

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

REGULAR MEETING – October 23, 2019

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:03 p.m., Wednesday, October 23, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL

Present: Commissioners: Chair Riley
Vice Chair Sofelkanik
Andrade, Culty, Debolt, Loe, and Grose

Staff: Les Johnson, Interim City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Riley.

4. ORAL COMMUNICATIONS

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

Samir Hijazi sent a letter to the Planning Commission in response to the September Planning Commission meeting to consider the [Chevron] project as two applications, with the carwash and without the carwash.

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

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of September 25, 2019

Regular Meeting of September 25, 2019

Motion/Second: Grose/Debolt

Carried 6/0 (Riley abstained): The Planning Commission approved the minutes of the Regular meeting of September 25, 2019.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

**A. Denial of Site Plan Review (SPR) 19-01, and
Conditional Use Permit (CUP) 19-02**

**Chevron Gas Station/Convenience Store/Car Wash Project
5100 Katella Avenue**

Interim City Manager Johnson clarified that this item is not a public hearing, but an item of consideration.

Commissioner Andrade recused himself.

Chair Riley noted that he was not present at the September Planning Commission meeting so he won't be participating in the discussion or the decision of this item.

Commissioner Loe suggested that another public hearing notice be resent to allow the applicant to present again.

Commissioner Debolt asked if we can bifurcate the denial for the carwash and convenience store and agrees with Commissioner Loe to have a resubmitted public hearing notice.

City Attorney Daudt suggested to the Planning Commission to direct staff a resolution of denial that is specific to the CUP and then re-notice the site plan of the project as revised for further consideration.

Vice Chair Sofelkanik clarified that the applicant addresses the issues that were brought up during the October Planning Commission meeting in order for the Planning Commission to reconsider the project.

City Attorney Daudt clarified that the discussion is not an approval of the site plan, but a concession to the request from the applicant.

Motion/Second: Debolt/Grose

Carried 5/0 (Riley abstained):

Motion to deny the Conditional Use Permit for the carwash and continue the Site Plan Review and allow the applicant to address the concerns that have been raised by the Planning Commission. City Attorney Michael corrected the motion to state denial of the resolution is directed to staff returning at the next meeting with the resolution denying the Conditional Use Permit meanwhile allowing the Site Plan to be reviewed again.

B. Conditional Use Permit (CUP) 19-03

**Ambulance Service in the Planned Light Industrial (P-M) Zone at 3597
Briggeman Drive**

Associate Planner Oliver asked and received clarification from City Attorney Daudt that a public hearing can still be held without the applicant present.

Associate Planner Oliver summarized the staff report.

Associate Planner Oliver discussed changes that were made in Section 2 of the resolution to change commercial recreation use to ambulance service use.

Chair Riley opened and closed the public hearing.

Motion/Second: Grose/Andrade

Carried 7/0: Motion to approve with changes made in the resolution.

8. STAFF REPORT

None.

9. DISCUSSION

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Interim City Manager Johnson discussed the following:

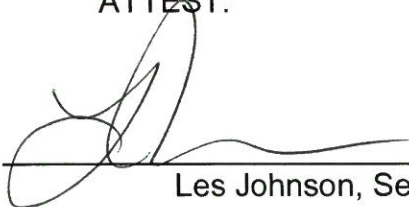
- Reminded the Planning Commission of the next two Planning Commissioner meetings, November 20 and December 18.
- A fiscal sustainability presentation for the Planning Commission will be presented at the December 18 meeting.

11. COMMISSIONER REPORTS

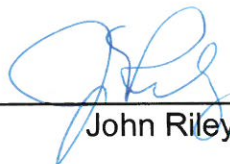
12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:20 p.m.

ATTEST:



Les Johnson, Secretary



John Riley, Chair