

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

REGULAR MEETING – March 23, 2022

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, March 23, 2022, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair DeBolt presiding.

2. ROLL CALL

Present: Commissioners:

Chair DeBolt
Vice Chair Loe
Andrade (7:02pm), Cuijly, Grose, Sofelkanik,
and Zellmer

Staff:

Ron Noda, Development Services Director
Irving Montenegro Jr., Development Services
Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner
Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

Chair DeBolt led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair DeBolt opened oral communications.

Chair DeBolt closed oral communications.

5. APPROVAL OF MINUTES

None.

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. Conditional Use Permit (CUP) 22-01

Health/Fitness Facilities – Large in the Town Center Mixed Use Zone

Development Services Director Noda introduced the staff report.

Associate Planner Oliver summarized the staff report.

Vice Chair Loe and Associate Planner Oliver discussed the parking spaces in the lot.

Commissioner Cuijty asked if landlord is planning to make improvements on the outside of the building, Associate Planner Oliver shared there currently is not.

Commissioner Zellmer asked about the dry cleaner business that was the previous tenant and if there was any remediation needed. Associate Planner Oliver shared that he was not sure and that they are not required to do an environmental check as part of the CUP process.

Chair DeBolt opened the public hearing.

Applicant Gerald Wetzel shared his experience of his gym in Long Beach and Bellflower.

Vice Chair Loe and applicant Wetzel discussed the classes he teaches.

Chair DeBolt closed the public hearing

Commissioner Grose asked about the address being two separate ones and if it'll be one address, Associate Planner Oliver confirmed that it will be one address for the two units. Commissioner Grose then shared the concern about the CUP travelling and it being a problem in the future, Associate Planner Oliver shared that it will fall under both units.

Chair DeBolt asked about the CUP and in the future should another business enter, would the new business need to be a health fitness. City Attorney Daudt shared that it is not in the conditions and it can be added.

Commissioner Andrade discussed other businesses that can go into the space should this business leave.

City Attorney Daudt further clarified the conditions for this item.

Motion/Second: Grose/Cuijty

Carried 7/0: Adopt Resolution No. 2022-02, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 22-01 TO ALLOW A HEALTH/FITNESS FACILITY – LARGE AT A 3,000 SQUARE FOOT UNIT IN THE TOWN CENTER MIXED USE (TCMU) ZONE AT 10958 LOS ALAMITOS BLVD., APN 242-171-02 (APPLICANT: GERALD WETZEL)."

**B. Zoning Ordinance Amendment (ZOA 22-01)
Permitting the Keeping of Female Chickens (Hens) in Residential Zones**

Development Services Director Noda summarized the staff report.

Commissioner Sofelkanik commented on the item discussed at a previous Planning Commission meeting (February 23, 2022). He specified wanting to discuss the issue of density and nuisance in regard to the item and shared that he does not agree with the decision to have live fowls allowed in the City.

Commissioner Andrade commented on how at the previous Planning Commission meeting, the commission discussed the items of concern that Commissioner Sofelkanik expressed.

Vice Chair Loe shared what was discussed at the previous meeting.

Chair DeBolt opened the public hearing.

Resident, Marlene Wagner, shared that they currently have chickens and how they care for them.

Commissioner Zellmer asked Marlene Wagner if she knew what the complaint was and then asked if anyone else knew the actual complaint of the chickens.

Resident, Marlene Wagner shared that she did not know and that they only received the notice.

Development Services Director Noda commented that the Code Enforcement Division received a complaint, and he assumes it may be the keeping of live fowl.

Commissioner Loe made a statement saying no gophers.

Chair DeBolt discussed that this item would be a citywide ordinance and will vote no on this because the city is not a rural area. He then commented that should this pass, 20 feet is adequate, and that the setback be at least 5 to 10 feet.

Commissioner Cuijty asked staff if the item does get approved, could Code Enforcement still cite if needed. City Attorney Daudt confirmed that the resident would need be required to adhere to the City's provisions.

Commissioner Andrade shared an analogy in comparison of a resident owning a dog and how there's a ton of benefits [to having live fowl] and he does not see any negative with the way it is written in the code.

