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

REGULAR MEETING – November 20, 2019

1. CALL TO ORDER
The Planning Commission/Subdivision Committee met in Regular Session at
7:00 p.m., Wednesday, November 20, 2019, in the Council Chamber, 3191
Katella Avenue, Chair Riley presiding.

2. ROLL CALL
Present: Commissioners: Chair Riley
Vice Chair Sofelkanik
Andrade, Cuilty, 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.

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

5. APPROVAL OF MINUTES
A. Approve the Minutes for the Regular Meeting of October 23, 2019

Regular Meeting of October 23, 2019
Motion/Second: Grose/Cuilty
Carried 7/0: The Planning Commission approved the minutes of the Regular
meeting of October 25, 2019.

6. CONSENT CALENDAR
None.

7. PUBLIC HEARING
A. Approval of Site Plan Review (SPR) 19-01
   Denial of Conditional Use Permit (CUP) 19-02
   Chevron Gas Station/Convenience Store/Car Wash Project
   5100 Katella Avenue

Commissioner Andrade recused himself.
Interim City Manager Johnson clarified what was recommended last month which was to discuss the denial of the Conditional Use Permit and allow the applicant to resubmit plans.

Chair Riley clarified that he will not be participating in the discussion about the denial of the Conditional Use Permit.

Chair Riley opened public hearing.

Samir Hijazi, applicant, clarified that he has come to agree with the Planning Commissions suggestion to remove the carwash and resubmit for a new site plan.

Chair Riley closed public hearing.

Motion/Second: Debolt/Grose

Associate Planner Oliver summarized the staff report.

Interim City Manager Johnson added to the staff report.

Chair Riley opened public hearing.

Samir Hijazi, applicant, explained the changes that were made on the site plan with consideration to the Staff recommendations.

Roberta Martinez, property owner, received clarification from Staff that there will be no carwash on the updated site plan and details about the convenience store.

Motion/Second: Grose/Debolt

B. General Plan Amendment (GPA) 19-01
Zoning Ordinance Amendment (ZOA) 19-01

Associate Planner Oliver summarized the staff report.

Chair Riley opened public hearing.

Jennifer Lynch, land use attorney, on behalf of JCB, Inc. (Arrowhead site) summarized a submitted letter to the City staff [which was distributed to the Planning Commission] in support of the proposed amendments.

Perry Banner, applicant and representative of the CGM Katella, LLC, explained the history of the offices building use.

Vice Chair Sofelkanik asked and received clarification from Associate Planner Oliver and Interim City Manager Johnson about the possibility and process of having an increased office use and the need of additional parking spaces.

Vice Chair Sofelkanik wanted to make the letter received from JCB, Inc. be recorded.

Commissioner Andrade asked and received clarification from Associate Planner Oliver about the amendments.

Commissioner Loe asked and received clarification from Associate Planner Oliver about the lot being split from a larger lot. He then asked and received clarification from Interim City Manager Johnson how it became legal non-confirming in the planned light-industrial zone.

Chair Riley asked why this was not included in the General Plan Amendment, City staff did not know and that it could have been an oversight, but it would now be addressed going forward.

Commissioner Loe asked and received clarification from Interim City Manager Johnson about the property having a retail overlay and how the main use of the area is for offices more so than retail.

Commissioner Cuilty followed up with Commissioner Loe’s question of an overlay in relation to the neighboring property (Arrowhead) having the retail overlay and the future of a redevelopment.

Commissioner Cuilty asked and received an answer by Orion Wise, Property Manager, about the parking lease on the property.
Commissioner Debolt commented on the retail overlay on the Arrowhead property and that the City's initial thought was to stray away from industrial use when this was initially put in place.

Chair Riley closed public hearing.

Motion/Second: Grose/Debolt
Carrier 7/0: Adoption of Resolution No. 19-18, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA) 19-01 TO CHANGE THE GENERAL PLAN DESIGNATION from Planned Industrial to Professional Office AND ZONING ORDINANCE AMENDMENT (ZOA) 19-01 TO CHANGE THE ZONING DISTRICT from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) FOR four PARCELS at 4281 Katella Avenue (APNs 241-241-20, 241-241-21, 241-241-25 & 241-241-26) (Applicant: Perry Banner of Michael Baker Intl., on behalf of CGM Katella, LLC).".

8. STAFF REPORT
None.

9. DISCUSSION
None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR
Reminder of Change to December Meeting Date (12-18-2019).

Interim City Manager Johnson discussed the following:
- The zoning code was approved at the City Council meeting on November 18, 2019 and will be put in place in 30 days.
- The Regional Housing Needs Assessment – the vote that occurred needed to reallocate numbers and the City’s number went up by three times. At this time, the City staff discussion and will discuss with Council for comments. The numbers will be official in March (Southern California Association of Governments will finalize the numbers).
- Commissioner Holiday Dinner on December 12, 2019.
- Wished the Commissioners a Happy Thanksgiving.

11. COMMISSIONER REPORTS

Commissioner Debolt asked staff about the finalized conditions for the property at 3342 Cerritos Avenue.

12. ADJOURNMENT
The Planning Commission adjourned the meeting at 7:58 p.m.