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

REGULAR MEETING – July 25, 2018

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, July 25, 2018, in the Council Chamber, 3191 Katella Avenue, Vice Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Vice Chair Riley
Andrade, Cuilty, Grose, Loe (arrived late, 7:09 pm) and Sofelkanik

Absent: Chair DeBolt

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 Vice Chair Riley.

4. ORAL COMMUNICATION
Vice Chair Riley opened the meeting for Oral Communication for items not on the agenda.

Speaker Debbie Cendejas expressed concern over the provision that have been implemented with the new parking law. Ms. Cendejas distributed a letter to the Commissioners stating her opinion over the effect of the new parking regulations on future developments.

Speaker Carl Willfond expressed concern over how making any additions to their home, has been made difficult by the new parking regulation.

Interim Development Services Director Perea advised speakers and the Planning Commission of the upcoming Technical Advisory Committee meeting where discussion of Single Family and Multi-Family Development Standards will take place. This discussion will include parking standards. The meeting will be held on August 13, 2018 at 5pm.

There being no additional speakers, Vice Chair Riley closed the public hearing.
5. Approval of Minutes
   A. Approve the Minutes for the Regular Meeting of June 27, 2018
      Motion/Second: Grose/Andrade
      Carried 4/0 (Riley and Sofelkanik abstained, DeBolt absent, Loe arrived late): The Planning Commission approved the minutes of the Regular meeting of June 27, 2018.

6. DISCUSSION
   None.

7. CONSENT CALENDAR
   None.

8. PUBLIC HEARINGS
   A. Zoning Ordinance Amendment 18-04
      Updating Regulations for Accessory Dwelling Units to Continue to Comply with State Legislation

      Associate Planner Tom Oliver summarized the staff report.

      Commissioner Grose noted a date correction to page one of the resolution to read 2017.

      Vice Chair Riley opened the public hearing.

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

      Staff and the Planning Commission discussed whether the City has any leeway to control the regulations on ADU’s.

      Interim Development Services Director Perea added that Chair DeBolt suggested including the word “deemed” to be consistent.

      The Planning Commission and Staff discussed modifying the verbiage to clarify that the California Legislature has deemed that it would not affect the welfare of the community.

      Motion/Second: Andrade/Grose
      Carried 6/0 (DeBolt absent): Adopt Resolution No. 18-17, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 18-04 TO AMEND LOS ALAMITOS MUNICIPAL CODE SECTION 17.38.150 RELATING TO ACCESSORY DWELLING UNITS TO BE CONSISTENT WITH STATE LAW (CITY NITIATED)” with the
correction to have the resolution read, “the proposed amendment is required by State Law and the California Legislature has determined that it will not adversely affect the public convenience, health, interest, safety, or welfare of the City.”

B. Consideration of a zoning code amendment concerning small wireless cellular installations (also referred to as small cell sites) within the City of Los Alamitos. (Citywide) (City initiated).

Associate Planner Oliver summarized the staff report.

Commissioner Grose added that she conducted research and found that at this time, it cannot be proven that there are any negative effects from the wireless installations.

Vice Chair Riley opened the public hearing.

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

Interim Development Services Director Perea added a letter for the records from MacKenzie & Albritton LLP regarding small cell wireless facilities.

The Planning Commission and Staff discussed the following:
- The variation in the type of equipment that could be installed.
- The location options for the installation of the equipment.
- Impact of allowing in residential areas.
- Advantages and disadvantages of only allowing in the arterial streets.
- Developing a process by which the installations should be permitted (i.e., whether they will be approved administratively or by the Planning Commission).
- Whether or not fees should be associated to these installations.
- The desired aesthetics of any installations.
- Possibility of installing the equipment within private properties such as commercial parking lots (i.e., Vons Shopping Center).
- Requiring a 100-foot separation from schools and parks.
- Not permitting the installations on wooden poles.
- Whether or not to permit vaults on grade or requiring that they be undergrounded.
- Implement a review process that will be equivalent to any other development assuming that a completed application is submitted.
- Possibility of not allowing the installations on Katella Avenue, Los Alamitos Boulevard or near the hospital.
- Possibility of accepting multiple installations under one application.
- Preference of one antenna per pole.
• Developing a different application for these types of submittals, which will still require going before the Planning Commission.
• Setting parameters under the License Agreement.
• Implementing a per unit fee even if multiple units are proposed under one application.

Motion to keep the public hearing open and continued to the next regular scheduled Planning Commission meeting on Wednesday, August 22, 2018.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Interim Development Services Director Perea provided the Planning Commission with following updates:
• The next Zoning Code Update Committee meeting is scheduled for August 13, 2018. Following that meeting, a draft Zoning Code Update will be produced in anticipation to have it completed by November. Once completed, staff will be coordinating a study session with the Planning Commission.
• Staff has received an application for a commercial development which will include a Starbucks at the old City National Bank site. That application will be coming before the commission in August.
• The Los Alamitos Luxury Apartments (3342 Cerritos Avenue) project is set to be going before the Planning Commission soon. Staff is working with the developers to work out minor parking issues, environmental study and density.
• The parking changes recommended by the Planning Commission will be going before the City Council at the meeting scheduled on August 20th.

Commissioner Sofelkanik requested that the traffic study identify all the relevant intersections closest to the Los Alamitos Luxury Apartments development.

Commissioner Grose asked and received an update from Interim Development Services Director Perea regarding The Original Grind and their lack of property maintenance. He stated that the business owner is working with code enforcement to clear all violations.

Commissioner Grose added that there is a lack of property maintenance at the property east of the old City National Bank property and it should be addressed.

Commissioner Cuilty addressed the excessive window signage at the business on Katella Avenue and Bloomfield Street. Interim Development Services Director Perea indicated that code enforcement is working on gaining compliance.

Commissioner Grose asked and received clarification about the re-striping of Farquhar Avenue by Interim Development Services Director Perea stating that the re-striping is scheduled to take place within the next couple of weeks.
Commissioner Grose added that perhaps it would be a good idea to get some feedback from the Traffic Commission regarding the Los Alamitos Luxury Apartments development.

11. COMMISSIONER REPORTS
None.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 8:06 p.m.

ATTEST: John Riley, Vice Chair

Andy Perea, Secretary