

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

REGULAR MEETING – January 23, 2019

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, January 23, 2019, in the Council Chamber, 3191 Katella Avenue, Chair DeBolt presiding.

2. ROLL CALL

Present: Commissioners: Chair DeBolt
Vice Chair Riley
CUILTY, LOE, GROSE AND SOFELKANIK

Absent: Commissioner Andrade

Staff: 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 Chair DeBolt.

4. ORAL COMMUNICATION

Chair DeBolt opened the meeting for Oral Communication for items not on the agenda.

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

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Chair DeBolt called for nominations for the position of Chair.

Commissioner Grose nominated Commissioner Riley.

Unanimously Carried (Andrade absent): The Planning Commission appointed Commissioner Riley as Chair.

City Attorney Daudt called for nominations for the position of Vice Chair.

Commissioner Grose nominated Commissioner Sofelkanik.

Unanimously Carried (Andrade absent): The Planning Commission appointed Commissioner Sofelkanik as Vice Chair.

6. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of November 28, 2018.

Commissioner DeBolt noted a correction to page 8, motion should read 4/1.

Motion/Second: Grose/DeBolt

Carried 5/0 (Riley abstained, Andrade absent): The Traffic Commission approved the minutes of the Regular meeting of November 28, 2018 with said corrections.

7. DISCUSSION

None.

8. CONSENT CALENDAR

None.

9. STAFF REPORT

None.

10. PUBLIC HEARING

A. Consideration of Site Plan Review (SPR) 15-03M

Residential Duplex Project at 10845 Cherry Street

Consideration of a Site Plan Review (16-03M) for construction of a 3,609 square foot two-story residential duplex project at 10845 Cherry Street (APN 242-183-10) on a 6,750 square foot parcel located in the Limited Multiple Family Residential (R-2) Zoning District. (Applicant: Loan Tran).

Associate Planner Oliver summarized the staff report.

Commissioner Grose noted the following corrections to the staff report:

- Page 8 – The general developments standards under fences, hedges and walls should identify Precious Life in place of Grateful Hearts.
- Page 3 – conditions, item 17, should identify Cherry Street instead of Walnut Street.

Commissioner DeBolt asked and received clarification from Associate Planner Oliver regarding the installation of the new fence on the north side of the property. Associate Planner Oliver stated that it would be placed within their property unless a reciprocal fence agreement with the neighbors is obtained.

Chair Riley invited the applicant to speak.

Applicant Loan Tran briefly described the scope of her proposed project. Additionally, Ms. Tran added that she was not planning on replacing the wall unless required by the Commission.

Ms. Tran asked whether it was necessary to have another soil report done, Associate Planner Oliver advised that she will have to check with the Building & Safety [Division] to verify that the previously approved report would still be considered valid.

Vice Chair Sofelkanik asked and received clarification as to where the storage area will be located. Associate Planner Oliver advised that usually it is in the garage.

Ms. Tran asked and received clarification from Associate Planner Oliver over the amount of extensions she would be able to apply for; Associate Planner Oliver advised that towards the end of the approval time period, an extension in writing should be requested.

Commissioner DeBolt asked about the location of the existing fence and whether it is on the property line; Ms. Tran indicated that the fence was already in place when she moved in.

Chair Riley opened the public hearing.

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

Vice Chair Sofelkanik asked for clarification on the plans as to where the parking spaces are located; Associate Planner Oliver identified their locations on the plans.

Commissioner Grose stated concern over the size of the closet in the master bedroom on the second floor and the possibility of it being converted, which would in turn change the use of the proposed floor plan.

The Planning Commission and Staff discussed the following:

- Whether a block wall or chain link fence would be more appealing.
- Whether the existing fence is within the property or on the property line, encroaching onto the neighbors' property.

Motion/Second: DeBolt/Grose

Carried 6/0 (Andrade absent): Adopted Resolution No. PC 19-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 15-03M TO DEMOLISH A SINGLE FAMILY RESIDENCE AND ALLOW CONSTRUCTION OF A RESIDENTIAL DUPLEX AT 10845 CHERRY STREET, IN THE LIMITED MULTIPLE FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, APN 242-183-10, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL

EXEMPTION FROM CEQA (APPLICANT: LOAN TRAN)" with the condition that the fence be replaced if it is feasible and can be worked out with the neighboring property, and it does not create a redundancy.

B. Consideration of Conditional Use Permit (CUP) 18-09

Commercial Recreation Establishment - Indoors in the Commercial Professional Office (C-O) Zone at 4298 Katella Avenue

Consideration of a Conditional Use Permit for a Commercial Recreation Establishment (Escape Room) at 4298 Katella Avenue in the Commercial Professional Office (C-O) Zoning District.

Associate Planner Oliver summarized the staff report.

Chair Riley invited the applicant to speak.

Applicant Andy Brown briefly described the proposed business.

Commissioner Sofelkanik asked and received clarification from Associate Planner Oliver as to the hours of operation. Associate Planner Oliver advised that they can stay open until 10pm as allowed in the C-G zone; should code change in the future, it will also impact this establishment.

Chair Riley opened the public hearing.

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

Motion/Second: Loe/Grose

Carried 6/0 (Andrade absent): Adopted Resolution No. 19-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-09 TO ALLOW A COMMERCIAL RECREATION ESTABLISHMENT, INDOORS, IN A 1,500 SQUARE FEET UNIT AT 4298 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, APN 222-121-54, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: ANDREW BROWN, CINEMA ESCAPE ROOM)."

C. Conditional Use Permit (CUP) 18-08

Medical Office in the General Commercial (C-G) Zone at 10900 Los Alamitos Blvd., #160

Consideration of a Conditional Use Permit for a medical office at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District (Applicant: Peter J. Blied, North County Consulting).

