

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

SPECIAL MEETING – December 8, 2021

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Special Session at 7:01 p.m., Wednesday, December 8, 2021, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair Grose presiding.

2. ROLL CALL

Present: Commissioners:

Chair Grose
Andrade, Cuiilty, Loe, and Sofelkanik

Absent:

Vice Chair DeBolt (excused)
Riley (excused)

Staff:

Ron Noda, Acting Deputy City Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary
Alan Loomis, PlaceWork's Consultant

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Grose opened oral communications.

Marlene Wagner, resident at 12131 Cherry Street, would like to legalize owning chickens [as pets]. Read the letter that was provided to City Council.

Chair Grose closed oral communications.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of August 25, 2021 and October 27, 2021

Motion/Second: Loe/Sofelkanik

Carried 3/0 (Debolt and Riley absent, Cuiilty and Andrade abstain): The Planning Commission approved the minutes of the Regular Meeting of August 25, 2021.

Motion/Second: Loe/Cuiilty

Carried 4/0 (DeBolt and Riley absent, Andrade abstain): The Planning Commission approved the minutes of the Regular Meeting of October 27, 2021.

6. CONSENT CALENDAR

None.

7. DISCUSSION

A. Community Development Block Grant (CDBG) Discussion Regarding Future Fund Use

Development Services Director Noda summarized the staff report.

Chair Grose opened public comment.

Trisha Murphy, Commissioner of Parks, Recreation, and Cultural Arts, speaking on behalf of the Commission as to why the CDBG fund be used to Sterns Park.

Chair Grose liked the idea of having Sterns Park be all-inclusive, but states she might be a little biased due to family members that are disabled.

Commissioner Andrade also liked the idea of improvements of Sterns Park and he commented that the improvements of the road were previously discussed.

Commissioner Cuiilty asked the last few grants being used for street improvements and therefore would like for the funds be used for Sterns Park.

The Planning Commission was in agreeance to Commissioner Cuiilty statement to use the funds for Sterns Park.

Associate Planner Oliver explained that staff would then present these choices to City Council for approval.

8. PUBLIC HEARING

A. Town Center Mixed Use Zone Strategic Plan Consideration

Development Services Director Noda summarized the staff report.

Alan Loomis, consultant, shared the updates and changes to the Town Center Mixed Use (TCMU).

Commissioner Sofelkanik asked for Consultant Loomis to go over the density and stoops. Consultant Loomis explained the density of going from 30 units an acre to 60 units an acre. Commissioner Sofelkanik asked ... Consultant Loomis explained that

Commissioner Sofelkanik and Consultant Loomis discussed the following:

- Clarification of density and stoops
- Street level residential

Commissioner Andrade shared that placing a residential/housing on the first floor defeats the purpose the walking/biking friendly City and so he preferred retail/restaurant for the first floor instead.

Consultant Loomis discussed the Zoning changes on page 81, shared that the Planning Commission can go over the suggested changes, and make their own changes.

Commissioner Andrade asked and received clarification from Consultant Loomis how the numbers (percentage of commercial and residential) fit in comparison to other cities with language similar to what was presented (live/work).

Commissioner Sofelkanik asked about the use of units in the discussion if it is residential or commercial, Consultant Loomis clarified that it is residential units. Associate Planner Oliver confirmed that the live/work is residential per the code then Consultant Loomis further explained.

Commissioner Sofelkanik shared his concern about the creation of more housing but more so of ground floor being retail/commercial. He also shared his concern of having the stoops interfering with the view of the streets. Consultant Loomis suggested the code language to how the stoops would viewed and placed.

Associate Planner Oliver clarified to the Planning Commission that they can make changes tonight and the issue with housing on first floor would be to side streets, which would be where the stoops would be placed. He also clarified the 60 dwelling units not being in one area, but is the overall space.

Commissioner Sofelkanik shared his concern again of residential on the ground floor.

Commissioner Andrade added to Commissioner Sofelkanik's concern of creating more housing instead of people being drawn into the City for eating/shopping. Development Services Director Noda explains that staff understands that the arterials would be mixed use and the side streets would be more for housing.

Commissioner Culty brought up the conversation that Consultant Loomis mentioned regarding housing on ground floor. Consultant Loomis confirmed that statement but is an option to have.

Commissioner Andrade asked should a developer want to building in the area, would the Planning Commission have the ability to say yay or nay to the plans. Development Services Director Noda and Associate Planner Oliver confirmed that it be presented to the Planning Commission for approval. Commissioner Andrade then asked about code and if what the vision does not reflect in the code. City Attorney Daudt clarified that there are some limitations under recent housing law revisions.

Consultant Loomis referred to the idea on Florista Street (shown in the presentation) as being robust mixed-use project.

Associate Planner Oliver also shared the definition of each area as to what the strategic plan will be. He and City Attorney Daudt discussed what the City can use towards a developer's plans.

Commissioner Andrade shared that there is some say the City has to make the changes to fulfill the vision.

Commissioner Culty discussed the previous project and as to how the zoning code affected the decisions that the Planning Commission made.

Consultant Loomis also shared that there is still the possibility to make changes to the code.

Commissioner Andrade shared about having added language for specificity.

Development Services Director Noda clarified that he understands the commissions concern and then provided an example.

Commissioner Andrade further explained his concern about how the City can ensure getting to the vision that is wanted.

Consultant Loomis shared that in the motion (by the Commissioner) state the intention the Commissioners have.

City Attorney Daudt and Commissioner Andrade discussed the zoning code and the process to reflect the plan.

Chair Grose commented in reference to Commissioner Culty's concern about a project previously approved.

