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

REGULAR MEETING – June 26, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, June 26, 2019, in the Council Chamber, 3191 Katella Avenue, Commissioner Grose presiding.

2. ROLL CALL
Present: Commissioners: Andrade, Cuilty, Grose, and Loe
Absent: Chair Riley (excused)
Vice Chair Sofelkanik (excused)
Commissioner DeBolt (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 Commissioner Grose.

4. PRESENTATIONS
Economic and Development Services Director Barry Curtis for the City of Costa Mesa, extended an invitation to the Planning Commission, for a newly established leadership event [Orange County Planning Officials Leadership Initiative Collaborative] being held on July 18, 2019.

5. ORAL COMMUNICATION
Commissioner Grose opened the meeting for Oral Communication for items not on the agenda.

Resident Rob Stevens expressed interest in wanting to add a second driveway approach on his property.

There being no additional speakers, Commissioner Grose closed oral communications.

6. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of April 24, 2019 and May 22, 2019 and the Special Meetings of March 14, 2019 and May 22, 2019.
Motion/Second: Loe/Cuilty
Not Carried 4/0 (Riley, Sofelkanik, and DeBolt absent): As a result of a lack of quorum, the Planning Commission moved the approval of the April 24, 2019 and May 22, 2019 Regular Meeting minutes and the March 14, 2019 and May 22, 2019 Special Meeting minutes to the July 24, 2019 meeting.

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

Consideration of a Site Plan Review (SPR 18-03) for a new two-story Central Plant Facility (to include a 41 feet 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 summarized the staff report.

Commissioner Grose noted an error in the staff report, which should be revised to indicate the appropriate location for the central plant. The correct location is Kaylor Street and Katella Avenue in place of Kaylor Street and Los Alamitos Boulevard.

Commissioner Grose opened the public hearing.

Representative for the Los Alamitos Medical Center, AJ Omar, explained the intent to construct a Central Plant Structure is for sustainability and energy conservation.

Commissioner Loe asked and received clarification from Mr. Omar as to what the proposed painting options are for the central plant. Mr. Omar stated that there are two steel options: gray and off-white tone or a mural of the coast.

The Planning Commission stated the following about the proposed painting option:

- Commissioner Grose did not think the mural is appropriate.
- Commissioner Andrade preferred the solid gray color over the mixed gray and off-white tone.
- Commissioner Loe would be fine with either option, but the grey would be less noticeable.
- Commissioner Culp left it up to the staff’s preference.
Development Services Director Johnson explained that the height change of the central plant made a big difference to the look and that the grey with two tones is preferable, as it gives character to the central plant.

Commissioner Grose expressed that she no longer has concern over the bridge crossing Kaylor Street.

Commissioner Andrade asked and received clarification as to whom the additional tanks in the area belong to Mr. Omar advised that those tanks belong to the Golden State Water Company.

Motion/Second: Loe/Cuilty
Carried 4/0 (Riley, Sofelkanik, and DeBolt absent): Adopt Resolution No. 19-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 18-03 TO ALLOW FOR THE CONSTRUCTION OF AN 11,829 SQUARE FEET, TWO- STORY, CENTRAL PLANT (UTILITY) ON A PARCEL AT 3832 CATALINA STREET (APN 242-162-14), THE DEMOLITION OF A MEDICAL OFFICE BUILDING AT 3791 KATELLA AVENUE (APN 242-163-12) TO CREATE A PARKING AREA, AND THE CONSTRUCTION OF A UTILITY BRIDGE ACROSS THE PRIVATE ROAD, KAYLOR STREET (APN 242-162-13), ALL IN THE LOS ALAMITOS MEDICAL CENTER SPECIFIC PLAN (SP 09-1) AREA, (APPLICANT: KENT CLAYTON, TENET HEALTH)."

B. General Plan Amendment (GPA) 19-01
Zoning Ordinance Amendment (ZOA) 17-04 and Targeted Zoning & Subdivisions Code Update
Consideration of a resolution recommending adoption of a Targeted Zoning & Subdivisions Code Update to the City Council through a Zoning Ordinance Amendment, and whether to amend certain sections of the General Plan through a General Plan Amendment to include an addendum to the 2015 General Plan Final Environmental Impact Report.

Associate Planner Oliver summarized the staff report.

Commissioner Grose opened and closed the public hearing.

