

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

REGULAR MEETING – September 26, 2018

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, September 26, 2018, in the Council Chamber, 3191 Katella Avenue, Vice Chair Riley presiding.

2. ROLL CALL

Present: Commissioners: Vice Chair Riley
Andrade, Cuijty, Grose, Loe and Sofelkanik

Absent: Chair DeBolt

Staff: Andy Perea, Interim Development Services Director
Les Johnson, Development Services Director
Michael Daudt, 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.

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

5. Approval of Minutes

A. Approve the Minutes for the Regular Meeting of August 22, 2018

Commissioner Grose noted the following change to page 5:

- Date change in the motion for item 9B to state, "...meeting on *Wednesday, September 26th*" instead of *Wednesday, October 24th, 2018*.

Motion/Second: Grose/Andrade

Carried 5/0 (DeBolt absent, Cuijty abstained): The Planning Commission approved the minutes of the Regular meeting of August 22, 2018.

6. DISCUSSION

None.

7. CONSENT CALENDAR

None.

8. PUBLIC HEARINGS

A. Conditional Use Permit (CUP) 18-07

Small Wireless Installation in front of 4411 Katella Avenue

Consideration of a Conditional Use Permit to install a small wireless installation on top of a new light pole placed in the public sidewalk in front of 4411 Katella Avenue (cross street Lexington Drive) (Applicant: Alyoshka Romero, AT&T Wireless).

Interim Development Services Director Perea introduced Les Johnson as the new Director for the Development Services Department.

Development Services Director Johnson introduced himself to the Planning Commission.

Associate Planner Oliver summarized the staff report.

City Attorney Daudt added that condition #5 in the resolution will be removed as a result of what is dictated in the California Public Utilities code; as it grants telephone companies (inclusive of wireless technology companies), the right to go in the public right-of-way. These installations would only be subject to the limited time, use and manner restrictions; the City cannot exact any sort of annual fee or lease payment under that code provision. It would be a different if it were a City owned utility structure, but in this case it is owned by Southern California Edison (SCE).

Vice Chair Riley opened the public hearing.

Applicant Alyoshka Romero came forward and introduced himself to the Planning Commission.

The Planning Commission and staff discussed the following:

- Whether or not it is a good idea to approve this project without having the opportunity to review conditions for these types of installations.
- Seeking a determination from City Attorney Daudt stating that the code has to be looked at as it exist at the time that the application is received.
- The possibility that approving this application might set a precedence for future applications.
- Whether Southern California Edison (SCE) having ownership of almost all street lights.
- The possibility of charging an application fee to recover staff cost and time for future application submittals.

Motion/Second: Grose/Loe

Carried 6/0 (Culity absent): motion to adopt resolution No. 18-24, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 18-07 FOR THE INSTALLATION OF A SMALL WIRELESS TELECOMMUNICATIONS FACILITY ON A LIGHT POLE IN THE PUBLIC SIDEWALK IN FRONT OF 4411 KATELLA AVENUE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ALYOSHKA ROMERO, AT&T WIRELESS). ", with the correction to remove condition number 5 from the resolution.

B. Substantial Conformance Determination for a Minor Modification to the Approved Land Use Plan – Phase 2 of the Los Alamitos Medical Center Specific Plan SP 09-01

On February 22, 2011, the City Council approved the Los Alamitos Medical Center Specific Plan SP 09-01. The Specific Plan calls for development of the Medical Center Campus over three Phases. Land Use Plan – Phase 1 has been completed. Mr. Kent Clayton, on behalf of the Los Alamitos Medical Center, is requesting to modify Land Use Plan – Phase 2 to allow for the relocation of the Central Plant.

Interim Development Services Director Perea summarized the staff report.

Vice Chair Riley opened the public hearing.

Kent Clayton, applicant and CEO for the Los Alamitos Medical Center introduced himself. Mr. Clayton stated that the central plant is critical as it will allow for all infrastructures to be updated. Mr. Clayton described the proposed changes to the phasing of the project.

Vice Chair Riley asked and received clarification from Mr. Clayton stating that the existing hospital would have a decrease in the total number of hospital beds but will still be staying within what is outlined in the specific plan.

AJ Omar, architect for the project stated that the two tower project has not been designed yet however, they will stay within the maximum required. Currently, limitations to the designs are faced as a result of parking.

Commissioner Grose discussed the aspects of each phase to the specific plan of the project; furthermore, expressing concern that this is a major change rather than a minor change to the plan.

Commissioner Andrade asked and received clarification from Associate Planner Oliver stating that this did not have to go before the Planning Commission, as it could have been approved by staff; however, staff brought it forward as an advisory. Furthermore, the site plan review will come before the planning commission.

Commissioner Cuijly commented that this design seems more efficient than what was originally planned.

Interim Development Services Director Perea described the proposed changes to the design.

Mr. Omar provided clarification to the design of the proposed tunnel, stating that it will meet all codes and clearances.

Commissioner Grose asked and received clarification from Mr. Omar stating that, the central plant plans will be submitted in the next month or so; a few months from then, plans will be submitted to the office of Statewide Health Planning and Development (OSHDP) for building permits. Mr. Omar also stated that plans for the new build-on are in progress.

