

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

REGULAR MEETING – October 27, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, October 27, 2021, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair Grose presiding.

2. ROLL CALL

Present: Commissioners: Chair Grose
Vice Chair DeBolt
Culty, Loe, Riley (7:02 p.m.), and Sofelkanik

Absent: Andrade (excused),

Staff: Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary
Nicole Criste, Terra Nova Planning Consultant

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Grose opened and closed oral communications.

5. APPROVAL OF MINUTES

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. General Plan Amendment (GPA) 21-01 2021 – 2029 Housing Element

Consideration of General Plan Amendment 21-01 updating the City of Los Alamitos Housing Element and associated Negative Declaration for the Planning Period of 2021-2029.

Recommendation:

Development Services Director Noda provided the anticipated timeline for the General Plan Amendment of the 2029 Housing Element.

Associate Planner Oliver summarized the staff report.

Chair Grose opened the public hearing.

Jim Kerren asked about getting a copy of the housing element.

Rossmoor Resident, Ricardo Ortiz, shared that his father is from the Highlands neighborhood. He asked about the executive order regarding R-1 zones. Associate Planner Oliver explained that it does not affect the housing element.

Rick Ortiz, resident of the Highlands neighborhood, shared his concern about affordable housing.

Vice Chair DeBolt asked about the letter that was received (Public Comment Item 7A) and if the Planning Commission should include the entire parcel in the housing element. Development Services Director Noda clarified that the property includes multiple parcels. Consultant Criste added that the area is labeled as underutilized and this would not make no difference.

Chair Grose continued the public hearing item open until a later date.

Chair Grose reopened the public hearing item.

Commissioner Sofelkanik asked about the page in the housing element about the distribution of sites and Consultant Criste provided the information.

Vice Chair DeBolt asked about rezoning the Lampson property and how much the City has of an input. Development Services Director Noda clarified that the City would negotiate with the developer of the property. Consultant Criste added that in the Housing Element there is an asterisk on this item and that there would be a need of a modification in the City's Housing Element.

Vice Chair DeBolt added that the commercial property being mandated to be residential would make them non-confirming.

Commissioner Riley asked if the City met the RHNA number previously and if there were any consequences. Associate Planner Oliver confirmed that the City did not meet the housing requirements and that there were no consequences. He also added that the state has more avenues to force the City to enforce the low-income housing. Consultant Criste confirmed Associate Planner's statement and gave an example of this using the Lampson property.

Vice Chair DeBolt asked what is considered low income.

Development Services Director Noda noted that the City did protest the RHNA numbers and was unsuccessful.

Commissioner Loe asked the City has the documentation regarding the previous Housing Element of what was fulfilled and if the State would consider this as the City not making an effort to fulfill the numbers. Associate Planner Oliver clarified that the City informs the developer that the property as a possible location for low-income housing.

Consultant Criste referred to table 2-13 on page 2-11 regarding the housing income table in the Housing Element.

Vice Chair DeBolt shared that low incoming housing is a lot higher than what people usually assume.

Commissioner Loe asked about the ADU on page 3-18, City Attorney Daudt clarified the ADU code.

Chair Grose asked if there are any areas in California if any place is exempt. Consultant Criste confirmed there are none.

Chair Grose closed the public hearing item for questions and the public hearing remains open.

8. STAFF REPORT

None.

9. DISCUSSION

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associate Planner Oliver shared the following items:

- Lampson property (WestEd property) has been a big interest
- There will not be a tour of the Los Alamitos Luxury Apartment at the moment
- The Chevron project (5100 Katella Ave) will be starting soon
- The medical building on Katella Avenue have submitted their plans and will be starting their project soon

Development Services Director Noda requested that the Planning Commission not have a November meeting and to also move the December meeting to a special meeting for December 8th.

Development Services Director Noda updated the Planning Commission of the following items:

- OC San project has started and Monday, Nov 1st will be the start of the manhole work
- Update on the Commission Dinner, there will be a smaller gathering instead

- Email was sent out by the City Clerk regarding commissioners terms that are coming to an end
- Los Al Bucks update, there was a Webinar done on October 27th that was recorded and will be posted online

Vice Chair DeBolt asked about the WestEd property (Lampson property) and how it is a part of the Housing Element. Development Services Director Noda clarified that the City is only aware of the property being bought but does not currently know if it will be developed. Consultant Criste has this property as a possible rezoning in the Housing Element.

City Attorney Daudt clarified that the Planning Commission reopen the public hearing item 7A.

11. COMMISSIONER REPORTS

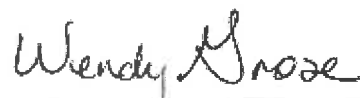
Chair Grose discussed the following items:

- Planning Commission meeting for December 8th meeting and the Planning Commission discussed availability for this.
- Asked if the OC San project would affect the construction work at Katella Deli. Development Services Director Noda confirmed that the business would not be affected.
- Thanked the City staff with providing the residents with the Los Al Bucks.
- Shared the improvements that have been made at Leon Jiu Jitsu.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:51 p.m.

ATTEST:


Wendy Grose, Chair



Ron Noda, Secretary