

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING Wednesday, May 26, 2021 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on May 26, 2021 will be conducted by videoconference pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20. The public may access the meeting electronically or telephonically.

Pursuant to Executive Orders and given the current health concerns, members of the public can access meetings by using your phone to dial +1 (301) 715-8592 and enter the Meeting ID: 814-7178-3318. Your microphone will be disabled upon entry for the duration of the meeting. **Members of the public may not attend the meeting in person.**

The public can submit comments to planningcommission@cityoflosalamitos.org with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM." Comments **received by 4:00 p.m.** will be compiled and provided to the Planning Commission and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting.

Members of the public wishing to verbally deliver comments via the telephone conference can submit their requests to planningcommission@cityoflosalamitos.org **until the close of the public comment period.** The Department Secretary will compile a list of speakers who have indicated a desire to speak. Before the close of the meeting, the Department Secretary will announce each speaker, enable the speaker's microphone, and begin the three-minute timer. The speaker's microphone will automatically be disabled at the end of three minutes.

All speakers shall observe civility, decorum and good behavior. Any item submitted to the Planning Commission during the meeting shall become public record and subject to applicable disclosure laws.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted after distribution of the agenda packet are available for public inspection on the City's website at www.cityoflosalamitos.org.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair Grose
Vice Chair DeBolt
Commissioner Andrade
Commissioner Cuiilty
Commissioner Loe
Commissioner Riley
Commissioner Sofelkanik

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

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5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of April 28, 2021

ROLL CALL VOTE

Chair Grose
Vice Chair DeBolt
Commissioner Andrade
Commissioner Culty
Commissioner Loe
Commissioner Riley
Commissioner Sofelkanik

- 6. **PRESENTATION**
A. Looking Forward: Opportunities for Los Alamitos
- 7. **CONSENT CALENDAR**
None.
- 8. **PUBLIC HEARING**
None.
- 9. **STAFF REPORT**
None.
- 10. **DISCUSSION**
None.
- 11. **ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**
- 12. **COMMISSIONER REPORTS**
- 13. **ADJOURNMENT**

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,038.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2019-15.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at City Hall, 3191 Katella Ave., Los Alamitos, CA 90720 and on the City's website at www.cityoflosalamitos.org not less than 72 hours prior to the meeting. **Dated this 19th day of May, 2021**



Maria Veronica Enciso
Department Secretary

5/19/2021

Date

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

REGULAR MEETING – April 28, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:04 p.m., Wednesday, April 28, 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, and Riley

Absent: Sofelkanik (excused)

Staff: Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Department Secretary Enciso shared that no one requested to speak by the 4:00 p.m. cut-off time.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of January 27, 2021 and March 24, 2021

Motion/Second: DeBolt/Cuiilty

Carried 4/0 (Riley abstained, Sofelkanik absent): The Planning Commission approved the minutes of the Regular Meeting of January 27, 2021.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye
Commissioner Loe	Aye

Commissioner Riley Abstained
Commissioner Sofelkanik (Absent)

Motion/Second: DeBolt/Loe

Carried 5/0 (Culity abstained, Sofelkanik absent): The Planning Commission approved the minutes of the Regular Meeting of March 24, 2021.

ROLL CALL VOTE

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

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

**A. Site Development Permit (SDP) 21-01
Construction of a Medical Office Building**

Continued consideration of a Site Development Permit application proposing the construction of a 5,200 square foot, two story medical building to replace two existing single-family homes on Katella Avenue (see attached site plan). The building plans call for two offices in the proposed building at 4562 Katella Avenue & 11002 Saratoga Drive, APNs 222-171-04 & -05 (Elizabeth Craig – Procon Development).

Associate Planner Oliver summarized the staff report.

Chair Grose asked if anyone requested to speak or had comments for the item, Department Secretary Enciso confirmed there was none.

Vice Chair DeBolt asked and suggested the fence height be 6 feet. Acting Deputy City Manager Noda clarified that 6 feet is already stated for fence height in the conditions.

Chair Grose opened the public hearing.

General Contractor Guy Castillo clarified that they will be taking care of the lighting [on the property] so that it does not impede on the neighbors. He also shared changes to the second floor being moved to the west instead of the east.

Chair Grose asked staff if it would be any problem for the applicant to make the changes in the plans. Associate Planner Oliver stated that the plans would go to the Building Division for review.

City Attorney Daudt added that when a motion is made to approve that the Commission includes the authority for the Development Services Department staff to approve the modified site plan and the Planning Commission agreed.

Chair Grose asked the applicant what kind of medical [use for the property]. The General Contractor shared that it is open at this point, but possibly a lab of some sort. In addition, they are in the process of reviewing different opportunities but will stay mainstream with [offices] along Katella Avenue.

