

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

REGULAR MEETING – January 22, 2020

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:02 p.m., Wednesday, January 22, 2020, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

2. ROLL CALL

Present: Commissioners: Vice Chair Grose
Culty, Debolt, Loe, Riley, and Sofelkanik

Absent: Chair Andrade

Staff: Leslie Roseberry, Interim 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 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. 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.

Department Secretary Enciso called for nominations for the position of Chair.

Vice Chair Sofelkanik nominated Commissioner Andrade and Commissioner Loe second the motion.

Commissioner Riley	Aye
Commissioner Sofelkanik	Aye
Commissioner Debolt	Aye
Commissioner Loe	Aye
Commissioner Grose	Aye
Commissioner Andrade	Absent
Commissioner Culty	Aye

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

Department Secretary asked if there were any nominations for the position of Vice Chair.

Commissioner Sofelkanik nominated Commissioner Grose as Vice Chair and Commissioner Riley second the motion.

Department Secretary Enciso asked if there were any further nominations and there were not.

Commissioner Riley	Aye
Commissioner Sofelkanik	Aye
Commissioner Debolt	Aye
Commissioner Loe	Aye
Commissioner Grose	---
Commissioner Andrade	Absent
Commissioner Culty	Aye

Unanimously Carried: The Planning Commission appointed Commissioner Grose as Vice Chair.

6. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of December 18, 2019

Regular Meeting of December 18, 2019

Motion/Second: Sofelkanik/Debolt

Carried 5/0 (Culty abstained): The Planning Commission approved the minutes of the Regular meeting of December 18, 2019.

7. CONSENT CALENDAR

None.

8. PUBLIC HEARING

A. Conditional Use Permit (CUP) 19-04

**Medical Office in the General Commercial Zone on an Arterial Street
10676 Los Alamitos Boulevard**

Consideration of a Conditional Use Permit for a medical office at 10676 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District on an arterial street (Applicant: Dr. Ward Henry), APN 242-245-01.

Associate Planner Oliver summarized the staff report.

Vice Chair Grose opened public hearing.

Applicant Ward Henry quickly summarized his work history as a Chiropractor and then discussed the parking issue that was in the staff report.

Commissioner Debolt and Ward Henry discussed the other doctors in the office and how long patients stay to specify freed up parking spaces during 12:00 p.m. to 2:30 p.m.

Dan Garcia, real estate broker, clarified that the applicant needed to move spaces due to health reasons of the building he was previously a tenant. He shared his support to approve the conditional use permit for the applicant.

Nathan Howard, Los Alamitos High School Track and Field Coach, is in support of the conditional use permit for the applicant.

Chris P., student athlete, shared his support of the permit use.

Commissioner Sofelkanik and Dan Garcia discussed any other available spaces in the City to fit the need of the applicant.

Vice Chair Grose closed the public hearing.

Commissioner Loe asked and received clarification from staff that a chiropractic office is similar to a medical office.

Commissioner Sofelkanik asked and received clarification from staff about a previous application in the same area.

Commissioner Debolt asked how long the space has been vacant.

Commissioner Riley asked what could go into that space and Associate Planner Oliver clarifies that it would be retail space.

Commissioner Riley clarified to the applicant about the decision that the Planning Commission will be making is based on the land use of the property and not necessarily about the applicant themselves.

Commissioner Sofelkanik followed up with Commissioner Riley's statement in regards to the land use and points out that the space is already at a negative space of negative 20.

Commissioner Cuijly asked Associate Planner Oliver about the general plan and what the percentage is needed for a CUP.

Commissioner Loe shared that the City has low concentration of retail use and high concentration of medical use.

Commissioner Debolt followed up with Commissioner Culty issue but also shared a discussion about the general plan update in regards to retail and non-retail information.

Vice Chair Grose asked Associate Planner Oliver what are the requirements of the other tenant's employee parking. Associate Planner Oliver shared that he has seen that some park in the residential and maybe the students from the school. She also asked if the property owner could have a parking study done.

Vice Chair Grose reopened public hearing.

Dan Garcia spoke again and shared the change in real estate properties.

Vice Chair Grose closed public hearing.

Motion/Second: Gary/Sofelkanik

Carried 6/0 (Andrade absent): Adopt Resolution No. 20-01, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT (CUP) 19-04 TO ALLOW A MEDICAL OFFICE IN A 980 SQUARE FEET UNIT AT 10676 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-245-01 (APPLICANT: DR. WARD HENRY)."

9. STAFF REPORT

None.

10. DISCUSSION

None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

None.

12. COMMISSIONER REPORTS

Vice Chair Grose shared the following:

- A banner of a lice clinic that is on Bloomfield Street and Katella Avenue.
- Massage businesses on Florista Street and Los Alamitos Boulevard that the business cannot be seen inside during the night.
- On Tuesday and Thursday afternoon at the Von's parking lot, parents would park in the isles and not in the parking spaces.

Commissioner Culty discussed the signage on an upstairs building on Bloomfield Street and Katella Avenue.

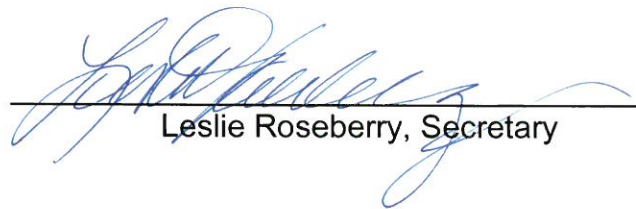
Vice Chair Grose and Associate Planner Oliver discussed the update of the Keller Williams space.

13. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:06 p.m.

ATTEST:


Vice Chair Grose, Vice Chair


Leslie Roseberry, Secretary