Plan Review.

The Planning Commission discussed the following concerns:
  • Remaining problems with parking
  • The location of the trash bins and area size
  • The location of the ac units – observed other project that have the ac units in the front setback
  • Assumptions should not be made in regards to the disposal of green waste

Commissioner Riley asked and received clarification from Staff over parking being able to encroach on the setback.

Assistant City Attorney Carney interpreted the parking code and discussed with the Planning Commission.

Vice Chair DeBolt asked and received interpretation from Assistant City Attorney Carney concerning code section 16.10.090.
Joe Viscen, resident of the City came forward to express support for the project.

Natalie Chavez, resident of the City, came forward to express support for the project.

Daniel Hanich, resident of the City, came forward to express support for the project. Commented that this project will bring value to the City.

Richard Murphy, resident of the City, came forward to express opposition to this project noting that parking requirements will not be satisfied. The school rush already creates a congestion, adding this traffic will make things worse. In addition with expressing concern over the proposed location of the trash bins.

Jana Kim, resident of the City expressed concern over the parking congestion this project will create because of the large development.

There being no other speakers, Vice Chair DeBolt brought the item back to the Planning Commission for discussion.

Vice Chair DeBolt introduced eight letters into the record submitted.

Mr. Reekstin came forward to clarify that a Traffic Study was conducted and it was concluded that there will be no significant impact in traffic from this development. In terms of the trash, he will allow the Company's reputation to speak for customers' satisfaction.

Commissioner Loe asked for clarification and received it from Mr. Reekstin regarding how the developers go about preventing one person from having an abundance of cars. Mr. Reekstin's advised the Commission that parking in the garages are regulated by the CC&R. Additional parking on-site is for guest.

The Planning Commission and Staff discussed what the current permit parking regulation is in that neighborhood.

The Planning Commission and Staff discussed the impacts that Norms Automotive has on parking.

Commissioner Grose expressed concern over the trash bins being located in the garages the inadequate parking for occupants and the lack of guest parking.

Vice Chair DeBolt expressed liking for the looks and quality of this project but expressed the following concerns:

- Density
- Short four parking spaces based on project
• during school hours
• project cannot be judged on the existing conditions in the neighborhood – but rather focusing on just this project
• The vehicle delay at that intersection was ten seconds per vehicle at the Sausalito driveway
• The study does not take into account how long it might take to get from point a to point b but rather it is represented in terms of how many cars go through rather than the capacity
• The intersections studied – project driveway at Sausalito, intersections of Los Alamitos and Sausalito, Chestnut and Katella and Oak Street at Katella.

City Traffic Engineer Iranitalab stated that based on the City’s General Plan – Traffic Circulation, any movement over two percent is considered a significant effect. This project does not reach that percentage therefore that is why it was concluded that it has no significant impact.

Commissioner Sofelkanik asked and received clarification from Traffic Engineer Iranitalab as to why Chestnut and Cerritos was not an intersection studied.

Traffic Engineer Iranitalab elaborated on the nature of which the selection of intersections to study is determined.

RECESS
The Planning Commission took a brief recess at 9:32p.m.

RECONVENE
The Planning Commission reconvened at 9:41p.m.

Vice Chair DeBolt stated that his concerns remain focused on parking, guest parking and enough space for the trash containers.

Mr. Reekstin came forward and stated to the Planning Commission that all of their opinions are appreciated however, he believes that the Commission cannot impose guest parking, code requirements are being met, trash also meets code, Traffic Study was done correctly and requesting specific direction from the Planning Commission on how to re-design the project, should they make findings to prevent their project from moving forward.

Fernando Villas legal counsel for for the Olson Company expressed the following:
• what has been presented in this project is what the City contemplated in the 2015 General Plan when certifying the Environmental Impact Report (EIR)
• In addition to the 2015 EIR completed by the City, the Olson Company also obtained a supplemental environmental analysis
The Planning Commission and Staff discussed coming up with the language using the term self-contained to ensure that the individuals on-site will not be able to avail themselves of any permits that will allow parking off-site.

Motion/Second: Grose/Loe
Not Carried 3/3 (Culity, DeBolt and Sofelkanik voted no, Andrade absent): The Planning Commission made a motion directing the Assistant City Attorney to draft a Resolution of Approval with conditions as discussed tonight.

The Planning Commission and Staff discussed whether or not there is a lack of evidence to make findings of fact to the level needed to require guest parking given the present code.

Motion/Second: Loe/Grose (Andrade absent)
Carried 4/2 (Culity and Sofelkanik voted no): The Planning Commission made a motion directing the Assistant City Attorney to draft a Resolution of Approval for all applications with conditions as discussed tonight.

9. STAFF REPORTS
A. Zoning Ordinance Amendment (ZOA 17-05)
Off-Street Parking
The Planning Commission has initiated a Zoning Code Amendment for Off-Street Parking. This report begins with multi-family residential parking requirements and may or may not move toward other parking requirements based on the interest of the Commission.

Development Services Director Mendoza summarized the staff report.

Vice Chair DeBolt opened the meeting for Public Hearing.

Scott Felix with Hutton Company came forward to introduce himself as the developers of the vacant property next to the Olson site. Mr. Felix expressed concern over the impact that changing the code would have in the development of their project being that they have been working on it for several years. Furthermore, Mr. Felix encouraged to not change the codes or to grandfather in plans that have already made substantial progress.

There being no other speakers, Vice Chair DeBolt brought the item back to the Planning Commission for discussion.

Staff and the Planning Commission discussed looking studying to add a regulation in the future regarding the following:
- Guest parking
- Covered parking
- Carports
• Number of cars per bedroom
• Use of garages
• Definition of bedrooms and other rooms

Motion/Second: Grose/DeBolt
Carried 6/0 (Andrade absent): The Planning Commission made a motion to continue the item to the next meeting of January 24, 2018.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Mendoza reminded the Planning Commission of the Commissioners Christmas Party coming up in December.

11. COMMISSIONER REPORTS
Commissioner Grose wished everyone a good Christmas.

Vice Chair DeBolt stated that in light of what occurred at tonight’s meeting, perhaps this warrant a moratorium to give us time to get into place with the parking regulations that they want to enact.

Assistant City Attorney Carney stated that this is an item Staff that shall agendize to bring back to a future meeting for further discussion.

Asked and received a status of the hotel submittal from Development Services Director Mendoza noting that it is still in the plan check process. Furthermore, it was noted that they have submitted a requested for an extension.

Asked for the status as to when the new lights will be lit at the new median on Los Alamitos. Electrical work is underway by contractors on behalf of Southern California Edison.

Commissioner Grose commended that Precious Life is having an open house on Sunday, December 3, 2017 between 3:30pm and 6:30pm should anyone be interested in attending.

Development Services Director Mendoza reminded the Planning Commission of the Winter Wonderland event taking place on December 2, 2017.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 11:15 pm.

ATTEST:

Steven A. Mendoza, Secretary