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

REGULAR MEETING – March 28, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:15 p.m., Wednesday, March 28, 2018, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

Absent: Sofelkanik (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 DeBolt.

4. ORAL COMMUNICATION
Chair DeBolt 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 February 28, 2018
Motion/Second: Grose/Cuilty
Carried 6/0 (Sofelkanik absent): The Planning Commission approved the minutes of the Regular meeting of February 28, 2018.

6. DISCUSSION
None.

7. CONSENT CALENDAR
None.

8. PUBLIC HEARINGS
A. Conditional Use Permit (CUP) 15-05M and 16-03M
Hours of Operation for a Restaurant
This is a request to modify the start of business, or open for business time, from 11 a.m. to 8:30 a.m. for 11122 Los Alamitos Boulevard on the General Commercial (C-G) Zone (Applicant: Craig Hofman of Hof’s Hut for future restaurant tenant).

Development Services Director Mendoza summarized the Staff Report.

Chair DeBolt opened the public hearing.

Applicant, Craig Hofman stated that parking was never impacted nor will it impact the use of the parking area; in addition, Mr. Hofman added that they do have approval from the office owner to utilize the parking lot on the weekends.

Pete Truxaw, founder and owner of the Huntington beach location stated that having the capability to operate for breakfast is critical to their operation.

Chair DeBolt asked if 8:30 a.m. is early enough for operation. Mr. Truxaw stated that if the option is available, they would like the option to be able to open at 7 a.m. every day of the week.

Chair DeBolt stated for the record that correspondence was received from neighboring Property Manager Mary Herrera, concerning the parking challenges faced in the vicinity.

Commissioner Riley asked and received clarification from Development Services Director Mendoza stating that there is no issue with noticing the public with the modification to the change to hours of operation for the business.

Motion/Second: Grose/Loe
Carried 6/0 (Sofelkanik absent): motion to Adopt Resolution No. PC 18-08, a modification of Resolution No. 16-06, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING HOURS OF OPERATION MODIFICATIONS TO CONDITIONAL USE PERMITS (CUP) 15-05 AND 16-03 WHICH ALLOWED AN 877 SQUARE FOOT OUTSIDE SEATING AREA AND SHARED PARKING AT 11122 LOS ALAMITOS BOULEVARD (APN NOS. 222-092-11 & 222-092-24) IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: CRAIG HOFMAN, OF HOF’S HUT RESTAURANTS, INC.) with the stated corrections to include the changes to Condition 11 to include the option of opening at 7 a.m. daily.

B. Conditional Review (SPR) 15-01M d
10742, 10744, 10746, 10748 & 10750 Walnut Street, APN 242-192-01
Consideration of a Resolution approving in part and denying in part Requested modifications to previously approved Site Plan Review (15-01) to construct a five-
unit, residential condominium project at 10742, 10744, 10746, 10748, and 10750 Walnut Street in the multiple family residential (R-3) zoning district, APN 242-192-01 (Applicant: Olympia Stapakis).

Chair DeBolt recused himself from the dais, due to an interest in real estate within 500 feet.

Development Services Director Mendoza summarized the Staff Report.

Vice Chair Riley opened the public hearing.

Applicant Nick Zamvakellis thanked the Planning Commission for allowing him to be speak; adding that progress has been made with this project including the recordation of the WQMP.

Commissioner Grose asked and received clarification from Development Services Director Mendoza stating that at this time, the plan check for the steps and the windows are pending.

Mr. Zamvakellis stated that he has a scheduled inspection from the Building & Safety set for April 10th.

Commissioner Grose addressed a concern over the plants on the corner, in the alley; requesting to have them replaced and changed to something else. Mr. Zamvakellis stated that he would.

There being no further speakers, Vice Chair Riley closed public hearing.

Motion/Second: Loe/Culilty
Carried 5/0 (DeBolt recused himself, Sofelkanik absent): Adopt Resolution No. 2018-07 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING IN PART AND DENYING IN PART MODIFICATIONS TO A PREVIOUSLY APPROVED SITE PLAN REVIEW TO CONSTRUCT A FIVE-UNIT, RESIDENTIAL CONDOMINIUM PROJECT AT 10742, 10744, 10746, 10748, AND 10750 WALNUT STREET (15-01M) IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 242-192-01 (APPLICANT: OLYMPIA STAPAKIS)."

