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

REGULAR MEETING – January 24, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:15 p.m., Wednesday, January 24, 2018, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

Absent: Commissioner Riley (excused)

Staff: Steven A. 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 Chair Andrade.

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

5. PLANNING COMMISSION REORGANIZATION
A. Annual Planning Commission Reorganization
This report provides relevant information for the Planning Commission’s annual reorganization, by the election of the Chair and Vice Chair.

Chair Andrade called for nominations for the position of Chair.

Commissioner Grose nominated Commissioner DeBolt.

Commissioner Andrade asked if there were any other nominations and there were not.

Unanimously Carried (Riley absent): The Planning Commission appointed Commissioner DeBolt as Chair.
Chair DeBolt asked if there were any nominations for the position of Vice Chair.

Commissioner Sofelkanik nominated Commissioner Riley.

Chair DeBolt asked if there were any other nominations for the position of Vice Chair.

There being no further nominations, Chair DeBolt closed the nominations.

Unanimously Carried (Riley absent): The Planning Commission appointed Commissioner Riley as Vice Chair.

6. Approval of Minutes
A. Approve the Minutes for the Regular Meeting of November 29, 2017.
Commissioner Sofelkanik questioned the spelling of John Reekst on page 6.

Carried 5/0 (Riley absent, Andrade Abstained): The Traffic Commission approved the minutes of the Regular meeting of November 29, 2017.

7. DISCUSSION
None.

8. CONSENT CALENDAR
None.

9. PUBLIC HEARINGS
A. 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.

Chair DeBolt re-opened the meeting for Public Hearing.

Steve Stapakis, son of applicant came forward to request from the Planning Commission to continue the item. Mr. Stapakis stated that should the item be continued, it will be brought back as a two-story, four-unit project which will meet all the Planning Commission concerns.
Bryce Ricks, property owner at 3741 Farquhar expressed support for the development should it be brought back as a two-story, four-unit project.

Commissioner Culity asked and received clarification about what it means for the process should the item be continued; Development Services Director Mendoza indicated that the process would start over and begin at staff level.

Chair DeBolt asked and received clarification from Development Services Director Mendoza that if the application is withdrawn, it will not invoke the one-year rule where there could be no other submittals for development.

Commissioner Sofelkanik added that he does not wish to impose the inability to develop the property for a year.

Commissioner Andrade stated that it is unfortunate that it took a denial to reach this point.

Commissioner Sofelkanik stated for the record that this is the tenth time this item comes forward to the Planning Commission; Development Services Director Mendoza indicated that it is the eight time it comes forward.

The Planning Commission and Staff discussed the possibility of continuing the item, only if it is proposed in the way it was discussed to where it will meet code.

Motion/Second: Grose/Culity
Carried 6/0 (Riley absent): The Planning Commission made a motion to continue the item.

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)

Continued consideration to demolish an existing church building and construct fifty-units of townhome-style residential condominiums in 11 structures 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).

Development Services Director Mendoza summarized the staff report.

Chair DeBolt re-opened the meeting for Public Hearing.

John Reekstin for the Olson Company came forward and thanked the Planning Commission and Staff for all their hard work and input. Mr. Reekstin stated that they
are in full agreement of all the conditions except two: condition 16 and 44. Mr. Reekstin is asking the Planning Commission to consider the following: not require the relocation of the pole on Sausalito Street in addition to not requiring the undergrounding of the lines crossing Sausalito Street.

Additionally, Mr. Reesktin is also requesting that it not be required for the pole at the northern side of the parcel to be relocated, so that it does not trigger a major modification of the transmission pole. Mr. Reekstin indicated that the Olson Company is willing to dedicate the area around the pole to the City should they be in agreement.

Attorney for the Olson Company Fernando Villa came forward to discuss modification of Condition 44 to state that the Olson Company will be the responsible party for the mitigation ground water monitoring and remediation in place of the Home Owners Association (HOA).

Mr. Villa also stated for the record that the Olson Company requested for Condition 76 to be added to the Conditions of Approval to replace Condition 43, for purposes of clarity to state that the Santa Ana Regional Water Quality Control Board (SARWQCB) approves construction of this project prior to being able to obtain any building permits from the City.

Chair DeBolt re-opened the meeting for Public Hearing.

There being no other speakers, Chair DeBolt closed the item for public comments and brought the item back to the Planning Commission for discussion.

Chair DeBolt asked and received clarification from City Attorney Carney and Development Services Director Mendoza, that it does not make a significant difference as to who is the responsible party for handling any remediation needed.

City Engineer Hunt came forward to discuss that it is standard procedure to require any developments that disturb public right-of-way to also change the driveway approach/sidewalk because they are working in the public right-of-way as part of the project.

Chair DeBolt asked for clarification on what the modification of the pole on the northern side of the parcel would entail; City Engineer Hunt advised that the intention is for the developers to work with Edison on moving the pole three to four feet back without it requiring any major changes to the main transmitter that services a large part of the City.

City Engineer Hunt and Development Services Director Mendoza did an on-site walk through with an Edison representative and were advised that this would be an approximate $30,000 cost to the developers.
Commissioner Andrade asked and received clarification from City Engineer Hunt, that the power from the pole on Sausalito Court servicing their site but it is within the parameter of their project.

Chair Sofelkanik asked and received clarification from City Engineer Hunt, that the pole on the north side is already an easement for public utilities. At this point, it would be a matter of discussion to determine whether or not they would actually want to have the area dedicated to the City; the easement will stand within 20 inches from the back of the wall.

Commissioner Grose asked and received clarification from City Engineer Hunt as to whether or not the pole in question on Sausalito Court is due to be changed by Edison; City Engineer Hunt stated that at this time, he has no knowledge it being on the schedule for replacement.