Interim Development Services Director Perea stated that the central plant design is reviewed by planning however, building permits are issued by the state.

Mr. Omar stated that the central plant is critical, as the facility is about 50 years old therefore the utilities are almost at their lifespan.

Vice Chair Riley asked and received clarification from Mr. Clayton, stating that the hospital expansion plan will be submitted before the deadline of February 2021.

Mr. Clayton stated that \$45 million are being invested into the central plant.

Commissioner Andrade asked what the potential is for not receiving phase 3 plans, and received clarification from Mr. Clayton stating that there is always a potential for anything. Mr. Clayton stated that the minimal changes would include demolition of the front of MOB 2 to expand the Emergency Room (ER). In addition, there would then have to be a discussion to determine the best use for the two floors over total care that are currently not being used.

Mr. Clayton stated that he is working with Mr. Omar to discuss the potential of two towers or one large tower that still fits within the specific plan.

Vice Chair Riley asked whether the utilities would be consolidated to one service and received clarification from Mr. Omar stating that it would all be localized to the central plant. Mr. Omar added that as it exist now, all utilities are scattered. Furthermore, Mr. Omar stated that the plant is being designed to be adequate for the future two tower expansion.

Commissioner Grose asked about the current remodel underway on the Cherry Street side of the hospital, and received clarification from Mr. Omar stating that permits been received from OSHDP for that remodel which shift some rooms to

private rooms. With this modification, it facilitates some of the demands for private rooms as part of phase two.

Commissioner Sofelkanik asked and received clarification from Mr. Omar, stating that the parking count will be satisfied at each phase.

Vice Chair Riley closed the public hearing.

Commissioner Sofelkanik asked and received clarification as to whether it is appropriate for staff to review and approve this request; Interim Development Services Director Perea advised, that this item was appropriate for administrative review. Furthermore, this was not a public hearing therefore, noticing was not required.

Commissioner Riley asked and received clarification from Interim Development Services Director Perea stating, that had this been a public hearing, noticing would have been done as required.

Vice Chair Riley asked for clarification as to how the determination is made to differentiate between a minor and major change; Interim Development Services Director Perea stated that the specific plan outlines what it is that could be administratively approved; the central plant being one of them.

Commissioner Grose stated that allowing these changes without better plans and not allowing the public to weigh in might set precedence for other buildings going into town.

City Attorney Daudt stated that there is discretion in this determination because the specific plan does not address whether or not a shift in proposed phasing necessarily falls within this minor modification. Furthermore, a number of items are expressively listed as changes that would fall within that classification but [the list] as written is not an exhaustive list, as it reads, "...including but not limited to". Therefore at this time, a determination is to be made by the commission to determine if it conforms to the overall plan.

Interim Development Services Director Perea added that the plans before the commission are conceptual plans and not a site plan.

Commissioner Cuiilty asked and received clarification from Interim Development Services Director Perea stating that the parking structure will be coming back to the commission as a site plan review.

Motion/Second: Andrade/Cuiilty

Carried 4/2 (Grose and Riley voted no, DeBolt absent): motion to approved the proposed Minor Modification to the approved Land Use Plan.

C. Zoning Ordinance Amendment (ZOA) 18-03

Small wireless cellular installations (also referred to as small cell sites)

Continued consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless cellular installations within the City.

Associate Planner Oliver summarized the staff report.

Vice Chair Riley opened the public hearing.

Diane McCullen with Verizon Wireless presented herself. Ms. McCullen added that they do have a master lease agreement with Southern California Edison (SCE), which only has a number of approved designs. Ms. McCullen requested a stakeholders meeting to have carriers get together in an open forum to discuss options while the City is working modifying the amendment.

Vice Chair Riley closed the public hearing.

Commissioner Grose described her observations of possible locations for installations and possible design ideas.

Staff and the Planning Commission discussed the following:

- Possible locations for installations for equipment.
- Range of the antennas.
- Number of providers that can go on one pole.

Development Services Director Johnson stated that a Sub-Committee could be formed to meet after hours, to have a stakeholders meeting.

Motion/Second: Grose/Riley

Carried 6/0 (DeBolt absent): motion to have Commissioners Andrade, Cuijly and Sofelkanik serve as members of the Sub-Committee.

Motion/Second: Grose/Riley

Carried 6/0 (DeBolt absent): motion to keep the public hearing open and continued to the next regular scheduled Planning Commission meeting on Wednesday, October 24, 2018.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

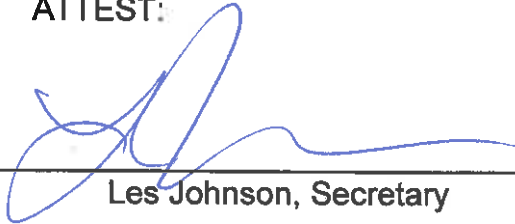
10. COMMISSIONER REPORTS

None.

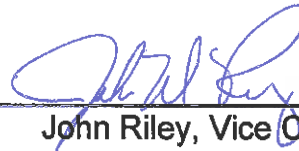
11. **ADJOURNMENT**

The Planning Commission adjourned the meeting at 8:21 p.m.

ATTEST:



Les Johnson, Secretary



John Riley, Vice Chair