

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

REGULAR MEETING – January 24, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:03 p.m., Wednesday, January 24, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Loe presiding.

Chair Loe wanted to thank Commissioners Andrade and Sofelkanik for their many years of service sitting on the Planning Commission. He also welcomed the two new Planning Commissioners Legere and Hastie.

2. ROLL CALL

Present: Commissioners:

Chair Loe

Hastie, DeBolt, Cuiilty, Grose, Legere, Zellmer

Staff:

Irving Montenegro Jr., Development Services Manager

Michael Daudt, City Attorney

Tom Oliver, Associate Planner

Gabriela Martinez, Department Secretary

3. PLEDGE OF ALLEGIANCE

Chair Loe led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Loe opened oral communication.

Chair Loe closed oral communication.

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

Department Secretary Martinez called for nominations for the position of Chair.

Commissioner Grose nominated Commissioner Cuiilty.

Department Secretary Martinez asked if there were any further nominations and there were not.

Department Secretary Martinez proceeded with voting for Commissioner Culty for the Office of Chair.

Commissioner DeBolt	Aye
Commission Loe	Aye
Commissioner Hastie	Aye
Commissioner Culty	Aye
Commissioner Grose	Aye
Commissioner Legere	Aye
Commissioner Zellmer	Aye

Carried 7/0: The Planning Commission appointed Commissioner Culty as Chair.

Chair Culty asked if there were any nominations for the position of Vice Chair.

Commissioner DeBolt nominated Commissioner Zellmer for the Office of Vice Chair.

Department Secretary Martinez conducted the vote for Commissioner Zellmer for the Office of Vice Chair.

Chair Culty	Aye
Commissioner DeBolt	Aye
Commissioner Hastie	Aye
Commissioner Loe	Aye
Commissioner Grose	Aye
Commissioner Legere	Aye
Commissioner Zellmer	Aye

Carried 7/0: The Planning Commission appointed Commissioner Zellmer as Vice Chair.

6. 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. Approve the Minutes of the Special Meetings of December 5, 2023

Motion/Second: Grose/DeBolt

Carried 7/0: The Planning Commission approved the Special Meeting minutes of December 5, 2023.

B. Acceptance of Street Dedication along Katella Avenue at 3191 Katella Avenue for Street Purposes as part of the Orange County Transportation Authority (OCTA) Interchange Improvement Project at Interstate 605 (I-605)

Development Services Manager Montenegro Jr. summarized the staff report.

Chair Culty open public hearing.

Chair Culty closed public hearing.

Motion/Second: Grose/Zellmer

Carried 7/0: The Planning Commission approved the Acceptance of Street Dedication along Katella Avenue at 3191 Katella Avenue for Street Purposes as part of the Orange County Transportation Authority (OCTA) Interchange Improvement Project at Interstate 605 (I-605)

7. PUBLIC HEARING

A. Consideration of a Conditional Use Permit for a Tutoring and Education Center

Associate Planner Oliver summarized the staff report.

Chair Culty asked the Commission if they had any questions for staff.

Commissioner DeBolt inquired about the direction of the parking lot and which street it will be facing.

Commissioner Loe asked about a previous parking study that had been done for the location of the business along with parking requirements and asked Associate Planner Oliver for a refresher on it.

Associate Planner Oliver shared the details on the parking management plan requirements for the proposed business location along with the requirements of surrounding businesses.

Chair Culty shared her insight that some of the parking along Pine Street is City owned.

Associate Planner Oliver continued by sharing that the city owned parking was considered when the parking management plan was passed.

Commissioner DeBolt shared his recollection of the code requirement pertaining to adding square footage to a business would then change the parking requirement.

Commissioner Hastie shared his concern with the sprinkler protection within the building and having the applicant be aware that it must be cleared by Orange County Fire Authority.

Associate Planner Oliver shared the applicant is in contact with Orange County Fire Authority.

Chair Cuijty opened public hearing.

Business Applicant Christina Simonson (FirstSteps for Kids) shared a PowerPoint presentation that covered the following about their proposed business:

- Their different locations.
- The aesthetics of their locations.
- Explanation of Applied Behavioral Analysis (ABA) and how they implement ABA therapy into their teaching.
- Will provide in-home services and in the classroom.
- The reasons why they chose Los Alamitos.
- Started interacting with the local neighboring businesses.
- Parking location great for families and employees.

Vice Chair Zellmer shared his thoughts on how the applicant's business would be great for the City and his excitement to see it come.

Commissioner DeBolt stated his thoughts on how the tutoring center would be a great fit for the city and location.

Chair Cuijty closed public hearing.

Motion/Second: Grose/DeBolt

Carried 7/0: The Planning Commission approved the Consideration of a Conditional Use Permit for a Tutoring and Education Center.

10. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

Development Services Manager Montenegro Jr. briefly discussed the following:

- The Commission Dinner will be taking place on Tuesday, February 6th to say thank you to current and former Commissioners along with welcoming the new Commissioners.
- The Neighborhood Street Sweeping and Permit Parking Survey is now closed. An analysis of the results will be presented at the next Planning Commission meeting on February 28th.
- The City would like to give thanks to former City Employee Michelle Muller for her dedication and being the lead on the survey.
- Economic Development Program, Revive Los Alamitos, will launch in late February.
- The Celebrate Los Al event that took place this past September 2023 was recognized by California Parks Recreation Society.

- New Business cards have been updated and passed out for each Commissioner.

11. COMMISSIONER REPORTS

Vice Chair Zellmer and Commissioner DeBolt asked for further details on what the Revive Los Al grant program consists of.

Development Services Manager Montenegro Jr. discussed the grant details further, along with the requirements to be eligible to apply.

Commissioner Grose shared her gratitude towards former Commissioners and welcomed the newly appointed ones. She then inquired if the former Commissioners were invited to the Commissioner Dinner.

Commissioner Loe inquired about a vacant business, Island Grill, and wondered if there was any interest in that property.

Development Services Manager Montenegro Jr. shared the City's desire to fill the location with a unique business and that inquiries have been made. He then addressed Commissioner Grose's inquiry that yes, the former Commissioners have been invited to the Commissioner Dinner.

Commissioner Hastie shared his gratitude for being newly appointed by Council to the Planning Commission and for the orientation that was provided by City Staff.

Commissioner DeBolt discussed the following items:

- Shared suggestions given to him from residents on improvements for parking within Apartment Row.
- Shared thoughts on no longer needing red curbing at intersections with four-way stop signs due to a future bill that will require no parking within 20ft of a crosswalk. Shared an example location of Green Avenue and Bloomfield Street where they will lose parking if said bill is passed.
- Suggestion to remove permit parking in Old Town that is currently in place due to Cottonwood Christian Center, which is no longer there.
- Discussed retention of permit parking along Sausalito Street.

Commissioner Grose shared knowledge of different locations within the city that require permit parking.

Development Services Manager Montenegro Jr. explained that the discussed items from Commissioner DeBolt would be concerns for the Traffic Commission.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:46p.m. to February 28, 2024.

ATTEST:

DocuSigned by:

Gabriela Martinez

Gabriela Martinez, Department Secretary

DocuSigned by:

Mary Anne Cully

Mary Anne Cully, Chair