The Planning Commission and Staff discussed making the following changes:
- **Edison pole on Sausalito Court** - Requiring the undergrounding of the wiring; essentially for improving the aesthetics of the area.
- **Condition 44** - make the Olson Company the responsible party instead of the HOA.
- **Edison pole on north side of parcel** - work with the City Engineer to determine the best course of action.

Development Services Director Mendoza advised the Commission that condition 31 will be modified to also exclude guests from being able to obtain a parking permit.

The Planning Commission and Staff discussed that the Conditions of Approval will be corrected to read that condition number 43 will be struck out and replaced to read, “see condition 76”.

Commissioner Sofelkanik stated for the record that the traffic study completed for this project was inadequate – it studied an intersection that is a significant distance away from the project leaving out the following two intersections that are already impacted: Sausalito Court at Chestnut Street and Chestnut Street and Cerritos Avenue.

Motion/Second: Grose/DeBolt
Carried 4/2 (Cuity and Sofelkanik opposed, Riley absent): The Planning Commission made a motion to adopt Resolution 18-03, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW THE CONSTRUCTION OF FIFTY RESIDENTIAL CONDOMINIUMS IN ELEVEN STRUCTURES FOR A PROJECT

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LOCATED AT 3311 SAUSALITO STREET, APN 242-222-13 (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)."

Motion/Second: Grose/DeBolt
Carried 4/2 (Culity and Sofelkanik opposed, Riley absent): Adopt resolution 18-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 16-03 (TTM 18086) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)."

Motion/Second: Grose/DeBolt
Carried 4/2 (Culity and Sofelkanik opposed, Riley absent): Adopt resolution 18-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-08) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)."

Motion/Second: Grose/DeBolt
Carried 4/2 (Culity and Sofelkanik opposed, Riley absent): Adopt resolution 18-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-17) TO DEMOLISH A CHURCH STRUCTURE AND TO CONSTRUCT FIFTY RESIDENTIAL CONDOMINIUM UNITS IN ELEVEN STRUCTURES AT 3311 SAUSALITO STREET, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-222-13, AND DIRECTING A NOTICE OF DETERMINATION BE FILED FOR A MITIGATED NEGATIVE DECLARATION FROM CEQA (APPLICANT: STEVEN ARMANINO, REPRESENTING THE OLSON COMPANY)."

RECESS
The Planning Commission took a brief recess at 8:05 p.m.

RECONVENE
The Planning Commission reconvened at 8:10 p.m.

C. Zoning Ordinance Amendment (ZOA 17-05)
Off-Street Parking
Development Services Director Mendoza summarized the staff report.
Chair DeBolt opened the public hearing.

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

The Planning Commission and Staff discussed the following:
- The definitions of bedroom and den (discussed how the surrounding cities have to define such rooms in their municipal codes).
- Discussed parking standards in surrounding cities.
- Discussion of whether or not rentals versus owned residences would differentiate what is required for parking.

The Planning Commission and Staff discussed setting the following regulations for parking requirements:

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1.5</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>2.75</td>
</tr>
<tr>
<td>3</td>
<td>3.5</td>
</tr>
<tr>
<td>4</td>
<td>4 + .5 space per additional bedroom</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 units or less</td>
<td>1 designated guest space for every 4 units</td>
</tr>
<tr>
<td>5 units or more</td>
<td>1 designated guest space for every 3 units*</td>
</tr>
</tbody>
</table>

*5 units or more would be .33 designated guest space

Motion/Second: Cuilty/Grose
Carried 6/0 (Riley absent): The Planning Commission made a motion to direct the City Attorney to bring back an Ordinance that reflects the majority figures in the table as well as a definition of bedroom, to include the notes discussed on the number of spaces based on the aggregate number of units as well as the rounding up.

The Planning Commission asked for the following to be discussed at the next meeting on this item: covered/uncovered, dimensions of spaces, aisles, circulation and back-up. Requesting to have the Engineer present at the following meeting for this discussion.

10. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**
Development Services Director Mendoza advised the Commission that digging is underway at the Edison vault on Catalina Street by Edison contractors. Completion of the Median project is pending their work. Additionally, City Council is reviewing the possibility of keeping three lanes on Los Alamitos Boulevard.

Commissioner Sofelkanik asked for a status of the property next to City Hall.
Development Services Director advised that it will become re-occupied as office use.

**B. Distribution of Subdivision Map Act & and Index to Commissioners**

This report includes new reference guide for Commissioners concerning the Subdivision Map Act.

The Planning Commission received individual copies.

11. **COMMISSIONER REPORTS**

Commissioner Cuiity asked for a status of the hotel project. Development Services Director Mendoza advised that the off-site improvements are expected to commence by April 1st and the building permit is ready to issue.

Commissioner Grose addressed the following concerns regarding the Walnut properties (10742 Walnut):

- The fence installed is not the approved fence per the plans
- Partially destroyed the neighbors fence
- Poor landscaping – many of the plants are going to be over two-feet tall inhibiting visibility in the alley way
- A drain at the east unit comes out over the air conditioner, while none of the other units have drains
- plants were installed around the air conditioner units instead of wood
- cement at the east end of the unit looks like it is half-way done

Chair DeBolt requests future discussion of the matter in which projects are approved or denied. Looking to discuss the following question: Is it required to reopen the entire project or discuss the resolutions of approval or denial only?

12. **ADJOURNMENT**

The Planning Commission adjourned the meeting at 9:09 p.m.

**ATTEST:**

Art DeBolt, Chair

Steven A. Mendoza, Secretary