

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

REGULAR MEETING – April 27, 2022

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:02 p.m., Wednesday, April 27, 2022, in the Council Chamber, 3191 Katella Avenue, Los Alamitos, CA, Chair DeBolt presiding.

2. ROLL CALL

Present: Commissioners: Chair DeBolt
Vice Chair Loe
Grose and Zellmer

Absent: Andrade (excused), Cuijly (excused), and
Sofelkanik (excused)

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
Nicole Criste, Terra Nova Consultant

3. PLEDGE OF ALLEGIANCE

Chair DeBolt led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair DeBolt opened the meeting for Oral Communications for items not on the agenda.

There being no speakers, Chair DeBolt closed the Oral Communications.

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of February 23, 2022

Motion/Second: Grose/Loe

Carried 4/0 (Andrade, Cuijly, and Sofelkanik absent): The Planning Commission approved the minutes of the Regular Meeting of February 23, 2022.

6. CONSENT CALENDAR

None.

7. DISCUSSION

A. Discussion Concerning Densities in City Zones

Development Services Director Noda introduced the discussion.

Chair DeBolt asked and received clarification that he did not need to open the discussion to the public.

8. PUBLIC HEARING

A. Consideration of a resolution of recommendation to the City Council for adoption of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approval of a Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2021-2029 (GPA 21-01).

Director Services Director Noda summarized the staff report.

Associate Planner Oliver shared additional information from the staff report.

Chair DeBolt opened the public hearing.

Les Johnson shared that they look forward to their project (at the Lampson site) to go forward to the Planning Commission.

Chair DeBolt closed the public hearing.

Motion/Second: Grose/Zellmer

4/0 (Andrade, Culty, and Sofelkanik absent): Adopt Resolution No. 2022-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION, AND APPROVE GENERAL PLAN AMENDMENT 21-01, UPDATING THE LOS ALAMITOS HOUSING ELEMENT (2021-2029)."

**B. Conditional Use Permit (CUP) 18-09M
Commercial Recreation Establishment Expansion
4298 Katella Avenue**

Associate Planner Oliver summarized the staff report.

Chair DeBolt asked if the City received any complaints like noise at the location, Associate Planner Oliver confirmed there were not any.

Chair DeBolt opened the public hearing.

Andrew Brown, owner of the business, shared information about the business and how proud they are to represent Los Alamitos.

Motion/Second: Loe/Grose

Carried 4/0 (Andrade, Cuiity, and Sofelkanik absent): Adoption of Resolution No. 2022-05, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT MODIFICATION (CUP) 18-09M TO ALLOW THE EXPANSION OF A COMMERCIAL RECREATION ESTABLISHMENT, INDOORS, FROM A 1,500 SQUARE FEET UNIT AT 4298 KATELLA AVENUE, AND ADDING A 900 SQUARE FEET UNIT AT 4294 KATELLA AVENUE IN THE COMMERCIAL PROFESSIONAL OFFICE (C-O) ZONING DISTRICT, APN 222-121-54 (APPLICANT: ANDREW BROWN, CINEMA ESCAPE ROOM)."

C. Conditional Use Permit (CUP) 22-02

**Massage Establishment in the Town Center Mixed Use (TCMU) Zone
11110 Los Alamitos Boulevard #106**

Associate Planner Oliver summarized the staff report.

Chair DeBolt asked if there were to be untoward activity and how it would affect the CUP. City Attorney Daudt clarified that there if they violate code 5.32 then the City can revoke the permit and prevent operation.

Chair DeBolt opened the public hearing.

Commissioner Grose asked about the owners about their previous location, where they are currently working, and the type of massage they give.

Mindy, representative of the owners, shared that it was in Hollywood and they currently do not have a location they are working out of and that one of the therapists, Yanbo, currently works at a location in the City. She also shared that they do the massages that was taught from CAMTC of body and foot, just the regular massage.

Commissioner Zellmer asked how many massage parlors there are in the City. Associate Planner Oliver shared that there may be seven or eight.

Commissioner Zellmer then asked if it affects the Housing Element and Associate Planner Oliver confirmed that it does not.

Chair DeBolt closed the public hearing

Motion/Second: Grose/Zellmer

4/0 (Andrade, Cuiity, and Sofelkanik absent): Adopt Resolution No. 2022-06, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 22-02) TO ALLOW A 1,305 SQUARE FOOT MASSAGE ESTABLISHMENT IN THE TOWN CENTER MIXED USE (TCMU) ZONE AT 11110 LOS ALAMITOS BLVD., #106, LOS ALAMITOS, APN 222-092-10 (APPLICANTS: YANBU ZHU AND YANJUN ZHU)."

9. STAFF REPORT

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

City Attorney Daudt quickly summarized the staff report.

Motion/Second: Grose/DeBolt

4/0 (Andrade, Culty, and Sofelkanik absent): 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 updated on the following items:

- Chevron project is moving along
- Medical building project has pulled building permits
- The Youth Center have their building permits issued
- Katella Deli project is not quite complete and will probably be completed in October
- The City Council approved the TCMU Zone and the next process is outreach to developers
- The City trying to market Pine Street as the City's main street

Development Services Manager Montenegro Jr. informed the Commission of the Parklet Series and promote Pine Street to be main hub of the City.

Development Services Director Noda shared the following:

- Recreation and Community Services Department summer brochure is out and encouraged the Commissioners to see the different events coming up
- Provided an updated on the upcoming CDBG street project on Bloomfield Avenue and Howard Avenue. He also added that there will be other street projects coming up and should be completed in August.

Chair DeBolt asked if Golden State Water Company restarted their project in the alleyway in Apartment Row area, Development Services Director Noda confirmed that they are and quickly summarized the project to the Planning Commission.

Commissioner Zellmer shared of a ticket he received about one of his apartment buildings not having a back water for irrigation.

11. COMMISSIONER REPORTS

Commissioner Grose asked if the alleyway (behind Precious Life) is a part of the street project, Development Services Manager Noda confirmed it will be.

Commissioner Zellmer asked about getting speed humps put in during the street project. Development Services Director Noda shared that there is a Speed Hump Policy in place for those interested in having them installed.

Commissioner Grose asked and received an update from Associate Planner Oliver about the progress of the dance studio (OnStage) on Bloomfield Street.

Commissioner Grose gave a shoutout to the City because of the Los Alamitos Luxury Apartment project.

Commissioner Grose mentioned a facade of a physician building looking incredible on Catalina Street and Bloomfield Street.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:50 p.m.

ATTEST:



Art DeBolt, Chair



Ron Noda, Secretary