Associate Planner Oliver summarized the staff report.

Commissioner Loe asked for clarification as to what the difference between Keller Williams and other medical uses at this location would be. Associate Planner Oliver advised that Keller Williams did not have a CUP and was allowed as part of the last parking management plan.

Commissioner DeBolt asked and received clarification from Associate Planner Oliver, regarding what the code identifies as the maximum office in the C-G zone. Associate Oliver advised that the maximum is 15%. Additionally, Mr. Oliver advised that there are other non-retail uses in this center such the dentist and chiropractor.

The Planning Commission and staff discussed the use definitions per the municipal code between professional office use and professional office with medical use.

Chair Riley invited the applicant to speak.

Applicant Peter Blied briefly described the proposed business.

Commissioner DeBolt asked and received clarification from Mr. Blied as to whether they are looking to get this Conditional Use Permit (CUP) approved to facilitate marketing of the property for medical use. Mr. Blied stated that marketing is already in place; medical uses are the only regular interested uses.

Mr. Blied stated that having an approved CUP would eliminate the down time when trying to close a deal with a prospective tenant.

Vice Chair Sofelkanik asked and received clarification from Broker Matt Hammond with Courtland Companies, whether marketing is only being done for medical uses only or is retail being included; Mr. Hammond stated that attempts have been made to attract uses such as pet food [stores], clothing and retailers.

Mr. Hammond stated that they are in possession of a Letter of Intent (LOI) from a prospective medical use tenant, that do not want to sign a lease or disclose further details until the CUP is approved. Furthermore, Mr. Hammond stated that the marketing for retail and restaurant uses have been exhausted.

Vice Chair Sofelkanik asked and received clarification from Mr. Hammond as to the type of medical use being proposed and whether the number of employees could be identified; Mr. Hammond advised that it is a primary care with a specialty group, ranging between two to three disciplines.

Commissioner Grose stated concerns over the gray area of not knowing what exact medical use is going in; whether it might be a minor or major procedures facility. Mr. Hammond advised that the proposed tenant is not an urgent care and believes that it is a minor procedures facility.

Commissioner Grose stated that [should the CUP be approved], parking should be conditioned so that the employees, including providers park across the street. Mr. Hammond advised that it is already conditioned that way in the LOI.

Chair Riley opened the public hearing.

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

Vice Chair Sofelkanik stated that not being able to get information as far as the number of exam rooms, whether it is urgent care or pediatrics, the volume of patients, and parking pushing the limit, makes the potential approval of this CUP premature.

The Planning Commission and staff discussed the following:

- Concern over not knowing the proposed practice.
- Whether a general practice that does not do major procedures would be a fitting use.
- The Parking Management Plan approved by the Planning Commission in 2000 for this site, acknowledges the activities, use, expansion and change of significance which occurs within the site; the plan does not prohibit but rather defines processes and procedures that would have to be followed if such a change is proposed.
- The lack of exterior maintenance of the property.
- Whether the proposed changes conform to the Parking Management Plan from 2000.

Commissioner Loe commented as to the possibility of making this site more viable for retail as it is located at the heart of the City.

Vice Chair Sofelkanik stated that the parking demands are not known at this time, as a result of not knowing whom the prospective tenant will be.

Chair Riley asked and received clarification from Associate Planner as to what the medical occupancy is like in the Medical Overlay Zone; Associate Planner Oliver advised that not many tenants want to go in there as a result of the lack of parking. Furthermore, a higher number of medical use inquiries are received for this Town Center location.

Mr. Blied stated that they would be okay with conditions of approval which address the Commission's concerns regarding the type of medical practice going in. In addition, addressing the potential for future upgrades to the exterior.

City Attorney Daudt advised the Commission, that if they are considering making a motion to deny, the Commission shall direct staff to prepare and return with the resolution denying the project at a subsequent meeting which shows an

understanding of the testimony, received the Commission's comments and put them into an adequate resolution that explains the basis for that decision.

Commissioner DeBolt asked and received clarification as to the limits of conditioning the CUP should it be approved. City Attorney Daudt stated that conditions would be permissible [such as the previously discussed] as long as there is a consensus among the Commission.

Vice Chair Sofelkanik asked and received clarification from City Attorney Daudt as to whether approving medical use would rule out the possibility of other uses (i.e., retail). City Attorney Daudt stated that if a CUP was approved for a specified form of medical office, that would not preclude a restaurant or any other type of approved medical use from going in.

Motion/Second: DeBolt/Loe

Carried 6/0 (Andrade absent): Motion to deny Resolution No. 19-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 18-08 TO ALLOW A MEDICAL OFFICE IN A 6,375 SQUARE FEET UNIT AT 10900 LOS ALAMITOS BOULEVARD, #160 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-171-08, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING)."

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Service Director advised the Commission of the following:

- Extended an invitation to attend a League of California Cities, Planning Commissioners Academy in March 2019.
- Reminded the Commission of the annual Race on the Base event coming up in February 2019.
- A lot of activity underway for 2019. Reminded the Commission to please reach out if at any point, there is anything that Staff can do to be of assistance.

12. COMMISSIONER REPORTS

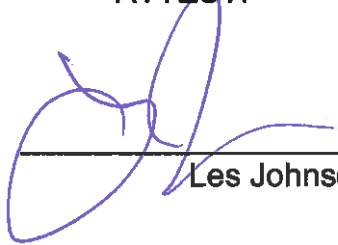
Commissioner Grose stated concern over large construction work vehicles being parked in residential streets while construction is underway.

Development Services Director Johnson advised that City staff is working together to address these types of situations so that they can be resolved swiftly.

13. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:46 p.m.

ATTEST:



Les Johnson, Secretary



John Riley, Chair