

CITY OF LOS ALAMITOS
Council Chamber
3191 Katella Ave., Los Alamitos CA 90720

PLANNING COMMISSION/SUBDIVISION COMMITTEE
AGENDA
REGULAR MEETING

Wednesday, September 28, 2022 – 7:00 PM

SAFETY ALERT – NOTICE REGARDING COVID-19

If you wish to attend the Planning Commission meeting in person, the Council Chamber located at 3191 Katella Ave., Los Alamitos, California 90720, will have seating for this meeting and the public shall have the right to observe and offer public comment at this location. The City of Los Alamitos continues to follow the Centers for Disease Control and Prevention (CDC) guidelines and these provisions are subject change with short notice.

While you may attend this meeting in person, given the health risks associated with COVID-19, please be advised that you may submit comments on any agenda item or on any item not on the agenda by email to planningcommission@cityoflosalamitos.org with the subject line "PUBLIC COMMENT". Comments received by 4:00 p.m. will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting.

Please consider carefully before attending this meeting in person and do not attend this meeting in person if you have had direct contact with someone who has tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted after distribution of the agenda packet are available for public inspection on the City's website at www.cityoflosalamitos.org.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Culty
Commissioner Grose

Commissioner Sofelkanik
Commissioner Zellmer

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more than five minutes.**

5. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Planning Commissioner requests separate action on a specific item.

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

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

Recommendation:

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.

B. Approve the Minutes for the Special Meeting of July 12, 2022 and Regular Meeting of July 27, 2022

6. PUBLIC HEARING

A. Variance (VAR) 22-01 Driveway Variance 4321 Howard Avenue

Consideration of a Variance (VAR 22-01) request to allow public streetside driveway access to remain when a new residential addition project is constructed in a Zone where alley access is required at 4321 Howard Avenue in the Multiple Family Residential (R-3) Zoning District (Applicant: Michelle Shagena).

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adopt PC Resolution No. 2022-12, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING A VARIANCE 22-01 TO ALLOW PUBLIC-STREET-SIDE DRIVEWAY ACCESS TO REMAIN AFTER THE CONSTRUCTION OF A RESIDENTIAL ADDITION PROJECT IN A ZONE WHERE SOLE ALLEY ACCESS IS REQUIRED BY THE LOS ALAMITOS MUNICIPAL CODE AT 4321 HOWARD AVENUE IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-131-29. (APPLICANT: MICHELLE SHAGENA)."

B. Conditional Use Permit (CUP) 22-03 - Continued Consideration of a Secondhand Store in the General Commercial (C-G) Zone at 10582 Los Alamitos Boulevard

Continued consideration of a Conditional Use Permit (CUP 22-03) to deny or allow a Secondhand Store to be permitted at 10582 Los Alamitos Boulevard in the General Commercial (C-G) Zoning District. This is to permit a move of "Play It Again Sports" from a prior location in the City at 10582 Los Alamitos Boulevard.

Recommendation:

1. Open the Public Hearing; and,
2. Take testimony; and,
3. Adoption of Resolution No. 2022-11, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 Los Alamitos Blvd., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS);" or alternatively,
4. Adoption of Resolution No. 2022-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-03 TO OPERATE A 3,000 SQUARE FOOT SECONDHAND SHOP IN A COMMERCIAL BUILDING AT 10582 LOS ALAMITOS BLVD., IN THE GENERAL-COMMERCIAL (C-G) ZONING DISTRICT, APN 242-242-01. (APPLICANT: WILLIAM A. PHILLIPS)."

7. DISCUSSION

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

Orange County Community Resources Department requests that the City hold a

community meeting to discuss the use and priority of Community Development Block Grant (CDBG) funds with interested community members. The Planning Commission is acting as a conduit to provide an opportunity for interested parties to provide comments.

Recommendation:

Hold the community meeting and take testimony as necessary.

8. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

9. COMMISSIONER REPORTS

10. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,101.00 (resident)/ \$2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.



Maria Veronica Enciso
Department Secretary
Date: 09/22/2022