

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

REGULAR MEETING – August 25, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, August 25, 2021, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair Grose presiding.

2. ROLL CALL

Present: Commissioners: Chair Grose
Vice Chair DeBolt
Loe, Riley, and Sofelkanik

Absent: Andrade (excused), Cuiilty (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

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of June 23, 2021

Motion/Second: DeBolt/Loe

Carried 4/1 (Andrade and Cuiilty Absent, Riley Abstained): The Planning Commission approved the minutes of the Regular Meeting of June 23, 2021.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. Conditional Use Permit (CUP) 21-02

Massage Establishment in the General Commercial (C-G) Zone

Applicant, William Tetsch described the request for the massage establishment.

Chair Grose opened the public hearing

Resident Bruce Murphy (10951 Walnut Street) shared that he opposes the approval of the CUP for the massage establishment.

Manuel Espinoza, spoke on behalf of William Tetsch, shared a brief background of himself and the massage clinic/parlor differences. He owns a massage clinic in Irvine and will be working in collaboration with William Tetsch. He shared his support of the massage establishment.

Hai Chen, property owner of 3357 Katella Avenue who also lives near the location, shared his trust in the applicant and support for the massage establishment.

Resident, who lives across the street of the property/business, shared the noise problem that occurs at the business and as well as issues with parking and traffic.

Resident Ava Hilts (10951 Walnut Street) shared the problem with traffic and parking issue.

Manuel Espinoza spoke again. He mentioned that the classes are from 9 a.m. to 11 a.m. and then in 5:30 p.m. to about 8:30 p.m. He clarified that the massage clinic would take place after the jiu jitsu classes.

Bruce Murphy spoke again referring to the parking issue in the evening that Manuel Espinoza discussed.

Chair Grose closed the public comment.

Vice Chair DeBolt asked if the business meets the parking requirements and Associate Planner Oliver confirmed that it does.

Vice Chair DeBolt commented on his respects for the comments received from the public.

Commissioner Sofelkanik asked for clarification on page 7 regarding the additional parking that is located at the back of the property. Commissioner Loe asked what was previously located there. Associate Planner Oliver provided clarification of the additional parking and confirmed that it used to be a marble company.

Commissioner Riley shared that he understands the benefits of massage and discusses how a CUP runs with the land and how appropriate this is in the location.

City Attorney Daudt confirms that a CUP does runs with the land and that any massage establishment in the City would need to follow City codes.

Commissioner Riley asked about other massage establishments in the City and if there are any issues with them. City Attorney Daudt clarified that each establishment is checked regularly.

Commissioner Riley comments on how parking is an issue and how working with the property owner to help with parking issues in the area.

Motion/Second: Loe/DeBolt

Carried 5/0 (Andrade and Cuiilty Absent): Adopt Resolution No. 2021-08, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 21-02) TO ALLOW A 1,013 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 3357 KATELLA AVENUE, LOS ALAMITOS, APN 242-202-29 (APPLICANT: WILLIAM TETSCH)."

B. Conditional Use Permit (CUP) 18-03M

561 Square Foot Expansion of an Existing Massage Establishment in the General Commercial (C-G) Zone

Carlita Johnson, applicant, provided an overview of the business.

Chair Grose opened and closed public comment.

Motion/Second: DeBolt/Sofelkanik

Carried 5/0 (Andrade and Cuiilty Absent): Adopt Resolution No. 2021-07, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 18-03M) TO ALLOW A 561 SQUARE FOOT EXPANSION OF A 480 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10775 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-193-14 (APPLICANT: CARLITA JOHNSON – MELT SPA)."

C. Zoning Ordinance Amendment (ZOA 21-02)

Single Family Residential Parking Requirements

Chair Grose opened and closed public comment.

Motion/Second: Loe/Sofelkanik

Carried 5/0 (Andrade and Cuiilty Absent): Adopt Resolution No. 2021-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2021-XX AMENDING TABLE 3-05 OF SECTION 17.22.030 OF THE LOS ALAMITOS MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS (ZOA 21-02) (CITY INITIATED)."

8. STAFF REPORT

None.

9. DISCUSSION

A. Town Center Mixed Use Zone Update

The opportunity for the Planning Commission and the public to view presentation and then discuss the Town Center Mixed Use Zone.

Commissioner Loe asked if the City reached out to the businesses regarding this item.

Chair Grose opened and closed public comment.

Vice Chair DeBolt shared a quick statement that he liked the idea of having steps and having something along Pine Street without the commitment of the property owners at this time.

Chair Grose shared her experience in Claremont as an example of a busy area that had parking and so the idea along Pine Street would work in that area.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associate Planner Oliver mentioned that Commissioner Sofelkanik asked for a request for a tour of the Los Alamitos Luxury Apartment. He then asked if the rest of the Planning Commission would be interested. Then Development Services Director Noda followed up that City staff will reach out to the property owner for approval.

Commissioner Sofelkanik asked about voting regarding the TCMU at the next Planning Commission meeting. Development Services Director Noda clarified that the voting is of the documentation and not the specifics of the project. Then Associate Planner Oliver added that the voting may also not be done at the next Planning Commission meeting.

Chair Grose commented about how she lives near the construction (LALA) and how there has not been a traffic issue.

Development Services Director Noda shared the following:

- Serve Los Al occurring during Week Los Al
- Race Los Al event
- Street fair on Pine Street

11. COMMISSIONER REPORTS

Chair Grose echoed on Development Services Director Noda's comments regarding the Recreation and Community Services Departments events and thanked the staff about assisting with one of her concerns she has sent to the Traffic Commission.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:52 p.m.

ATTEST:



Wendy Grose, Chair



Ron Noda, Secretary