Commissioner Culty asked if what is being voted being the strategic plan to City Council and City Attorney Daudt provided options of motions for this item.

Commissioner Sofelkanik was not comfortable proceeding with this item going to City Council and shared his wants of getting the City having the ability to dictate issues.

Consultant Loomis discussed page 47 regarding Commissioner Sofelkanik's concern to add specific language.

Commissioner Andrade asked and received clarification by Associate Planner Oliver about the percentage of residential and commercial on the arterials.

Commissioner Andrade and Oliver discussed and clarified the vision of the Planning Commission for the TCMU.

Chair Grose stated that the public hearing item remain open and to discuss at an upcoming meeting.

Motion/Second: Andrade/Sofelkanik

Carried 5/0 (DeBolt and Riley absent): The Planning Commission agreed to continue this item to a future meeting.

B. Conditional Use Permit Modification (CUP) 20-04M Alcohol Tasting Room

Associate Planner Oliver summarized the staff report.

Commissioner Sofelkanik asked if there is a definition of “tasting room” in the muni code. City Attorney Daudt shared that the definition of “tasting room” is not in the Zoning Code list. Commissioner Sofelkanik then asked about the ABC definition. Associate Planner Oliver defined the ABC definition of Tasting Room (Type 86).

Commissioner Sofelkanik questioned the language in regards to the land use.

City Attorney Daudt clarified that the definition of “tasting room” can be added by referring to the ABC definition. He asked for when a motion is made to include the definition.

Chair Grose opened the Public Hearing.

Applicant Matthew Harrison defined the term of “tasting room”.

Commissioner Cuijty and Sofelkanik quickly discussed the concern of land use should they approve this CUP.

Motion/Second: Cuijty/Sofelkanik

Carried 5/0 (Debolt and Riley absent): Adopt Resolution No. 2021-10, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP 20-04M) TO ALLOW AN ALCOHOLIC BEVERAGE TASTING ROOM USE AND EXTENDED HOURS OF OPERATION FOR ALCOHOL SALES AT A 1,180 SQUARE FOOT UNIT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10680 LOS ALAMITOS BLVD., APN 242-245-01 (APPLICANT: MATTHEW HARRISON – ROADRUNNER SPIRITS).” with added language and definition.

C. Conditional Use Permit (CUP) 21-03 Massage Establishment in the General Commercial (C-G) Zone

Associate Planner Oliver summarized the staff report.

Chair Grose opened the Public Hearing.

Applicant, Lin Shi, briefly shared her background as a massage therapist and the site being the second property.

Motion/Second: Loe/Cuilty

Carried 5/0 (DeBolt and Riley absent): Adopt Resolution No. 2021-11, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 21-03) TO ALLOW A 1,177 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE GENERAL COMMERCIAL (C-G) ZONE AT 10670 LOS ALAMITOS BLVD., LOS ALAMITOS, APN 242-245-01 (APPLICANT: LIN SHI)."

**D. Approval of Site Development Permit (SDP) 21-02
Tentative Parcel Map (TPM) 21-01
Condominium Conversion
10800 & 10806 Reagan Street**

Associate Planner Oliver summarized the staff report.

Open oral communications

Applicant, Scott Anastasi, clarified that the tenants are given flexibility.

Commissioner Sofelkanik asked about needing lot split. City Attorney Daudt clarified that the tentative map will display the condominium owning of the property.

Motion/Second: Loe/Cuilty

Carried 5/0 (DeBolt and Riley absent): Adopt Resolution 2021-12, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PERMIT (SDP) 21-02 AND TENTATIVE PARCEL MAP (TPM) 21-01 FOR A CONDOMINIUM CONVERSION FOR AN EXISTING DUPLEX IN THE LIVE WORK OVERLAY (R-2-LWOZ) ZONE AT 10800 AND 10806 REAGAN STREET, APN 242-183-03 (APPLICANT: SCOTT ANASTASI, SCOTT ANASTASI REALTY)."

**E. Conditional Use Permit (CUP) 21-04
A Request to Allow a Commercial Recreation – Indoors Use in the General Commercial (C-G) Zone**

Planning Commission approved to discuss this item first for the agenda.

Development Services Director Noda summarized the staff report.

Applicant Lina Lumme gave a brief summary of the CUP request.

Chair Grose opened this Public Hearing but noted that the item was discussed earlier and has been moved to a further meeting.

Business owner of Melt Spa shared that the property owner is planning to sell the property to either the City or an individual and she was told that she would be red flagged. She shared her concern of the Youth Center being moved to this area due to what she was told.

Motion/Second: Loe/Andrade

Carried 5/0 (DeBolt and Riley absent): The Planning Commission agreed to extend the public hearing item to the January 26, 2022 Regular Planning Commission meeting.

9. STAFF REPORT

None.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associated Planner Oliver updated of the following:

- Chevron project is being worked on
- Medical office has submitted their plans

Development Services Director Noda updated on the following:

- Los Al Bucks have been extended to January 2022
- Approval of the Waste Hauler, transition will be December/January
- The Commissioner interviews have been moved to January 18, 2022
- Thanked the City staff
- Greeted the Planning Commission a happy holidays and happy New Year

11. COMMISSIONER REPORTS

Chair Grose shared the following:

- Thanked the staff for Winter Wonderland
- Event by Precious Life Shelter called Precious Christmas
- Greeted Staff and fellow Commissioners a Merry Christmas

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 9:06 p.m.

ATTEST:

Wendy Grose
Wendy Grose, Chair

R. Noda
Ron Noda, Secretary