Commissioner Zellmer asked Chair DeBolt about his thought process of this not being a good fit. Chair DeBolt shared that he looked at it in a broad base.

Commissioner Zellmer shared that the scope would be small due to space of house lots.

Commissioner Grose shared that residents would have problems no matter what occurs and she does not think that worrying about chickens would be a driving force for having other issues. She does think that chickens are a part of looking into the future of being more organic and better with trash.

Commissioner Loe commented that coyotes are not the animals to be worried about but hawks.

Development Services Director Noda added for the Planning Commission to add to the motion that the Commissioners were suggesting.

Motion/Second: Grose/Andrade

Carried 5/2: Adopt Resolution No. 2022-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE 2022-01 AMENDING SECTIONS 17.08.020, 6.20.010, AND 8.32.020.24 OF THE LOS ALAMITOS MUNICIPAL CODE AND ADDING NEW SECTION 6.20.180 TO THE LOS ALAMITOS MUNICIPAL CODE CONCERNING THE KEEPING OF FEMALE CHICKENS (HENS) IN RESIDENTIAL ZONES (ZOA 22-01) (CITY INITIATED)."

8. DISCUSSION

A. Public Discussion of the Housing Element (GPA 21-01)

Associate Planner Oliver quickly reminded commissioners that today's meeting is an open house for the housing element. He then added that the commission will be able to vote on this later.

Development Services Director Noda quickly updated Commissioner Zellmer of where the City currently is in the process in regards to the Housing Element.

Chair DeBolt opened the public hearing.

The following public comments are in regard to the Lampson site at 4665 Lampson Avenue:

- A PowerPoint was done by the owner (George Voigt) of the Lampson site at 4665 Lampson Avenue of plans for the location.
- PowerPoint presentation continued by Les Johnson, consultant for the Lampson site, discussed the development being proposed at the Lampson site.
- Todd Coddle, from CNC Development, works in conjunction with the Lampson project requested to reduce the density.

- Tony Close, resident and business owner in the City, shared in agreeance to a lower density.
- Scott Fiat shared the appreciation of the owners and contractors of reducing the density of the area. He mentioned he couldn't find the link for an overlay [of the City] online. Agreed with the owners of a lower density.
- Tom Lent, CEO of Southland Credit Union, lives in College Park East, and is in favor of the lower density plans.
- Randy Hill, resident of Los Alamitos (Highlands), thanked the Planning Commission of what they do and shared that he believes the Planning Commission have the City's best interest. He shared his concern of getting along with the neighboring city of Seal Beach. He believed it would be a win-win of all involved to have a lower density.

Chair DeBolt requested to have a motion to agendize the review of the density standards and recommended proposal for the R4 Zones and how it relates to the housing element and state mandate requirements to fully discuss the item.

City Attorney Daudt shared that the item tonight is for the general public to comment on the item and that there will be other opportunities to discuss this item.

Motion/Second: DeBolt/Loe

Carried 7/0: Agendize, possibly at the next meeting, a review and discussion on the proposed density range minimums in the R4 Zones.

Commissioner Sofelkanik added to have a representative from Terranova at the upcoming Planning meeting for this discussion.

Commissioner Zellmer asked and received clarification from Development Services Director Noda the location of the Town Center.

9. **STAFF REPORT**

A. Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings

City Attorney Daudt summarized the staff report.

Motion/Second: DeBolt/Cuilty

Carried 7/0: Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;

2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associate Planner Oliver shared that the Chevron project is not a service station, but just a shop [minimart].

Development Services Director Noda called upon Development Services Manager Montenegro to discuss the Parklet Series.

Development Services Manager Montenegro shared the Parklet Series event.

11. COMMISSIONER REPORTS

Commissioner Grose mentioned a comment made by Mr. Hill about neighborhood names. Development Services Director Noda shared that it is in the General Plan. She shared the City's Spring Carnival event that is to take place on April 17th at Little Cottonwood Park.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:18 p.m.

ATTEST:



Art DeBolt, Chair

Ron Noda, Secretary