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

REGULAR MEETING – May 23, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, May 12, 2018, in the Council Chamber, 3191 Katella Avenue, Chair Andrade presiding.

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

            Absent: Riley and Loe

            Staff: Andy Perea, Interim Development Services Director
                    Kendra Carney, Assistant City Attorney
                    Michael Daudt, City Attorney
                    Michelle Müller, Department Secretary
                    Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Chair DeBolt.

4. INTRODUCTION OF ANDY PEREA, INTERIM DEVELOPMENT SERVICES DIRECTOR
Interim Development Services Director Perea briefly introduced himself to the Planning Commission.

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

6. Approval of Minutes
A. Approve the Minutes for the Regular Meeting of March 28, 2018
Motion/Second: Andrade/Grose
Carried 4/0 (Sofelkanik abstained, Riley and Loe absent): The Planning Commission approved the minutes of the Regular meeting of March 28, 2018.

7. DISCUSSION
None.

8. CONSENT CALENDAR
None.
9. PUBLIC HEARINGS
A. Conditional Use Permit (CUP) 18-02
Consideration of on-site alcoholic beverage sales and consumption in the
General Commercial (C-G) Zone

Commissioner Andrade recused himself given that he resides within 500 feet.

Associate Planner Oliver summarized the Staff Report.

Commissioner Cuilty asked and received clarification from applicant Joe Croce
about what their wine based drinks are.

Chair DeBolt opened the public hearing.

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

Commissioner Sofelkanik asked and received clarification from City Attorney Daudt
stating that any conditions imposed on the CUP will also run with the land.

Commissioner Grose asked and received clarification from Associate Planner Oliver
that no complaints have been received within the last eight years about noise
coming from this business location.

Motion/Second: Grose/Cuilty
Carried 4/0 (Andrade recused himself, Riley and Loe absent): Adopt Resolution No.
18-10, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MASSAGE
ESTABLISHMENT USE IN A 480-SQUARE FOOT TENANT SPACE AT 10775
LOS ALAMITOS BOULEVARD, IN THE GENERAL COMMERCIAL (C-G) ZONING
DISTRICT, APN 242-193-14 (APPLICANT: CARLITA JOHNSON).”

B. Conditional Use Permit (CUP) 18-03
Massage Establishment
10775 Los Alamitos Boulevard

Associate Planner Oliver summarized the staff report.

Commissioner Grose asked and received clarification from Associate Planner Oliver
regarding chiropractors being a permitted use; furthermore, Associate Planner
Oliver added that they are allowed to have masseuses working for them.

City Attorney Daudt stated that if a chiropractic use is permitted by right per the
municipal code, you cannot impose a condition that would restrict a chiropractic
office from going in.
Commissioner Andrade asked and received clarification from Associate Planner Oliver that the applicant and her employees are to maintain a valid CAMTC certification.

Chair DeBolt asked and received clarification from City Attorney Daudt where he stated the following: tonight is a land use determination. There is a regulatory chapter within the municipal code, which addresses operation. Those whom are CAMTC certified cannot go through a background check again; however, if an operator in the past has had a permit revoked, that may serve as grounds to deny the application. City Attorney Daudt stated that the CUP runs with land, whereas the individual operator is required to have and is monitored by a regulatory permit; any misconduct under this permit could warrant revocation. The Regulatory Permit Application is reviewed by the Police Department and approved by the Police Chief.

Interim Development Services Director Perea advised the Planning Commission that the CAMTC has a website where licensing could always be verified; in addition, stated that Ms. Johnson does have an active CAMTC license.

Chair DeBolt opened the public hearing.

Applicant, Carlita Johnson provided a synopsis of the type of services her establishment will offer. Ms. Johnson added that she will be vetting her own potential employees to ensure that she has the best quality staff working for her.

Commissioner Cuilty asked and received clarification from Ms. Johnson stating that her establishment will likely be 60 percent massage and 25-40 percent facials. Ms. Johnson stated that the name of her business will be, “Melt Massage and Spa”.

Chair DeBolt asked and received clarification from Ms. Johnson stating that she will not be staffing it fully initially; staffing will be added as the business grows. Ms. Johnson added that she will be on-site at all times. Ms. Johnson state that this is her first business.

Interim Development Director Perea for the record, added correspondence from Mr. & Mrs. Davis expressing opposition to this prospective business.

Chair DeBolt closed the public hearing.

Commissioner Andrade asked and received clarification from City Attorney Daudt stating that the item could be brought back to the Commission if: there was an action to revoke, change to operations that would require an amendment or the CUP could lapse if the use were abandoned for a specific amount of time. Otherwise, there is no periodic review by the Planning Commission.
Commissioner Andrade asked and received clarification from City Attorney Daudt that if a new business owner took over, they would not have to come back to the Planning Commission but they will be required to obtain a regulatory permit and approval from the City. Furthermore, the new owner will have to adhere to the same conditions of operation.

The Planning Commission and Staff discussed adding a condition to the Conditions of Approval to state that if any time the operators permit issued for the establishment is violated, revocation proceedings for the CUP will proceed.

Motion/Second: Andrade/Grose
Carried 5/0 (Riley and Loe absent): Adopt Resolution No. 18-10, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING MASSAGE ESTABLISHMENT USE IN A 480-SQUARE FOOT TENANT SPACE AT 10775 LOS ALAMITOS BOULEVARD, IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-193-14 (APPLICANT: CARLITA JOHNSON)”, with the condition that if at any time the operator permit issued for the establishment under the Los Alamitos Municipal Code Section 5.32 is revoked, revocation proceedings as to the CUP will be initiated by the City.