Commissioner Cuilty asked and received clarification from Development Services Director Johnson with regards to the number of allowable units per acre. Development Services Director Johnson advised that it is being presented as discussed: which will eliminate the per square foot per unit provision and will place a cap which shall not exceed 25 units per acre per the R-3 zone.
Development Services Director Johnson stated the following about the process for the general plan amendments: as a result of the three general plan amendments, the Commission's recommendation to the City Council consist of a two part process. If Council concurs with the Planning Commission's recommendation, they will instruct staff to proceed with the amendment procedure, which will go back to the Planning Commission and then ultimately go to Council. Once completed, Council will consider the Zoning Code Amendment.

Development Services Director Johnson advised that there is currently discussion at staff level, to consider modifying the code, to allow for an administrative review if it is not eliminating parking.

Commissioner Loe asked and received clarification as to whether it is legally allowed to park on the driveway approach. Development Services Director Johnson advised that it is not allowed, as ingress and egress cannot be prohibited.

The Planning Commission and staff briefly discussed different scenarios for requests to add second driveway approaches and how they could potentially impact parking and site distance clearances.

Motion/Second: Culity/Loe
4/0 (Riley, Sofelkanik, and DeBolt absent): Adopt Resolution No. 19-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL: (1) AMEND THE LOS ALAMITOS GENERAL PLAN, AND (2) FOLLOWING SUCH AN AMENDMENT TO THE GENERAL PLAN, APPROVE ZONING ORDINANCE AMENDMENT (ZOA) 17-04, AMENDING TITLES 16 AND 17 OF THE LOS ALAMITOS MUNICIPAL CODE (CITY INITIATED); and approval to allow requests for second driveway approaches to go through an administrative review process as long as parking will not be impacted.

10. DISCUSSION
A. Discussion of New Business Assistance
A discussion to brainstorm ideas that will encourage businesses to apply for business licenses, and for property managers to remind them of the business license requirement. During the May 22, 2019 Planning Commission meeting, Commissioners continued this item to the June 26, 2019 meeting so that more of the members could be present for the discussion.

Development Services Director Johnson summarized the staff report.

Development Services Director Johnson noted correspondence for the record that was sent by Commissioner DeBolt, which provides thoughts for dialogue between staff and property owner/managers.
Development Services Director Johnson advised the Commission that staff reached out to the property manager [of the Alamitos Business Center] and asked for her assistance with providing prospective tenants with information concerning the development standards [for that site], and have them contact the City.

The Planning Commission and staff discussed the following:

- The responsibility should lie on the property owner to make sure that prospective tenants communicate with the City prior to signing a lease.
- Whether both the property owner and the property manager [for the Alamitos Business Center] both received notice from the City Development Services Director Johnson advised that the intent was to notify both, however County records only listed the Property Manager's information as the signatory for the owner.

Commissioner Loe inquired about the legalities involved when a prospective tenant signs a lease at a location where they are not allowed [to conduct business per City code]. City Attorney Daudt stated that the City is not really in a position to get involved as it is a civil landlord-tenant dispute.

Commissioner Grose noted correspondence for the record, from Commissioner DeBolt concerning having the City remind property owners/managers to do their due diligence and advising prospective tenants to contact the City.

Commissioner Grose opened the public hearing.

Speaker Jim Santo Roy expressed that it is the responsibility of the tenants to find out what is permitted in each zone before a lease is signed.

Commissioner Grose closed the public hearing.

Commissioner Loe stated that there is no formal policy in place but as a Commission, they have an ethical obligation when certain situations arise.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Director Johnson discussed the following:

- Encouraged the Planning Commissioners to attend the Orange County Planning Officials Leadership Initiative Collaborative.
- The Olson project [at 3131 Sausalito] are the process of completing the framing and forms for the first set of units and the construction of the model trailer should be underway within the next 60 to 90 days.
• Grading and utility plans have been submitted for the Los Alamitos Luxury Apartment and construction is expected to start the first of the new year.
• The Marriot Fairfield hotel has all the windows installed and plumbing and electrical work is underway. The construction of this project is on schedule with an opening in the spring of 2020.
• The 5252 Katella building has landscaping completed at Starbucks and the shell building is close to being completed. Starbucks is anticipating an early fall opening.
• Encouraged the Planning Commissioners to review the approved budget for the 2019-2020 fiscal year and provide some feedback.

12. COMMISSIONER REPORTS
Commissioner Grose shared the following with the Planning Commission and staff:

• Shared the success of Serve Los Al.
• Requested an update on the non-permitted signage at tattoo parlors.
• Wahoo’s official grand opening and fundraising event.
• Wished Commissioner Andrade a Happy Birthday.

13. ADJOURNMENT
The Planning Commission adjourned the meeting at 8:06 p.m.

ATTEST:  

Commissioner Grose

Les Johnson, Secretary