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

SPECIAL MEETING – March 27, 2019

1. CALL TO ORDER
   The Planning Commission/Subdivision Committee met in Special Session at 6:00
   p.m., Wednesday, March 27, 2019, in the Council Chamber, 3191 Katella Avenue,
   Chair DeBolt presiding.

2. ROLL CALL
   Present: Commissioners:
   Vice Chair Sofelkanik
   Andrade, DeBolt, Grose and Loe
   
   Absent:
   Chair Riley
   Commissioner Loe
   
   Staff:
   Les Johnson, Development Services Director
   Maria Veronica Enciso, Department Secretary
   Michael Daudt, City Attorney
   Michelle Müller, Management Analyst
   Tom Oliver, Associate Planner
   Laura Stetson, MIG
   Jose Rodriguez, MIG

3. DISCUSSION
   A. Study Session for the Zoning Code Update
   Vice Chair Sofelkanik opened the public hearing.
   
   Vice Chair Sofelkanik closed the public hearing.
   
   Development Services Director Johnson thanked the Planning Commission for their
   on-going efforts with the discussions pertaining to the Zoning Code Update.
   
   City Attorney Daudt discussed government code section SB1333, which imposes
   consistency upon Charter Cities, with regards to Land Use provisions in the Zoning
   Code and Land Use designations and density standards in the general plan.
   
   Commissioner DeBolt discussed the inconsistency addressing acreage between the
   25 acres versus a maximum of 30 acres, and the possibility of preserving the
   maximum to 25 units per acre, which would necessitate an amendment to the
   general plan. Furthermore, increase to 30 units per acre for purposes of low-income
   housing.
Laura Stetson with MIG described the existing Density Bonus law, which identifies the ability for a development to approach the City for a density bonus for a low-income housing development, which can increase the acreage to over 30 units per acre.

City Attorney Daudt stated that the density bonus awarded is identified by a mathematical formula based on what is provided to an income group; therefore, it is viewed on a case by case basis. At the time of review, the concessions required to allow the development to go through are identified.

Development Services Director Johnson stated that any proposals for general plan amendments should be recommended to the City Council for their discussion. In addition, should any changes be made, the general plan and housing element would both have to be updated; the housing element will have to meet all current state law provisions.

Development Services Director Johnson advised that review of the rest of the code will continue as scheduled, with a note regarding concern over the R-3 density so that it may be discussed in a more formal position, where a voted recommendation can be presented to the City Council.

The Planning Commission and Staff discussed the following:

- Article 3: Zones, Allowable Uses and Development Regulations
  - Height measurement
  - Landscaping
  - Parking and loading
  - Signs

Ms. Stetson summarized the items of discussion.

Vice Chair Sofelkanik questioned what the appropriate starting point for determining the grade of a property would be. Ms. Stetson advised that the grade will be based on the information indicated on the plans.

Development Services Director Johnson discussed the differences between measuring grade from the property elevation or the curb.

Vice Chair Sofelkanik asked and received clarification from Development Services Director Johnson and Ms. Stetson stating that the grade would be determined at the time of the application.

Commissioner DeBolt discussed the advantages of taking the grade measurement from the curb, as it is mostly common throughout the City.
The Planning Commission and staff discussed possible options for determining the appropriate starting point to determine the grade of a property.

The Planning Commission and staff voted to continue measuring the grade from the front curb while also accounting for the average curb height.

Commissioner DeBolt asked and received clarification from Ms. Stetson stating that going through the proposed changes can be reviewed at the Commission’s pleasure.

The Planning Commission and staff discussed the following:

**Landscaping**

- References Chapter 13.05 (Water Efficient Landscaping Ordinance) to avoid duplication
- Clarifies that parking lot landscaping counts towards 15% coverage requirement

Commissioner DeBolt asked and received clarification from Ms. Stetson as to what the state dictates per the Water Efficient Landscaping Ordinance. Ms. Stetson stated that an existing landscaped area that is less than 5,000 square feet is not required to comply, unless it is a new development.

Commissioner DeBolt suggested a change to identify the requirement for green space that is four feet wide on both sides of the property.

Ms. Stetson asked and received clarification from Associate Planner Oliver stating that this ordinance is not enforced retroactively.

Commissioner DeBolt stated that perhaps there should be provisions for artificial turfs in lieu of grass. Associate Planner Oliver advised that there is already wording in the code for turf, however it can be revised to specify artificial turf.

The Planning Commission and staff discussed the following:

**Parking - Generally**

- Nonresidential standards largely unchanged
- Residential standards adjusted
- Outdoor dining adjusted
- Removed detailed parking lot design standards
Development Services Director Johnson advised that a subsequent meeting will be ideal to continue discussion of the Zoning Code Update. The Planning Commission expressed availability to meet on Tuesday, April 16th at 6 pm.

4. **ADJOURNMENT**
The Planning Commission adjourned at 7:00 p.m.

[Signatures]

ATTEST:

Victor Sofelkanik, Vice Chair

Les Johnson, Secretary