

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION/SUBDIVISION COMMITTEE REGULAR MEETING Wednesday, June 23, 2021 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on June 23, 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: 849-8317-0519. 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 Cuijty
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 May 26, 2021

ROLL CALL VOTE

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

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. Single Family Residential Parking Requirement

Consideration of a possible Zoning Ordinance Amendment concerning parking requirements. The Zoning Code (Title 17) was recently updated in November 2019. The requirements concerning parking for Single Family Residential Homes were possibly altered incorrectly during the Zoning Code update and may need to be corrected or updated.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and, if appropriate,
3. Direct Staff to bring back to the Planning Commission a draft resolution concerning Single Family Residential parking, if requested by Commissioners.

8. STAFF REPORT

None.

9. DISCUSSION

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

11. COMMISSIONER REPORTS

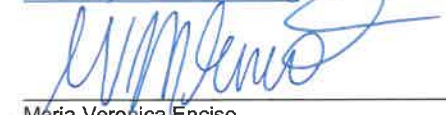
12. ADJOURNMENT

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 17th day of June, 2021**



Maria Veronica Enciso
Department Secretary

6/17/2021

Date

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

REGULAR MEETING – May 26, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:04 p.m., Wednesday, May 26, 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
CUILTY, Loe, and Sofelkanik

Absent:

Andrade, Riley (excused)

Staff:

Chet Simmons, City Manager
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 April 28, 2021

Motion/Second: DeBolt/CUILTY

Carried 5/0 (Andrade and Riley Absent): The Planning Commission approved the minutes of the Regular Meeting of April 28, 2021.

ROLL CALL VOTE

Chair Grose	Aye
Vice Chair DeBolt	Aye
Commissioner Andrade	Absent
Commissioner CUILTY	Aye
Commissioner Loe	Aye

Commissioner Riley Absent
Commissioner Sofelkanik Aye

6. PRESENTATION
A. Looking Forward: Opportunities for Los Alamitos

City Manager Simmons presented the presentation.

7. CONSENT CALENDAR
None.

8. PUBLIC HEARING
None.

9. STAFF REPORT
None.

10. DISCUSSION
None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associate Planner Oliver updated the Planning Commission on the progress of the Los Alamitos Luxury Apartment project and informed them of a stakeholders meeting for the Town Center Mixed Use on June 24 at 6 p.m.

Acting Deputy City Manager Noda informed the Planning Commission of the street work that will occur near the Los Alamitos Luxury Apartment project, an update on the waste hauler meeting committee meeting, and announce the 4th of July event at the Joint Forces Training Base.

12. COMMISSIONER REPORTS

Chair Grose mentioned the following:

- Complimented the work that was done at the Marriot Fairfield Inn & Suites hotel and thanked the Planning Commission for their input on the project.
- Asked if the business, Roland Sands Design, is moving.
- Complimented and thanked the Police Department, Fire Department, emergency services, and staff members during the COVID-19 pandemic.
- Wanted to thank the staff person for the arrangements of the COVID-19 vaccine clinic.

13. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:45 p.m.

ATTEST:

Wendy Grose, Chair

Ron Noda, Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: June 23, 2021

ITEM NUMBER: 7A

To: Chair Grose and Members of the Planning Commission/Subdivision Committee

Via: Ron Noda, Deputy City Manager

From: Tom Oliver, Associate Planner

Subject: Single Family Residential Parking Requirement

SUMMARY

Consideration of a possible Zoning Ordinance Amendment concerning parking requirements. The Zoning Code (Title 17) was recently updated in November 2019. The requirements concerning parking for Single Family Residential Homes were possibly altered incorrectly during the Zoning Code update and may need to be corrected or updated.

RECOMMENDATION

1. Open the Public Hearing; and,
2. Take testimony; and, if appropriate,
3. Direct Staff to bring back to the Planning Commission a draft resolution concerning Single Family Residential parking, if requested by Commissioners.

APPLICANT: City Initiated

LOCATION: Citywide

ENVIRONMENTAL: If this discussion were to be identified by the Planning Commission to need a resolution, this ZOA would correct an error or omission or make a textual revision to the Zoning Code that will not result in any physical change to the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) – the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be

seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

APPROVAL CRITERIA:

Section 17.58 of the Los Alamitos Municipal Code (LAMC) requires that any proposed amendment be recommended by a resolution to the City Council.

NOTICING:

On June 9, 2021, Notice of Public Hearing was posted at City Hall. It was also published in the News Enterprise on this same date as a 1/8th of a page notice.

BACKGROUND AND DISCUSSION

In the April 28, 2021 Planning Commission meeting, Commissioner Loe noted to the Commission that the requirements concerning parking for Single Family Residential Homes were changed during the Zoning Code update and may need to be corrected or updated. The section of the parking requirement in question requires three garage spaces for any Single Family Residence that is built or expanded to a 5 or more bedroom unit, in any Zone. Here is the note from Los Alamitos Municipal Code 17.22.030, Table 03-05:

Single-Family Dwelling	2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces
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Tonight's agendaized discussion of this subject gives the Commissioners the opportunity to communicate about the parking requirement that was instituted through the Title 17 Los Alamitos Zoning Code update that was approved by the City Council in November of 2019.

For further research as to the Commission's thoughts on this subject during the Zoning Code update, the video of the discussion can be viewed on the City website at: cityoflosalamitos.org. It can be found during the April 16, 2019 Planning Commission Special Meeting, beginning at the 59:20 time stamp.