

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

REGULAR MEETING – June 23, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, June 23, 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
Cuiilty, Loe, and Sofelkanik

Absent: Andrade, Riley (excused)

Staff: Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Michelle Müller, Management Analyst

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Management Analyst Müller shared that there were no comments or requests for tonight's meeting.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of May 26, 2021

Motion/Second: DeBolt/Loe

Carried 5/0 (Andrade and Riley Absent): The Planning Commission approved the minutes of the Regular Meeting of May 26, 2021.

ROLL CALL VOTE

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

Commissioner Riley	Absent
Commissioner Sofelkanik	Aye

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.

Acting Deputy City Manager Noda specified that the item is Citywide and not for a specific location.

Associate Planner Oliver summarized the staff report.

Commissioner Sofelkanik asked for the specific code section.

The Planning Commission and City staff discussed the following in order to recall the meeting that was done in November 2019:

- A single family home that was in a multi-family zone
- Zoning code that changed regarding the single-family residences and the amount of covered space depending on the amount of bedrooms.
- Parking requirement needing to be met when there is an additional square footage done on a property.
- The old provision in the code regarding a property having to add 10% of the square footage.

Chair Grose shared the code section for the item being discussed. Associate Oliver assisted in providing the code section as well.

Commissioner Cuijty asked if a motion needs to be made. City Attorney Daudt clarified that a motion be made for staff to return to the Planning Commission with a resolution.

Commissioner Loe asked why a motion could not be made tonight instead of coming back to another meeting to make another motion. Acting Deputy City Manager Noda clarified that staff needed direction from the Planning Commission to go forward with the request that was made to agendize this item.

Chair Grose asked if there would be backlash if the Planning Commission did proceed with making a motion without having a resolution. City Attorney Daudt apologized for the two-step process but also explained that there is a need for a

written determination (resolution) by the Planning Commission when it is presented to City Council.

Commissioner Sofelkanik asked if anybody have been negatively impacted by the zoning code error and Associate Planner Oliver confirmed that there has been. He then asked if it was the family that was discussed back in 2019 and Associate Planner Oliver shared that it was not.

Commissioner Sofelkanik asked if there is something that needs to be done in light of the [negative impact due to the zoning code error]. City Attorney Daudt stated that there is really nothing that can be done at this point aside from the process of another formal code amendment.

Chair Grose asked and received clarification regarding Associate Planner Oliver's statement of a family having a four-bedroom house and wanting to make it five bedrooms instead.

Commissioner Loe explained his own experience about having a four-bedroom home and then making an additional bedroom (as a fifth room) and how the code currently would not allow for the fifth bedroom.

Motion/Second: Loe/DeBolt

Carried 5/0 (Andrade and Riley Absent): The Planning Commission motioned to bring back a resolution to change the single family dwelling requirement from what exists today back to a two car garage requirement.

ROLL CALL VOTE

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

8. STAFF REPORT

None.

9. DISCUSSION

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Acting Deputy City Manager Noda shared the following with the Planning Commission:

- An email was sent to all the commissioners about the Fourth of July Fireworks Spectacular, those interested can email him, and he will provide a VIP pass.

- A community meeting about the town center mixed use plan will be taking place on June 24 online via Zoom.
- Staff has started the housing element plan and will be presenting information to the Planning Commission at a future meeting.

Associate Planner Oliver shared the following with the Planning Commission:

- The federal building on Lampson is on sale and staff have received inquiries about purchasing the property and/or plans for the property.

11. COMMISSIONER REPORTS

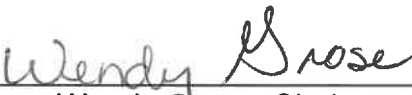
Commissioner Sofelkanik shared that he noticed the asphalt needing to be repaired on Cerritos Avenue by the Olson/Los Alamitos Luxury Apartment projects.

Chair Grose hoped for everyone to have a good Fourth of July and informed the Planning Commission of the Serve Los Al event by the Recreation and Community Services Department.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:27 p.m.

ATTEST:



Wendy Grose, Chair



Ron Noda, Secretary