C. Site Plan Review (SPR) 16-09
Conditional Use permit (CUP) 16-18
Tentative Tract Map (TTM) 16-04
3751 Farquhar Avenue
Continued consideration of a five-unit, residential condominium project at 3751/3755 Farquhar Avenue (APN 222-062-28) on an 8,760 square foot parcel in the Multiple Family (R-3) Zoning District. The project requires a Site Plan Review,
Conditional Use Permit, and a Tentative Tract Map for condominium subdivision purposes (Applicant: Alison Stapakis and Olympia Stapakis).

Development Services Director Mendoza summarized the staff report.

Chair DeBolt opened the public hearing.

Applicant, Nick Zamvakellis thanked the Planning Commission for allowing him to appear before the Commission. Mr. Zamvakellis stated that the plans are about nearly ready; adding that a preliminary submittal was submitted to Associate Planner Oliver for his reviewing.

Mr. Zamvakellis apologized to the Commission that this project has taken as much time as it has; furthermore, adding that their intent was never to submit project that was not approval.

Mr. Zamvakellis stated that he invites all Commissioners willing to get together to discuss any other concerns upon reviewing the plans that he is going to be submitting; Mr. Zamvakellis stated that his intent is to bring something back to the next meeting that is easy to approve.

There being no other speakers, Chair DeBolt closed the public hearing.

Motion/Second: Grose/Andrade
Carried 6/0 (Sofelkanik absent): motion to continue the Public Hearing to the April 25, 2018 Planning Commission meeting.

D. Zoning Ordinance Amendment (ZOA) 17-05
Off-Street Parking & Loading Discussion
The Planning Commission has initiated discussion of a Zoning Code Amendment for Off-Street Parking. This discussion 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.

Chair DeBolt opened the public hearing.

Speaker, Mr. Zamvakellis came forward and stated that caution should be taken when analyzing the new parking regulations in terms of quantity of spaces. Furthermore, stating that with the new parking requirements, density has already been reduced significantly. Mr. Zamvakellis added that perhaps it would be of benefit if they made a recommendation to the City Council and code enforcement to look at the current issue where people have their garages filled with stuff and not their vehicles.
There being no further speakers, Chair DeBolt closed the public hearing.

The Planning Commission and Staff discussed the following:

- Making it a requirement to park in garages
- the potential of requiring automatic garage door openers for future construction to facilitate parking in the garage
- consideration of permitting a designated area for storage
- each unit should have a minimum of one fully enclosed garage space with an automatic garage door opener – leaving the rest up to the applicant
- If a carport is utilized, require a locked overhead storage at the end of the carport – without impeding vehicle parking
- CC&R’s for condominiums should have a provision to require a minimum of two enclosed parking spaces
- Adding specificity to the condominium code section about parking and not just in the CC&R section
- Back up distance of 24 feet behind all garage/covered 90 degree spaces should be unobstructed
- Open parking space dimension should be 9 feet by 19 feet for both commercial and residential zones
- Garage/carports interior dimension should be 10 feet by 20 feet
- Code section 17.26.080 should specify that it is only applicable to commercial
- Not allowing compact stalls in any zones
- Modifications and eliminations to the specific areas of code section 17.26.80

The Planning Commission unanimously decided to have Assistant City Attorney Carney to bring back a redlined version of the code to include the modifications discussed at tonight’s meeting.

9. **STAFF REPORTS**

None.

10. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

Development Services Mendoza thanked Commissioner Andrade for bringing in Wahoo’s into the City. Adding that the alterations will be primarily interior; with a potential of bringing to the Planning Commission an approval for a sign.

Commissioner Cuilty asked and received clarification from Development Services Director Mendoza that the floor plan for Mama’s Café is expected to remain as it exists.
Development Services Director Mendoza added that the striping on Farquhar Avenue, east of Los Alamitos Boulevard has been added. Commissioner Andrade asked and received clarification from Development Services Director about the bank building being demolished on Katella Avenue; stating that their lease was up and therefore were required according to their lease to demolish the building.

11. COMMISSIONER REPORTS
Commissioner Culity thanked the commission for their support and their ethics as the Precious Life expansion project went before them for review.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 08:52 p.m.

ATTEST: Art DeBolt, Chair

Michelle Müller, Department Secretary