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

REGULAR MEETING – July 24, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, July 24, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

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

Absent: Commissioner Andrade (excused) and Cuiilty (excused)

Staff: Les Johnson, Development Services Director
Maria Veronica Enciso, Department Secretary
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Chair Riley.

4. PRESENTATIONS

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

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

6. APPROVAL OF MINUTES

Special Meeting of March 14, 2019
Motion/Second: Debolt/Grose
Carried 4/0 (Andrade and Cuiilty absent) (Loe abstained): The Planning Commission approved the minutes of the Special meeting of March 14, 2019.

Regular Meeting of April 24, 2019
Motion/Second: Grose/De bolt
Carried 4/0 (Andrade and Culity absent) (Vice Chair Sofelkanik abstained): The Planning Commission approved the minutes of the Regular meeting of April 24, 2019.

Regular Meeting of May 22, 2019 and June 26, 2019 and Special Meeting of May 22, 2019
As a result of a lack of quorum, the Planning Commission moved the approval of the Regular Meeting of May 22, 2019 and June 26, 2019 and Special Meeting of May 22, 2019 to the August 28, 2019 Regular meeting.

7. CONSENT CALENDAR
None.

8. STAFF REPORT
None.

9. PUBLIC HEARING
A. Consideration of a zoning code amendment concerning small wireless cellular installations (referred to as small wireless facilities) within the City of Los Alamitos (Citywide) (City initiated).
Consideration of possible amendments to the zoning code concerning the location, standards, and general regulation of small wireless facilities within the City.

Associate Planner Oliver summarized the staff report.

Associate Planner Oliver introduced the emailed document regarding the small wireless facilities ordinance from a representative of Verizon Wireless and the City staff responses.

Commissioner Debolt asked and received clarification from Development Services Director Johnson about the required approvals of the Ordinance in regards to small wireless facility and if it would apply to buildings and not just poles. Development Services Director Johnson referred to the definition of a small wireless facility and stated how it would need to fit the listed conditions in order to be consider a small wireless facility. If it fits the criteria then there would be administrative review; if not, the standard process of going to the Planning Commission would occur.

Commissioner Debolt asked City staff if the small wireless facilities can be located in residential neighborhoods.

City Attorney Daudt and Commissioner Debolt discussed the following:
- The ordinance reflecting the approach taken by the FCC.
- The installation of the small wireless facilities is directed to the right of way.
• The concern of electromagnetic fields caused by the small wireless facilities and prohibiting the facilities in certain areas like residential areas and community facilities.
• There are limits to the ability to restrict proximity to residential use, but also prohibits the City from considering radio frequency emissions when making land use decisions for these installations.

City Attorney Daudt reintroduced the emailed document given to the Planning Commission. City staff recommends revisions to be made in the ordinance.

Commissioner Debolt questioned item 13 on page 9 of 20 of the ordinance and City Attorney Daudt referred to the staff response in the email stating that there may be a request to remove the item due to this being a long-term administrative burden for the City staff.

The Planning Commission and Development Services Director Johnson discussed the coverage overlap of existing towers and the small wireless facilities:
• The need to map out where the City currently has these facilities.
• The City will request the providers to give a report of all antennas within a 500-foot radius.
• Encourage colocation of the providers.

Commissioner Debolt asked City staff about residents putting these facilities on their homes due to them being profitable. Development Services Director Johnson informed Commissioner Debolt that within the right of way there is a cap that can be charged per pole, so this forces the providers to deploy them on the streetlight poles instead of the private properties.

Commissioner Debolt and Chair Riley agree that the staff responses to Verizon Wireless were good.

Motion/Second: Debolt/Grose

10. DISCUSSION
None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Development Services Director Johnson discussed the following:
- The City Council unanimously approved going forward with the amendments to the general plan at the July 15, 2019 City Council meeting.
- Scheduled to bring forward to the Planning Commission with the general plan amendments and the zoning map at the September Planning Commission.
- In October, bring back to the City Council the general plan amendment, zoning code amendment, and zoning map.
- Expressed his appreciation for all the time and effort the Planning Commissioners have put into the changes with the zoning and general plan.
- Invited the Planning Commissioners to attend the annual American Planning Association conference on September 15-18, 2019 in Santa Barbara.
- City Manager Plumlee will be retiring from the City and his last day will be August 16, 2019. The City is in the process of recruiting for the City Manager position, but during the interim period, he (Development Services Director Johnson) will be the interim City Manager.

12. COMMISSIONER REPORTS
None.

13. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:34 p.m.

ATTEST:

John Riley, Chair

Lès Johnson, Secretary