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

REGULAR MEETING – June 27, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, June 27, 2018, in the Council Chamber, 3191 Katella Avenue, Chair DeBolt presiding.

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

Absent: Riley and Sofelkanik

Staff: Andy Perea, Interim 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.

Speaker Debbie Cendejas expressed her concern over the provisions that have been made over the new parking law. Ms. Cendejas is asking the Commission to revise the provision implemented.

There being no further speakers, Chair DeBolt closed for public hearing.

5. Approval of Minutes
A. Approve the Minutes for the Regular Meeting of May 23, 2018

Commissioner Grose stated that under Oral Communication correct to Chair DeBolt and not Chair Andrade.

Motion/Second: Grose/Andrade
Carried 4/0 (Loe abstained, Riley and Sofelkanik absent): The Planning Commission approved the minutes of the Regular meeting of May 23, 2018.

6. DISCUSSION
7. **CONSENT CALENDAR**
None.

8. **PUBLIC HEARINGS**
   A. Zoning Ordinance Amendment (ZOA) 18-02
   Consideration of a Resolution Recommending Changes to the City Council for Off-Street Parking and Loading
   
   Assistant City Attorney Carney summarized the staff report.

   Chair DeBolt opened the public hearing.

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

   Staff and the Planning Commission discussed the following:
   - Create a subsection, which references requirements for condominium parking. To include specificity under residential condominiums stating two enclosed spaces for each unit with the required garage door opener.
   - Whether or not landscaping requirements needed further modification.
   - Additions to structures greater than 25% to existing square footage shall require that current standards be met.
   - Dimensions of parking spaces.

   Chair DeBolt re-opened the public hearing.

   Ms. Cendejas expressed her concerns over the parking standards.

   Chair DeBolt closed the public hearing.

   Motion/Second: Andrade/Grose
   Carried 5/0 (Riley and Sofelkanik absent): Adopt Resolution No. 2018-14 entitled, "A RESOLUTION OF THE PLANNING COMMISSION/SUBDIVISION COMMITTEE OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT ZONING ORDINANCE AMENDMENT (ZOA) 18-02 TO REPEAL SECTIONS 16.19.030 AND 17.34.060(B)(6) REGARDING PARKING STANDARDS FOR CONDOMINIUM CONVERSIONS, AND REPLACE EACH WITH SECTION 17.26.085, AND FURTHER AMEND TITLE 17 OF THE LOS ALAMITOS MUNICIPAL CODE TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR MULTIPLE-FAMILY RESIDENTIAL USES IN THE R-2 (LIMITED MULTIPLE-FAMILY) AND R-3 (MULTIPLE-FAMILY) RESIDENTIAL ZONING DISTRICTS AND DEFINE 'TANDEM PARKING', with an added subsection, which references requirements for condominium parking.
B. Zoning Ordinance Amendment (ZOA) 17-05
Various Off-Street Parking and Loading Amendments

Associate Planner Oliver summarized the staff report.

Chair DeBolt opened the public hearing.

Ms. Cendejas asked and received clarification from Chair DeBolt regarding what the recent modifications to the parking code include.

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

There being no further discussion on this item, the Planning Commission moved to the next item for discussion.

9. STAFF REPORTS
A. Resolution of Intention No. 18-15
Updates to Accessory Dwelling Unit (ADU) Municipal Codes

Associate Planner Oliver summarized the staff report.

Chair DeBolt asked and received clarification from the Assistant City Attorney Carney stating that the modifications to this code will be bringing everything into conformance with the state law.

Motion/Second: Culp/Loe
Carried 5/0 (Riley and Sofelkanik absent): Adopt Resolution No. 18-15 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 ACCESSORY DWELLING UNITS (ADU) IN THE LOS ALAMITOS MUNICIPAL CODE (CITYWIDE) (CITY INITIATED)."

B. Resolution of Intention No. 18-16
Small Wireless Cellular Installations
Consideration of a Resolution of Intention by the Planning Commission to discuss small wireless cellular installations and consider zoning code changes (Citywide) (City initiated).

Associate Planner Oliver summarized the staff report.

Motion/Second: Loe/Grose
Carried 5/0 (Riley and Sofelkanik absent): Adopt Resolution No. 18-16 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 SMALL WIRELESS CELLULAR INSTALLATIONS IN THE LOS ALAMITOS MUNICIPAL CODE (CITYWIDE) (CITY INITIATED).

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Interim Development Services Director Perea advised that the zoning map has been updated.

Associate Planner Oliver added that this zoning map does not show streets in the zones, but will at the end of zoning update.

Interim Development Services Director Perea asked the Planning Commission to look into their availability for December 19th in lieu of December 26th for the Planning Commission meeting.

11. COMMISSIONER REPORTS
Commissioner Grose noted that the landscaping at the Original Grind is needing maintenance as their weeds are overgrown. Interim Development Services Director Perea stated that Code Enforcement would be advised for their follow up.

Commissioner Cuilty added that there are two huge realtor signs displayed at the Hotel site.

Commissioner Andrade added that Wahoo’s is coming along. Furthermore stated that Wahoo’s expressed positive comments about staff adding that they are pleased with staff’s work.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:43 p.m.

ATTEST:  

Art DeBolt, Chair

Andy Perea, Secretary