

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

REGULAR MEETING – January 27, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Special Session at 7:02 p.m., Wednesday, January 27, 2021, in a video conference, Chair Grose 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 Grose
Vice Chair DeBolt
Andrade, Cuiilty, Loe, Sofelkanik

Absent:

Riley

Staff:

Ron Noda, Acting Deputy 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 Commissioner Andrade.

The Planning Commission agreed to move Item 4 after Item 9A.

4. PRESENTATION

A. Active Transportation Plan

5. ORAL COMMUNICATIONS

Department Secretary Enciso shared that there were 22 public comments received for Item 9A by the 4:00 p.m. cut-off time.

6. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

This report provides relevant information for the Planning commission's annual reorganization, by the election of the Chair and Vice Chair.

Commissioner Andrade called for nominations for the position of Chair.

Commissioner DeBolt nominated Commissioner Grose and Commissioner Cuiilty second the motion.

ROLL CALL VOTE

Commissioner Andrade	Aye
Commissioner Grose	Aye
Commissioner Cuiilty	Aye
Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commission appointed Commissioner Grose as Chair.

Commissioner Andrade called for nominations for the position of Vice Chair.

Chair Grose nominated Commissioner DeBolt and Commissioner Sofelkanik second the motion.

ROLL CALL VOTE

Chair Grose	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye
Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commissioner appointed Commissioner DeBolt as Vice Chair.

Commissioner Andrade thanked the Planning Commission for allowing him to be the Chair for the last 12 months.

7. APPROVAL OF MINUTES

A. Approve the Minutes for the Special Meeting of November 18, 2020

Motion/Second: Grose/DeBolt

Carried 6/0: The Planning Commission approved the minutes of the Special Meeting of November 18, 2020.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)

Commissioner Sofelkanik Aye

8. CONSENT CALENDAR
None.

9. PUBLIC HEARING

A. Conditional Use Permit (CUP) 20-04

Alcohol Sales, Off-site Consumption in the General Commercial (C-G) Zone

Consideration of a Conditional Use Permit for the use of "Alcohol Sales, Offsite Consumption" proposed for 10680 Los Alamitos Blvd. in the General Commercial (C-G) Zoning District (Applicant: Matthew Harrison), APN 242-245-01.

Associate Planner Oliver summarized the staff report.

Vice Chair DeBolt asked and received clarification from Associate Planner Oliver that 7-11, Deux Amies, Tubby's Liquor, and CVS are the other establishments that sell liquor for offsite consumption in the census track.

Chair Grose asked what the Planning Commission could do to prevent smoking, vaping, and other items like that from the facility. Associate Planner Oliver clarified that it can be added as a condition in the resolution.

Applicant Matthew Harrison thanked the Planning Commission for allowing him to put forth this item. He explained the items that would be sold in the store.

The Planning Commission discussed the following with the applicant:

- Selling of higher end alcoholic beverages and not necessarily the usual items sold in liquor stores and groceries.
- Hours of business.

Chair Grose opened the Public Comment.

Lisa Garcia expressed her concern of the students would be walking to and from school that surround the establishment.

Rick, owner of Tubby's Liquor, expressed that he does not support the location of the establishment.

Chair Grose shared that the Planning Commission did receive the public comments for this agenda item.

Chair Grose closed the Public Comment.

Commissioner Sofelkanik asked City Attorney Daudt regarding the code section that the second caller (Rick) mentioned. City Attorney Daudt clarified that it is the findings should the establishment have a negative effect in the community to which the Planning Commission is able to make the determination.

Vice Chair DeBolt commented that he did not see competition in the list as injurious to another competitor's business.

Commissioner Sofelkanik asked to open the Public Hearing.

Chair Grose opened the Public Hearing.

Commissioner Sofelkanik asked and received clarification from the applicant regarding the items he would sell.

Chair Grose closed the Public Comment.

Chair Grose shared that she asked for staff to include how much police influence can have in the community with the other stores [that have offsite alcohol sales] in the area.

Commissioner Andrade shared that he is in agreement with Chair Grose. He also shared that he does not see the establishment as a typical liquor store, but a specialty type. Also that the Alcoholic Beverage Control (ABC) would determine if the saturation is too dense in the area. He also finds many positives to the establishment.

City Attorney Daudt followed up with a clarification that based on the census tract where the use would be located is an area of undue concentration as defined by the ABC regulations.

Commissioner Loe commented to address in the conditions about vaping, tobacco, and lottery tickets that they are restricted as well as the hours of operation.

Vice Chair DeBolt expressed that he also shares the same sentiment as Commissioner Loe stated. He also shared that the establishment would be unique to the City if it is truly a "high end" type of experience. Also to limiting/eliminating the no vaping and tobacco but also, no other good or food products but limited to the alcohol and the mixers so that it does not become another liquor store. He reiterated the need to include the hours of operation in the conditions from 2:00 p.m. to 10:00 p.m.

Motion/Second: Andrade/DeBolt

Carried 6/0 (Riley absent): Adopt Resolution No. 21-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 20-04 TO ALLOW ALCOHOLIC BEVERAGE SALES FOR OFF-SITE CONSUMPTION AT A 1,180 SQUARE FOOT UNIT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10680 LOS ALAMITOS BLVD., APN 242-245-01 (APPLICANT: MATTHEW HARRISON)" with additions to the conditions

pertaining to the hours of operation and selling of tobacco, lottery tickets, vape projects, and other items determined by staff.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Commissioner Andrade and Chair Grose quickly thanked the residents that submitted a public comment.

10. STAFF REPORT

A. Nomination and Appointment of a Member of the Planning Commission to participate in the Town Center Mix-Use Survey

This report provides the Planning Commission with information regarding the Town Center Mix-Use (TCMU). The report also requests input into the nomination and appointment of one commissioner to participate in a survey (online and one on one) with the TCMU consultant – PlaceWorks.

Acting Deputy City Manager Noda summarized the staff report.

Commissioner Loe expressed interest.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye
Commissioner Loe	Aye
Commissioner Riley	(Absent)
Commissioner Sofelkanik	Aye

Carried 6/0 (Riley absent): The Planning Commission nominated and appointed Commissioner Loe to participate in a survey with the TCMU consultant.

11. DISCUSSION

None.

12. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Acting Deputy City Manager Noda updated the Planning Commission regarding the Trash Ad-Hoc Committee.

Associate Planner Oliver shared the following:

- The Marriot Fairfield Inn and Suites should be open in two weeks.
- The Los Alamitos Luxury Apartments have added the third floor.
- The Olson Oak Walk is building their final building.

13. COMMISSIONER REPORTS

Chair Grose requested for staff to bring back updates regarding previous projects the Planning Commission has approved. She also thanked the Planning Commission for the support and hoped for everyone to stay safe and healthy.

14. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:39 p.m.

ATTEST:



Wendy Grose, Chair



Ron Noda, Secretary