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

REGULAR MEETING – September 25, 2019

1. CALL TO ORDER
   The Planning Commission/Subdivision Committee met in Regular Session at
   7:00 p.m., Wednesday, September 25, 2019, in the Council Chamber, 3191
   Katella Avenue, Vice Chair Sofelkanik presiding.

2. ROLL CALL
   Present: Commissioners: Vice Chair Sofelkanik
            Andrade, Culity, Debolt, Loe, and Grose
            Absent: Chair Riley (Excused)
   Staff: Les Johnson, Development Services Director
          Michael Daudt, City Attorney
          Tom Oliver, Associate Planner
          Maria Veronica Enciso, Department Secretary

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

4. ORAL COMMUNICATIONS
   Vice Chair Sofelkanik opened the meeting for Oral Communication for items not
   on the agenda.

   Candice requested for a flashing red light at the crosswalk on Los Alamitos
   Boulevard (going from Brew Kitchen Alehouse to Southland Credit Union).

5. APPROVAL OF MINUTES
   A. Approve the Minutes for the Special Meeting of April 16, 2019 and
      Regular Meeting of August 28, 2019

   Special Meeting of April 16, 2019
   Motion/Second: Grose/Debolt
   Carried 4/0 (Riley absent) (Andrade and Sofelkanik abstained): The Planning
   Commission approved the minutes of the Special meeting of April 16, 2019.

   Regular Meeting of August 28, 2019
   Motion/Second: Grose/Culity
   Carried 4/0 (Riley Absent) (Loe and Debolt abstained): The Planning
   Commission approved the minutes of the Regular meeting of August 28, 2019.

6. CONSENT CALENDAR
   None.
7. **STAFF REPORT**

A. Community Development Block Grant (CDBG) Community Meeting Regarding Future Fund Use

Associate Planner Oliver summarized the staff report.

Vice Chair Sofelkanik opened the public hearing.

Resident Debbie Feldman expressed her interest to have the funds used in the [New Dutch Haven and Carrier Row neighborhood]. She also expressed her dissatisfaction of the street sweeping in the area.

Associate Planner Oliver explained that the funds are used for low-income neighborhoods.

Resident Lucy expressed her dissatisfaction of the street sweeping in [the New Dutch Haven neighborhood] and how there are potholes on Kearsarge Avenue that need to be looked at.

Resident Christina P. lives in the New Dutch Haven neighborhood and has noticed uneven sidewalks.

Vice Chair Sofelkanik closed the public hearing.

8. **PUBLIC HEARING**

A. Site Plan Review (SPR) 19-01, Conditional Use Permit (CUP) 19-02, Chevron Gas Station/Convenience Store/Car Wash 5100 Katella Avenue

Commissioner Andrade recused himself.

Associate Planner Oliver summarized the staff report.

Applicant Samir Hijazi discussed the following:
- The need to retain customers and increase customers therefore the need to redevelop.
- The compatibility of the general plan and zoning map to the submitted plans.
- Committed to not negatively impact the residents in the area.

Commissioner Grose asked and received feedback from Mr. Hijazi in regards to letters not sent to the neighboring residents. Mr. Hijazi expressed that it is not his style, but this meeting would be a good place to discuss the item.
Vice Chair Sofelkanik noted that a Public Hearing notice was sent out on September 11, 2019.

Commissioner Debolt asked and received clarification from Associate Planner Oliver as to why staff wanted a study from the other carwash location [on Valley View Street and Cerritos Avenue] and the reason being the location of the residents to the carwash.

The Traffic Commission and Mr. Hijazi discussed the following:
- Clarification to water draining into the storm drain and how this issue was already addressed with the sewer district and a WQMP (Water Quality Management Plan) was made.
- The expected volume of 24 carwashes per day was based on the study of the carwash on Valley View Street and Chapman Avenue.
- Katella Avenue having a larger volume of cars than Valley View Street.

The Traffic Commission and Angelica Nguyen, Acoustic Consultant, discussed the following:
- Errors in the report that were submitted.
  - Page nine of the study; table is correct the text is not.
- Noise reduction due to the mechanical doors for the carwash, which would be located at the exit.
- Clarification of the noise on the residential property not changing due to a barrier on the western property line.
- The sound of the doors are not as loud as the blower system at the exit.

Resident Rob Feldman does not favor carwash.

Resident Jim C. expressed that having the carwash would affect the adjacent properties and the value of the homes.

Resident Mike McGregor expressed his fear that Siboney Street would be overcrowded and does not favor the carwash.

John Martinez, a Los Alamitos property owner, is against the carwash.

Resident Lucy expressed that there is no need for another carwash, gas station, or convenience store.

Resident Debbie Feldman does not favor the carwash and expressed that the values of the properties will go down.

Resident Christina P. expressed her concern of the toxic fumes/chemicals, noise control, trash, and sitting water due to the carwash.

Resident Linda T. expressed her concern of noises and traffic flow.
Vice Chair Sofelkanik closed the public hearing.

The Traffic Commission discussed the following:
- The height of the building being 19.5 feet.
- Expressed concern over:
  - Traffic on Siboney Street and Katella Avenue.
  - Additional traffic due to the senior homes being built across the street in the City of Cypress.
  - Design of the flow.
  - The applicant not taking into consideration the staff recommendations: reaching out the residents in the area and request of a study for a specific carwash location.
  - Noise control issue.
  - Depreciate the values of the homes.
- Distance of the landscape to the rear fence being about 65 feet.
- Suggested to have the location be just a gas station and convenience store instead of adding a carwash.

