

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

REGULAR MEETING – August 24, 2022

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, August 24, 2022 in the Council Chamber located at 3191 Katella Ave., Los Alamitos, CA 90720, Chair DeBolt presiding.

2. ROLL CALL

Present: Commissioners: Chair DeBolt
Loe, Grose, Sofelkanik, and Zellmer

Staff: Ron Noda, Development Services Director
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 the meeting for Oral Communications for items not on the agenda.

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

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.

Motion/Second: Grose/Cuilty

Carried 7/0: The Planning Commission approved the following Consent Calendar 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; and,
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.

6. PUBLIC HEARING

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

Development Services Director Noda quickly introduced the staff report.

Associate Planner Oliver provided an update from the business owner to extend another 30 days on this item.

Commissioner Sofelkanik asked staff about the removal of the ADA ramp. City Attorney Daudt and Associate Planner Oliver clarified that the Building Inspector mentioned that there is another ramp from the parking lot for access.

Commissioner Sofelkanik questioned the no fiscal impact based on the staff report. He shared that every time the applicant comes to the meetings, it costs the City money.

Commissioner Sofelkanik then shared he does not see extending another 30 days after this one time.

Commissioner Zellmer and Commissioner Sofelkanik discussed the fiscal impact on the applicant.

City Attorney Daudt clarified the Code Enforcement citations and should the Planning Commission want to approve the staff recommendation of extending another 30 days and staff find that there are no changes from the applicant, there is an option to deny the CUP.

Commissioner Sofelkanik commented on how the Planning Commission wanted the individual to do business in the City, but that they follow the ordinances and requirements.

Chair DeBolt agreed with the Commissioners but asked who would apply for the permit to remove the ADA. Associate Planner Oliver shared that it would be part of the CUP.

Chair DeBolt shared his concern regarding the business operating that is not permitted.

Development Services Director Noda shared what the City has done to get the business in compliance.

Commissioner Zellmer asked if there should be a temporary use for the outside sales/displays instead of it being a condition in the CUP. City Attorney Daudt clarified the options of having a TUP versus a CUP.

Commissioner Grose shared that discussing this item of what the applicant plans on doing until the Planning Commission gets it in writing.

Chair DeBolt requested to have a resolution of denial just in case.

Motion/Second: Grose/Andrade

Carried 7/0: The Planning Commission agreed to move staff's recommendation of continuing the Public Hearing to the September 28, 2022 Planning Commissioner Regular Meeting and have a resolution of denial included.

**B. Site Development Permit (SDP) 22-01
2,932 Sq. Ft. Expansion of Office Building**

Development Services Director Noda introduced the staff report.

Associate Planner Oliver further summarized the staff report.

Chair DeBolt opened and closed the public hearing.

Motion/Second: Zellmer/Grose

Carried 7/0: Adopted PC Resolution No. 2022-10, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT 22-01 TO PERMIT A 2,932 SQUARE FOOT SINGLE-STORY ADDITION OF AN EXISTING 4,994 SQUARE FOOT OFFICE BUILDING AT 3651 SAUSALITO STREET IN THE PLANNED LIGHT INDUSTRIAL ZONE (P-M), APN 242-242-04 (APPLICANT: RICHARD JIMENEZ FOR GRATING PACIFIC)."

7. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Director Noda shared the following:

- City Council approved the draft Housing Element
- Recreation and Community Services Department week of Los Al starts on September 16, 2022

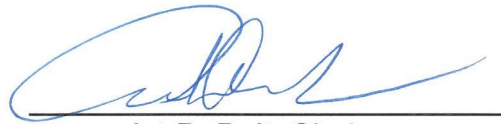
8. COMMISSIONER REPORTS

Commissioner Zellmer asked about the dog park.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:21 p.m.

ATTEST:



Art DeBolt, Chair



Ron Noda, Development Services Director