Motion/Second: DeBolt/Andrade

Carried 5/0 (Culty abstained, Sofelkanik absent): Adopt Resolution 2021-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-01 FOR THE CONSTRUCTION OF A 5,200 SQUARE FOOT MEDICAL OFFICE BUILDING IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONE AT 4562 KATELLA AVENUE & 11002 SARATOGA DRIVE, APNS 222-171-04 & -05 (APPLICANT: ELIZABETH CRAIG, PROCON DEVELOPMENT)" with changes to Item 24 and authorize staff to approve changes to the site plan.

ROLL CALL VOTE

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

8. STAFF REPORT

None.

9. DISCUSSION

A. Town Center Mixed Use Zone Strategic Plan Update

This report provides the Planning Commission with information regarding an update on the progress of the Town Center Mixed Use (TCMU) Zone Strategic Plan and gives an opportunity for comment concerning the current direction in preparation of the plan.

Acting Deputy City Manager Noda summarized the staff report.

Consultant from Placeworks, Alan Loomis and Logan Woodruff, presented to the Planning Commission the progress of the TCMU Zone Strategic Plan.

Chair Grose asked how many other commissions would be reviewing the [TCMU Zone Strategic Plan]. Acting Deputy City Manager Noda stated that there are

currently no plans to take this to any other commission, but City Council would receive a presentation at an upcoming Council meeting.

Acting Deputy City Manager Noda asked if Commissioner Loe had any input as he was nominated and appointed by the Planning Commission to participate in the TCMU survey.

Commissioner Loe shared that he did engage with Alan and Logan (from Placeworks) and many of the points mentioned in the presentation were discussed.

Vice Chair DeBolt shared that he liked the idea of Pine Street being the bulk of the parking for any development adjacent to it and that he is not a fan of the parking structure.

Commissioner Cuiilty agreed with Vice Chair DeBolt regarding Pine Street, but is not sure how the plan would happen due to finances. She also shared her concern regarding the housing element in the area and affecting traffic along Katella Avenue.

Chair Grose commented on the suggestion of a light at Katella Avenue and Reagan Street and that this be brought up to the Traffic Commission. She liked the idea from both Vice Chair DeBolt and Commissioner Cuiilty regarding the plan that was done in the City of Lancaster (the idea to have it done on Pine Street). She also shared that she shared the plans and concepts to her fellow coworkers and friends.

Alan Loomis thanked the Planning Commission for their input.

Commissioner Riley shared that he liked the idea that was proposed, but clarification on the mechanics of a public-private partnership and private initiated. He also had concerns regarding the public initiated due to the budget and shared that a parking structure would be necessary in a mixed-use application like this. In addition, the City of Lancaster plan was appealing.

Alan Loomis explained the differences between public-private partnership, public initiated, and private initiated. He also explained the parking for residential units.

Acting Deputy City Manager Noda noted the budget concern of the Commissioners, but explained the importance to have a plan in place to direct City staff and the community to move forward.

Associate Planner Oliver added that the TCMU plan is a long-term plan and parts of it will consider the Regional Housing Needs Assessment (RHNA) housing numbers.

Commissioner Cuiilty commented on a letter from The Kennedy Commission regarding the RHNA about how much the City is required on housing.

Chair Grose mentioned to the Commission to provide staff with any questions so that the speaker (Alan Loomis) be able to answer at another meeting.

Acting Deputy City Manager Noda reiterated Chair Grose's request.

Vice Chair DeBolt commented on density and discussed the current projects in the City. He shared that he likes the mixed-use but the not the levels of density that were discussed.

Acting Deputy City Manager Noda thanked Alan and Logan from Placeworks.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Acting Deputy City Manager Noda informed the Planning Commission regarding the RFP for the housing element and that the City was able to obtain a consultant.

Associate Planner Oliver shared that the Chevron project is ready to start construction and further explained the grant for the housing element.

Chair Grose asked if townhouses, condominium and apartments be counted as an ADU (Accessory Dwelling Unit). Associate Planner Oliver stated that it does count.

Vice Chair DeBolt discussed the letter from The Kennedy Commission regarding low-income housing. City Attorney Daudt stopped the conversation regarding RHNA.

Chair Grose asked if any of the housing with shelters are counted. Associate Planner Oliver confirmed that they are.

11. COMMISSIONER REPORTS

Commissioner Loe referenced to a Planning Commission from two years ago regarding the zoning changes and parking requirements and requested to agendize the item for a future Planning Commission.

Motion/second: Loe/Riley

Carried 6/0 (Sofelkanik absent): Motion to agendize to review the residential parking standards from the April 16, 2019 Planning Commission Special Meeting.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Aye
Commissioner Cuiilty	Aye

Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	(Absent)

Commissioner Loe and City Attorney Daudt discussed the process if there are discrepancy with the zoning code.

Chair Grose asked about the fencing in the City of Cypress at the Los Alamitos Race Track. Associate Planner Oliver shared that it is a new development and it will be the Cypress Town Center. She also confirmed that the Thai massage has opened and the housing projects being completed [along Sausalito Street].

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:40 p.m.

ATTEST:

Wendy Grose, Chair

Ron Noda, Secretary