

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

REGULAR MEETING – July 22, 2020

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:05 p.m., Wednesday, July 22, 2020, in a video conference, Chair Andrade presiding. As a result of the State of Emergency in California due to the threat of COVID-19 and pursuant to Governor Newsom Executive Order N-25-20 issued on March 12, 2020, all members of the Planning Commission/Subdivision Committee attended telephonically.

2. ROLL CALL

Present: Commissioners:

Chair Andrade, Vice Chair Grose
DeBolt, Loe, Riley, and Sofelkanik

Absent:

Cuilty

Staff:

Ron Noda, Acting 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 Chair Andrade.

4. ORAL COMMUNICATIONS

Acting Development Services Director Noda introduced himself and addressed the Planning Commission.

Department Secretary Enciso quickly shared that there were no public comments received by the 4:00 p.m. cut-off time.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of May 27, 2020

Motion/Second: Grose/DeBolt

Carried 6/0 (Cuilty Absent): The Planning Commission approved the minutes of the Regular Meeting of May 27, 2020.

ROLL CALL VOTE

Chair Andrade

Aye

Vice Chair Grose

Aye

Commissioner Cuilty

(Excused)

Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

6. **CONSENT CALENDAR**

None.

7. **PUBLIC HEARING**

A. Conditional Use Permit (CUP) 20-02

Full Alcoholic Beverage Service for Brew Kitchen Ale House Restaurant in the General Commercial (C-G) zone

Consideration of a Conditional Use Permit for onsite full alcoholic beverage service for an existing restaurant at 10708 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District (Applicant: Joseph Maggiore), APN 242-245-01.

Department Secretary Enciso shared that the Public Hearing for this agenda item was noticed as an in person Planning Commission meeting at the Community Center, but due to last minute changes, the meeting was then changed to be via videoconference. Therefore, Department Secretary Enciso was in the Community Center for this meeting just in case members of the public were to attend.

Associate Planner Oliver summarized the staff report.

Chair Andrade opened the public hearing.

Department Secretary Enciso confirmed that there were no public comments received for this agenda item.

Applicant Joseph Maggiore joined the meeting via teleconference and thanked Associate Planner Oliver for getting him on the [July] agenda and for everyone's time to consider this item.

Chair Andrade closed the public hearing.

Commissioner Riley asked staff if there were any provisions in the CUP that requires the business to maintain food service at this location and would not allow for it to be converted to a bar at some point in the future.

Associate Planner and City Attorney Daudt clarified that the CUP is specific to providing full alcoholic beverage service for an existing restaurant (Brew Kitchen Ale House). Also, that the type of ABC license that the applicant would seek is tied to a restaurant use.

Motion/Second: Loe/Grose

Carried 6/0 (Culity absent): Adopt Resolution No. 20-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-02 TO ALLOW FULL ALCOHOLIC BEVERAGE SALES AT A 2,118 SQUARE FOOT RESTAURANT WITH A 387 SQUARE FOOT OUTSIDE SEATING AREA IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10708 LOS ALAMITOS BLVD. IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-245-01 (APPLICANT: JOSEPH MAGGIORE, COPPER BELLE, INC.)."

ROLL CALL VOTE

Chair Andrade	Aye
Vice Chair Grose	Aye
Commissioner Culity	(Excused)
Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

8. STAFF REPORT

A. Nomination of a Planning Commissioner for SCAG Active Transportation Plan Grant Community Advisory Committee

This report provides the Planning Commission with information regarding the Southern California Association of Governments (SCAG) Active Transportation Program (ATP) Grant Project. The report also requests input into the nomination and appointment of one commissioner to serve on the Community Advisory Council (CAC).

Acting Development Services Director Noda summarized the staff report.

Commissioner DeBolt asked if the \$150,000 could be used for the infrastructure for any recommendations that are being made. Acting Development Services Director Noda clarified that the money will go to the consultant directly.

Commissioner DeBolt asked why waste \$150,000 to get nothing other than a plan that we may not be able to do or will not be able to do. Associate Planner Oliver mentioned that plan would allow the City to apply for other grants. Without this plan in place, grants will not be awarded to the City for infrastructure.

Motion/Second: DeBolt/Andrade

Carried 5/0 (Culity absent, Sofelkanik abstained): The Planning Commission nominated and appointed Commissioner Sofelkanik to serve on the Community Advisory Council (CAC).

ROLL CALL VOTE

Chair Andrade	Aye
Vice Chair Grose	Aye
Commissioner Culity	(Excused)

Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Abstained

Commissioner Sofelkanik asked if the consultant or an agency would reach out to him about the CAC. Associate Planner Tom confirmed that a letter would be sent through email and mail.

9. DISCUSSION

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associate Planner Oliver discussed the following:

- The City has approved a Temporary Use Permit for outdoor business.
 - Restaurants have started serving outdoors
 - Four restaurants approved, four other restaurants still pending.
 - About 40 salons are planning to have business outdoors.
- Epson should completely be moved into their building by late August or in September.
- The City has asked the contractors of the Marriot Fairfield Inn and Suites project to reopen Briggeman Drive as it has been closed for a while now.
- Pavement rehabilitation project on Noel Street has begun.
- The Olson Oak Walk project was slowed down due to the Santa Ana Regional Water Quality Control Board to clean up the soil on the property.
- The Los Alamitos Luxury Apartment contractors currently completing the grading.

Commissioner Sofelkanik asked about the Olson Oak Walk project in regards to a utility pole on the north side of the property. Associate Planner Oliver clarified that this issue was not resolved and that the City is withholding the remaining permits until this issue is resolved.

Commissioner DeBolt asked about a document that was supposed to be approved for the Los Alamitos Luxury Apartments that detailed the (soil) contamination that was to be recorded with the property prior to permits being pulled. City Attorney Daudt mentioned that he would need to follow up on this, but per his recollection, the property met all the prerequisites based on the language that was required for the recordation in accordance to the remediation.

Commissioner DeBolt shared that the purpose of the recordation (regarding to the Los Alamitos Luxury Apartments) was to show the extent of the contamination in order to give notice to the people who may do anything to the property.

Commissioner Loe asked and received clarification from Associate Planner Oliver in regards to a permit parking condition in the neighborhood that residents at the Olson Oak Walk could not apply for.

11. COMMISSIONER REPORTS

Commissioner Sofelkanik shared that there is a tremendous amount of dust generated from the project at the Los Alamitos High School and believes that there is an agreement between the school and the City to mitigate the dust. Acting Development Services Director Noda shared that the City is aware of this issue and that it was brought to the staff's attention from a neighboring business. Staff sent out the Building Inspector Abbott to inspect and were in contact with the school district to mitigate the problem.

Chair Andrade asked and received clarification from Associate Planner Oliver about a City of Cypress project located on Katella Avenue that will consist of retail and assisted living.

Associate Planner Oliver also shared the following project in the City of Cypress:

- Build a retail shopping center and apartment buildings on a part of the parking lot of the Los Alamitos Racetrack.
- Amazon will be opening a distribution center at the Mitsubishi building.

Vice Chair Grose and Chair Andrade welcomed Acting Development Services Director Noda.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:53 p.m.

ATTEST:



Larry Andrade, Chair



Maria Veronica Enciso, Department Secretary

