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

SPECIAL MEETING – February 27, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Special Session at 6:04 p.m., Wednesday, February 27, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL
Present: Commissioners:
   Chair Riley
   Vice Chair Sofelkanik
   Andrade, DeBolt, Grose and Loe

Absent: Commissioner Cuilty

Staff:
   Les Johnson, Development Services Director
   Michael Daudt, City Attorney
   Michelle Müller, Department Secretary
   Tom Oliver, Associate Planner
   Laura Stetson, MIG
   Jose Rodriguez, MIG

3. DISCUSSION
   A. Study Session for the Zoning Code Update
Chair Riley opened the public hearing.

   Resident Rob Stevens expressed interest in the possibility of adding another approach to his property.

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

   The Planning Commission and Staff discussed potential changes to the Zoning Code, which include:

   ➢ Title 17 – Article 2. Zoning Districts, Allowable Uses, and Development Regulations
     ➢ Eliminate L-I (Limited Industrial) zone per Planning Commission direction
     ➢ Add Town Center Mixed-Use zone (Use Table and Development Standards) to be consistent with the General Plan
     ➢ Modernize Allowed Uses and Permit Requirements for Residential and Commercial/Industrial Zones
- Removed detailed uses and group uses into similar categories
- Add more common uses and expanded AUP (Administrative Use Permits)

- Tweak property Development Standards, including Table 2-03 (Residential Zoning Districts General Development Standards)
  - Removed inconsistencies and simplified table
  - Adjusted setback requirements in R-2 zone for building taller than 25 feet
  - Adjusted outdoor living space requirements

- Minor Adjustments to property development standards, including Table 2-05 (General Development Standards for Commercial and Industrial Zones)
  - Adjust setbacks in P-M zone
  - Eliminate parcel coverage and added FAR to commercial and industrial zones

Laura Stetson with MIG summarized the items of discussion.

The Planning Commission and Staff briefly discussed the differences between R-2 and R-3 zones and why there is difference in the height maximum for a structure.

The Planning Commission and Staff discussed the possibility of eliminating a restriction for max height structure in the R-2 and R-3 zones.

Ms. Stetson stated that new housing legislation states if the general plan has a standard of 35 foot height restriction and the zoning code does not, it would be difficult to deny a project that is three stories (35 feet height max).

Development Services Director Johnson stated that there are also additional setback requirements, which could minimize the potential of two tall building right next to each other.

The Planning Commission and Staff discussed modifying the code to require an additional five-foot setback at 25 feet instead of 30 feet of height in the R-3 zone. 35 feet in the R-2.

The Planning Commission and Staff discussed the possibility of limiting the number of stories in the R-1 zone and concluded that code would remain as-is, where there is no limit on the number of stories. Furthermore adding, that the height limit in the R-1 zone will be set at 30 feet.
The Planning Commission and Staff discussed the following:

- The possibility of removing fitness and sports from the Instruction Services classification.
- Consideration of adding Instructional Services to the use table.

Commissioner DeBolt mentioned the following:
- For consistency, changing the wording in code from “multi-family” to “multiple-family” throughout the code.
- Page 2-8, Day Care: The reasoning as to why the word “child” was removed from the definition of Day Care. Ms. Stetson noted that there is also adult day care, therefore making it more generic; furthermore, identified the definitions for day care per the state.
- Page 2-15: non-medical offices in the Business Professional zone would be allowed up to 33% on ground floor.
- Page 2-26: Discussed the allowance of up to 33% on the ground floor for non-retail use; and whether keeping it at 15% would be best.

Development Services Director Johnson stated that it would be beneficial for purposes of clarification, to add a footnote under office/medical dental office which indicates that it is subject to 15% maximum use; otherwise, it shall be presented to the Planning Commission in the form of a Conditional Use Permit.

The Planning Commission and Staff discussed scheduling a future Special Meeting to continue discussion.

4. **ADJOURNMENT**
   The Planning Commission adjourned at 7:01 p.m.

---

John Riley, Chair

Les Johnson, Secretary