Motion/Second: Debolt/Grose
Carried 5/0 (Riley absent) (Andrade recused himself): Direct staff to prepare a resolution of denial of the project.

RECESS
The Planning Commission took a brief recess at 8:45 p.m.

RECONVENCE
The Planning Commission reconvened in Regular session at 8:56 p.m.

B. Site Plan Review (SPR) 19-02
Site Modifications and Improvements to Two Existing Commercial Buildings and the Addition of a Pedestrian Bridge between the Two Buildings

Associate Planner Oliver summarized the staff report.

Interim City Manager Johnson added that a vast majority of the improvement is interior and EPSON is willing to work with the City.

Commissioner Loe asked and received clarification from Interim City Manager Johnson about the traffic flow for both the entrance and exits. The egress will vary and the gate in between the two buildings will only open after 3 p.m.

Commissioner Andrade asked about the arm gate that will be put in place would create a backflow to Katella Avenue.

Vice Chair Sofelkanik opened the public hearing.
Applicant Rand Rozar thanked the Planning Commission and staff for reviewing their proposal. Mr. Rozar provided an answer to Commissioner Andrade question about the arm gate and that the plan is to keep it open during the hours of 7:00 a.m. to 9:00 a.m. and that start time of the staff would vary in the morning. Also, there would only be 80% of staff in the offices all at one time.

The Planning Commission and Mr. Rozar discussed the following:
- The approximate cost of everything including fixtures and furniture is about $30 million.
- Staff recommendations of the exterior lights to be changed.

Vice Chair Sofelkanik closed the public hearing.

Commissioner Grose expressed that she is pleased with the development of the property.

Motion/Second: Andrade/Grose
Carried 6/0 (Riley absent): Adopt Resolution No. 19-12, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE PLAN REVIEW (SPR 19-02) TO PERMIT CERTAIN SITE IMPROVEMENTS AND THE ADDITION OF A PEDESTRIAN BRIDGE BETWEEN THE TWO EXISTING BUILDINGS LOCATED ON A 9.4-ACRE PARCEL AT 3131 KATELLA AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN 242-212-09 (APPLICANT: RAND ROZAR – EPSON AMERICA, INC.)."

C. Zoning Ordinance Amendment (Zoning Map Update) (ZOA) 17-04
General Plan Amendment (GPA) 19-01

Associate Planner Oliver summarized the staff report.

The Planning Commission and staff discussed the following:
- Retail would be on the first floor within 100 feet from Los Alamitos Boulevard and Katella Avenue and anything else can be mixed use.
- Clarification of the code about having up to 15% of non-retail on the ground floor within the 100 feet of the arterial streets.
- Concerned if the City would lose out on revenue due to the areas behind the 100 feet if it isn’t retail.
- Medical offices on the first floor requires a Conditional Use Permit and up to the 15%.

Vice Chair Sofelkanik opened and closed the public hearing.

Vice Chair Sofelkanik noted that a Public Notice was done of September 11, 2019.
Interim City Manager Johnson acknowledged Associate Planner Oliver for sending notices of the zone changes back in June 2019.

Motion/Second: Grose/Debolt
Carried 6/0 (Riley absent): Adopt Resolution No. 19-13, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL AMEND THE LOS ALAMITOS GENERAL PLAN BY APPROVING GENERAL PLAN AMENDMENT (GPA) 19-01, TO ENSURE THAT THE ZONING CODE WILL MAINTAIN INTERNAL CONSISTENCY WITH THE ACTIONS, GOALS, OBJECTIVES, AND POLICIES OF THE GENERAL PLAN, AND WILL NOT CREATE ANY INCONSISTENCIES THEREIN (CITY INITIATED);” and, Adopt Resolution No. 19-14, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL AMEND THE LOS ALAMITOS ZONING MAP TO CONFORM TO THE CITY’S GENERAL PLAN LAND USE MAP, AS A PART OF ZONING ORDINANCE AMENDMENT (ZOA) 17-04 (CITY INITIATED);” and affirm the recommended “Addendum #2 to the 2015 General Plan FEIR” prepared pursuant to the California Environmental Quality Act (CEQA) for consideration by the City Council regarding General Plan Amendment 19-01; and, “Addendum #1 to the 2015 General Plan FEIR,” prepared pursuant to the California Environmental Quality Act (CEQA) for consideration by the City Council regarding Zoning Ordinance Amendment 17-04; and affirm changes to Article 2, concerning Retail Use location requirements in the TCMU Zoning District.

9. DISCUSSION
None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Changes to Meeting dates in November and December.

Interim City Manager Johnson discussed the date change for the November and December Planning Commission meetings due to the holidays.

- November 20, 2019
- December 18, 2019

11. COMMISSIONER REPORTS

Commissioner Grose suggests relooking into previous topics about the height of plants on the parkway that obstruct the view of traffic and the percentage of advertisements on windows. She also wanted the City Council to acknowledge all the work Associate Planner Oliver has done [with the zoning code update] and that the Planning Commission appreciates him.

Commissioner Debolt discussed an issue that was brought up during Oral Communication about adding a flashing red light on Los Alamitos Boulevard.
Interim City Manager Johnson mentioned that this issue would be brought back to the Traffic Commission and City staff.

Commissioner Loe discussed the car stacking at the Rossmoor carwash and the need to patrol this area. Interim City Manager Johnson will mention this to the Police Department and have it patrolled.

12. **ADJOURNMENT**
The Planning Commission adjourned the meeting at 9:41 p.m.

ATTEST:

Victor Sofelkanik, Vice Chair

Les Johnson, Secretary