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

REGULAR MEETING – May 22, 2019

1. CALL TO ORDER
   The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, May 22, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL
   Present: Commissioners: Chair Riley
              Guilty, Andrade, and Grose,

              Absent: Vice Chair Sofelkanik
                     Commissioners Loe (excused) and DeBolt (excused)

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

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

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

   Speaker Hester Han expressed concern over the R2 parking requirements. Chair Riley encouraged Ms. Han to speak with staff at a different time to discuss her concerns.

   Speaker Alex Chen expressed concern over the R2 parking requirements, and would like the requirements to change.

   Speaker Samantha Case expressed her interest in opening a fitness center in a specific zone. Chair Riley encouraged Ms. Case to speak with staff during regular business hours about possible options.

   There being no additional speakers, Chair Riley closed oral communications.

5. APPROVAL OF MINUTES
   A. Approve the Minutes for the Regular Meeting of April 24, 2019.
Motion/Second: Grose/Cuilty
Not Carried 3/0 (Sofelkanik and Loe absent, Andrade abstained): As a result of a lack of quorum, the Planning Commission moved the approval of the April 24, 2019 Regular Meeting minutes to the June 26, 2019 meeting.

6. DISCUSSION
   A. Discussion of New Business Assistance
   A discussion of ways to encourage businesses to apply for business licenses and for property managers to remind them of the business license requirement.

   Development Services Direction Johnson advised that Commissioner DeBolt expressed interested in being present during discussion of this item.

   Motion/Second: Grose/Andrade
   Carried 4/0 (Sofelkanik, DeBolt, and Loe absent): The Planning Commission approved to move discussion of this item to next regular meeting on June 26, 2019.

7. CONSENT CALENDAR
   None.

8. STAFF REPORT
   None.

9. PUBLIC HEARING
   A. Site Plan Review (SPR) 18-03
   Hospital Central Plant at 3832 Catalina Street
   Continue consideration of a Site Plan Review (SPR 18-03) for a new two-story Central Plant Building (to include a 56 foot tall Thermal Energy Storage (TES) water tank) at 3832 Catalina Street in the Los Alamitos Medical Center Specific Plan area at the southeast corner of the intersection of Kaylor Street and Catalina Street (APN 242-162-14). The project would include the demolition of a medical office building at 3791 Katella Avenue (APN 242-163-12), and the construction of a utility bridge across Kaylor Street (APN 242-162-13).

   Associate Planner Oliver advised that the applicant has requested to move this item for discussion to the next regular meeting of June 26, 2019.

   Chair Riley invited any individuals to speak on this item.

   Motion/Second: Cuilty/Grose
   Carried 4/0 (Sofelkanik, DeBolt, and Loe absent): The Planning Commission approved to continue discussion of this item, to the June 26, 2019 Planning Commission meeting without closing the public hearing.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
A. SB2 Planning Grants Program

Development Services Director Johnson summarized the memorandum.

The Planning Commission and Development Services Director Johnson discussed the following:

- There are no known expectations of the City to change with receiving this grant.
- The goal is to increase affordable housing stock.
- Concern over the state coming down with any additional requirements that would impact the City.
- This funding would help absorb some of the cost of updating the housing element to accommodate affordable housing and the development of the area.
- The specific area of interest is the Towne Center.

Development Service Director Johnson informed the Planning Commission of the upcoming Los Alamitos Sewer Trunk Project by the Orange County Sanitation District (OCSD).

11. COMMISSIONER REPORTS
Commissioner Grose asked to have the Traffic Commission look into the following two issues:
- Nurses that are parking in the residential area [on Maple Street].
- Request to consider implementing a "No Parking" zone on Los Alamitos Boulevard in front of the Rossmoor Car Wash, to minimize the safety hazard of vehicles backing up.

Commissioner Andrade thanked the Los Alamitos Police Department, specifically Officer Navarro and Detective Lopez, for locating his equipment that was stolen on his property.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:35 p.m.

ATTEST:

John Riley, Chair

Les Johnson, Secretary