

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

REGULAR MEETING – August 28, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, August 28, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Cuijty presiding.

2. ROLL CALL

Present: Commissioners: Chair Cuijty
Zellmer (late 7:05 p.m.), DeBolt, Grose, Loe,
Hastie, Legere

Staff: Gabriela Martinez, Department Secretary
Irving Montenegro Jr., Development Services
Manager
Michael Daudt, City Attorney
Tom Oliver, Associate Planner

3. PLEDGE OF ALLEGIANCE

Vice Chair Cuijty led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Chair Cuijty opened oral communication.

Chair Cuijty closed oral communication.

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. Approve the Minutes of the Special Meetings of May 7, 2024

Motion/Second:

Carried 6/0 (Grose/Legere) Zellmer absent: The Planning Commission approved the Special Meeting minutes of May 7, 2024.

6. PUBLIC HEARING

A. Conditional Use Permit (CUP) 24-02 Commercial Recreation – Indoors at 10842 Noel St., #103, in the Planned Light Industrial (P-L-I) Zoning District

Development Services Manager Montenegro Jr. introduced the Public Hearing item.

Associate Planner Oliver summarized the staff report.

Commissioner Zelmer arrived late to the meeting at 7:05pm.

Commissioner Loe inquired if there was other Conditional Use Permits in place for the same building.

Associate Planner Oliver shared insight on other similar businesses in the same building that were smaller than 2,500 square feet requirement, therefore they do not have one in place.

Chair Culty opened the public hearing.

Applicant Lee took to the podium and shared the following:

- 41 years in the golfing business.
- Does not currently have a hitting bay in his current location and elected to expand into a larger location to accommodate 3 hitting bays.
- Explained his family connection to the City of Los Alamitos.
- Not intended to run as a 9-5 business. Private 1 on 1 lessons.

Commissioner Zellmer inquired about the custom fittings for clubs to individuals and asked if a special CUP is needed.

Applicant Lee responded with insight on how fittings work then shared the actual purchase of products will be through his other location. The Los Alamitos location will not be a retail business.

Associate Planner Oliver clarified that it is ancillary to the proposed business, and it does not require a special CUP

Commissioner Grose inquired on the number of club companies listed in the report.

Applicant Lee shared he only listed companies that provided fitting equipment at this moment. The list could change if other companies reach out wanting to provide the Applicant fitting equipment.

Commissioner Grose inquired if clients bring personal golf clubs or if they can rent.

Applicant Lee shared insight on lessons and the individuals bringing in their own gold clubs. However, they would offer clubs for rent for novice players.

Commissioner Legere asked what the hitting bays will predominantly be used for and the size of lessons.

Applicant Lee stated that the use will be for custom fittings and private 1 on 1 lessons.

Commissioner DeBolt shares his experience with a similar facility and then asked if there would be open hours to the public to make an appointment to come in and practice their swing aside from the private 1 on 1 lessons.

Applicant Lee shared that only he and his wife on occasion will be conducting the private lessons. Currently there is no plan to offer appointment only open practice.

Chair Culty closed the public hearing.

Motion/Second:

Carried 7/0 (Grose/Zellmer): The Planning Commission approved the Conditional Use Permit (CUP) 24-02 Commercial Recreation – Indoors at 10842 Noel St., #103, in the Planned Light Industrial (P-L-I) Zoning District.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Manager Montenegro Jr. briefly discussed the following:

- Lampson Park Place Project is aiming tentatively to come to the Planning Commissions September 25th meeting.
- Touched on street projects and park projects within the City.
- Nites on Pine event.
- Grand Re-Opening of the Community Center to showcase all the renovations and upgrades taking place on October 4th.

10. COMMISSIONER REPORTS

Commissioner Grose shared her joy for business expansion in the city.

Commissioner Hastie shared his appreciation on the individual meetings to discuss details for big Planning commission topics.

Commissioner Zellmer asked if a limit could be placed before hand for the next Planning Commission meeting to limit the amount of public hearing speakers.

City Attorney Daudt shared that encouragement is best for speakers to fill out the Public Hearing speaking forms to keep organization, but a limit cannot be placed on the quantity of speakers. It is the communities right to come up and speak if they choose to do so.

Chair Culty inquired about the time limit per person to speak.

City Attorney Daudt shared that is at the pleasure of the commission, but that the Planning Commission does have the ability to limit time per speaker.

Commissioner Hastie shared his insight on the Planning Commission setting a speaking time limit due to having a large turn out of speakers.

City Attorney Daudt shared his opinion to handle the speaking time limits at the beginning of the meeting and this topic is not agendized to continue speaking on.

Commissioner DeBolt shared his desire to agendize an item for a future meeting to discuss the joint and shared parking for commercial condos.

Chair Culty inquired if the Planning Commission has a say over that kind of item.

Development Services Manager Montenegro Jr. asked for clarification on what Commissioner DeBolt is asking for.

City Attorney Daudt stated due to this topic not being agendized, it is best to just allow staff to receive your comments at the moment.

Development Services Manager Montenegro Jr. touched on the binder and how each commissioner will have their own containing the zoning laws making it easier to reference for future meetings.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:26 p.m. to September 25, 2024.

ATTEST:

Signed by:

Mary Anne Culty

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Mary Anne Culty, Chair

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Gabriela Martinez

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Gabriela Martinez, Department Secretary