C. Consideration of a Four-Unit, Residential Condominium Development Application for Tentative Parcel Map, Conditional Use Permit, and Site Plan Review at 3751/3755 Farquhar Avenue (APN 222-062-28) Applicant: Alison Stapakis and Olympia Stapakis

Associate Planner Oliver summarized the staff report.

Chair DeBolt asked and received clarification from Associate Planner Oliver stating that there are no issues with this project meeting development standards.

Chair DeBolt asked and received clarification from Associate Planner Oliver stating that there is currently no condition stating that grass clippings need to be removed by the gardener.

Chair DeBolt opened the public hearing.

Representative of the applicant, Nick Zamvakellis thanked the commission for having him. Mr. Zamvakellis briefly described the new project.

Applicant Alison Stapakis came forward and briefly introduced herself to the Planning Commission and described their other developments throughout the City.

Bryce Ricks, property owner at 3741 Farquhar Avenue stated that this plan is a vast improvement from what previously presented. Mr. Ricks expressed overall support.
Furthermore, Mr. Ricks added that perhaps this project should serve as a case study for future projects regarding not having a bin in the alley in addition to the challenges parallel parking spaces will present. Mr. Riggs thanked the Planning Commission for their time.

Chair DeBolt closed the public hearing.

Commissioner Andrade expressed a liking for the new design. In addition, Commissioner Andrade commended staff for their work in ensuring that the item brought back is what the Planning Commission had asked for.

Motion/Second: Grose/Cuilty
Carried 5/0 (Riley and Loe absent): Adopt Resolution No. PC 18-11 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 16-09) TO ALLOW CONSTRUCTION OF FOUR RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FIELD FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)", and,

Motion/Second: Grose/Cuilty
Carried 5/0 (Riley and Loe absent): Adopt Resolution No. PC 18-12 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 16-18) TO ALLOW CONSTRUCTION OF FOUR RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FIELD FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)", and,

Motion/Second: Grose/Cuilty
Carried 5/0 (Riley and Loe absent): Adopt Resolution No. PC 18-13 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 18-01 (TPM 2008-1) TO ALLOW CONSTRUCTION OF FOUR RESIDENTIAL CONDOMINIUM UNITS ON ONE LOT AT 3751/3755 FARQUHAR AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-062-28, AND DIRECTING A NOTICE OF EXEMPTION BE FIELD FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALISON STAPAKIS AND OLYMPIA STAPAKIS)."

D. ZOA 18-02
Various Off-Street Parking and Loading Amendments
Assistant City Attorney Carney summarized the staff report.

The Planning Commission and Staff discussed the following:
- Regarding section 17.26.075 A, sentence 4 to start read, "the dimension of parking spaces and aisles..." in place of "the width of parking spaces and aisles..."
- Replace the word "stall" with "space" throughout the code section.
- Regarding section 17.34.060, number 6, and the possibility of including the language of number 4.
- For 17.26.060A, number 2 and 3 to include specificity that condominiums are required to provide two enclosed spaces.

Chair DeBolt opened the public hearing.

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

The Planning Commission and Staff discussed possible options in which to modify parking requirements for condominium conversions.

E. Zoning Ordinance Amendment (ZOA) 17-05
Off-Street Parking & Loading Discussion

Chair DeBolt opened the public hearing.

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

The Planning Commission and Staff discussed the following:
- Implementing no modifications to the code regarding tandem parking except for adding a definition for tandem parking; specifying that the driveway cannot count as tandem parking.
- Differentiate in the code between condominiums and single-family dwellings.
- R-3 versus R-2 will be identified the same.
- Review R-1 parking standards and to bring back to the next meeting for discussion, to include the limitations for ADU's.

10. STAFF REPORTS
None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Interim Development Services Director Perea and Associate Planner Oliver advised the Planning Commission of the following:
• The Zoning Code Committee meeting is scheduled for Wednesday, June 11th where signage will be a topic of discussion. Outreach will be made to Chamber of Commerce and the Association of Realtors.
• The hotel project is moving forward, grading has been completed. Permits are expected to be obtained soon. The groundbreaking has been pushed back with, no date at this time.
• Wahoo's is approved and ready to be issued. Construction should be starting soon.
• Contractors for the Olson project will be tearing down the church soon.
• A CDBG Capital Improvement Project is currently underway on Cerritos Avenue.
• The City Council passed a motion to revert Los Alamitos Boulevard back to two lanes.

Commissioner Grose mentioned that sometime in 2009, the Commission put together a list of recommendation for signage.

12. COMMISSIONER REPORTS
Commissioner Sofelkanik advised that he will not be available for the next two meetings.

Commissioner Cuiltin expressed concern over the window signage where Dr. Poe's medical office is located, cannot have 100% coverage.

Chair DeBolt asked all Commissioners to communicate with staff via City email should attendance to a meeting not be possible. He stated that if someone needs help with setting up their City issued emails, please reach out to staff.

Commissioner Andrade advised that he is unsure of his availability for the month of June or July. He will advise staff.

Interim Development Services Director Perea asked the Planning Commission if any Commissioner had any interest in receiving the agendas electronically; the Planning Commission unanimously expressed preference or the hard copy.

13. ADJOURNMENT
The Planning Commission adjourned the meeting at 8:49 p.m.

ATTEST:

Art DeBolt, Chair

Andy Perea, Secretary