

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

### **REGULAR MEETING – September 25, 2024**

#### **1. CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, September 25, 2024, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720, Chair Culty presiding.

#### **2. ROLL CALL**

**Present:** Commissioners:

Chair Culty,  
Zellmer, DeBolt, Grose, Loe, Hastie, Legere  
(excused)

Staff:

Gabriela Martinez, Department Secretary  
Irving Montenegro Jr., Development Services  
Manager  
Michael Daudt, City Attorney  
Ron Noda, Deputy City Manager/ Development Services  
Director  
Tom Oliver, Associate Planner

#### **3. PLEDGE OF ALLEGIANCE**

Vice Chair Culty led the Pledge of Allegiance.

#### **4. ORAL COMMUNICATIONS**

Chair Culty opened oral communication.

Chair Culty 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 Regular Meetings of August 28, 2024**

Chair Culty opened Public Hearing

#### **6. PUBLIC HEARING**

##### **A. Site Development Permit 22-02 Lampson Project**

Deputy City Manager/ Development Services Director Noda introduced the 4665 Lampson Park Place Project and shared the following from the PowerPoint:

- Introduced the City's Consultant Bill Halligan
- The Lampson Park Place Project description
- The Environmental Impact Report (EIR) process & findings.

City Consultant Halligan continued the PowerPoint presentation with touching on the following:

- The history of the EIR through all the phases
- The different categories and findings that were analyzed within the EIR
- Significant impacts
- Parking Study results
- Recommended resolution approvals

Chair Cuijly invited the Project Applicant to come and share his presentation.

Applicant Voigt shared his personal background with the City of Los Alamitos and the benefits this project will provide for the community. He then introduced the Development Company, CNC Development.

Developer Coddle shared the following:

- The excitement the company has to be working within the City.
- Company background
- CNC Development is not only the developing company but will also be the owner and manager of the affordable housing community.
- Details of the affordable housing units

Commissioner DeBolt shared that he would like to see a reciprocal easement recorded on the property to halt the possibility of ever selling the private road that connects the split lot.

Associate Planner Oliver shared that it could be made a condition of approval to the applicant.

City Attorney Daudt shared that it would be a question for the applicant. He believes that because both projects share a similar theme and interaction between various components there are likely easements in place already that allow access and free movement between the affordable housing side and affordable market rate side.

Developer Coddle shared that there will be a reciprocal access agreement between both sides that would preclude and close from the private road.

Commissioner DeBolt shared that most easements are delineated on a track map and this particular easement should be shown as such.

CNC Development Civil Engineer McDougall provided insight on where to find the proposed easement on the track map. It is dedicated to the City of Los Alamitos for access on the discussed private road and the City will have the ability to preclude any form of closure on the road.

Commissioner DeBolt asked if they are City owned streets.

CNC Development Civil Engineer McDougall confirmed they are privately owned and maintained streets. The City retains an easement for access.

Commissioner DeBolt inquired about Park Land fees.

Deputy City Manager/ Development Services Director Noda shared it is approximately over 3 million dollars.

Commissioner DeBolt shared concern regarding the number of trash receptacles provided for the large number of units. He would like to see at least two more enclosures.

Deputy City Manager/ Development Services Director Noda provided insight into the code referred to by Commissioner DeBolt.

Developer Coddle provided clarity on how the development was designed and why the number of trash enclosures best fit the needs of the size of the community. He also shared how the developing team is more than willing to add another trash enclosure location.

Commissioner DeBolt shared his personal experience with having rental properties and the obstacles that arise with trash.

Developer Coddle shared details of the site plan and where the possible added trash enclosure could be placed within the PowerPoint presentation on the TV.

Commissioner DeBolt asked about the difference in length of the parking spots from the east side to the west side of the affordable housing portion of the project.

Developer Coddle shared the slight difference because of the wheel stop and allowing a couple feet for overhang. It is mostly an aesthetic component. The development team is perfectly comfortable, changing the length to the Commission's preference.

Commissioner DeBolt said his preference is for the 17 feet spots be matched all to the 19 feet spots.

The Planning Commission and CNC Development Civil Engineer McDougall discussed the difference of green space, a planter, and the 2 feet parking difference within the site plans.

Commissioner DeBolt asked if the Landscaping requirements of 15% is being calculated on the entirety 12 acre project or once the parcel is split, 15% needs to be met on each side?

Deputy City Manager/ Development Services Director Noda stated that a note is made, and Staff will look further into it.

Associate Planner Oliver shared how the extra 2 feet preference of parking spots be made.

Commissioner DeBolt asked the developing team if they could encroach into a fire lane?

Associate Planner Oliver and CNC Developing Team answered no.

Commissioner DeBolt shared another concern about trash on the home market rate side of the project. He asked where the trash carts would be stored?

Applicant Voigt answered some would be stored on the side yard and others in the garage.

Commissioner DeBolt shared his opinion of storing trash bins in the garage to be unsanitary and asked the applicant if he stores his trash in his garage.

Applicant Voigt said it is a preference of some homeowners and ultimately it would be the homeowner's choice on the location of storing their trash bins.

Commissioner DeBolt asked if there are recessed areas for the trash bins to be stored within the garages?

Applicant Voigt answered yes there are recessed areas designated for the bins.

Commissioner DeBolt continued to share concern with the trash plans.

Commissioner Grose shared concerns with the following:

- RHNA requirements
- Locations within the city to meet the requirements
- Missing pages from her agenda packet
- Trash can placement and proper enclosures

Applicant Voigt shared some difference in certain HOA prohibitions and requirements and this project having an onsite manager who will be regularly enforcing rules and regulations.

Commissioner Zellmer asked if the onsite manager will be part of the affordable housing side only?

Applicant Voigt said yes and the HOA itself for the market rate housing side has very definitive CC&R's as well so the community would not be able to violate the set rules.

Deputy City Manager/ Development Services Director Noda shared that it is in the condition of use that the trash cans must be inside the garage and if not adhered to, the City has a Code Enforcement Division that may assist.

Commissioner Zellmer shared with the rest of the Commissioners that from previous self-experience, storing trash cans within the garage is very common.

Commissioner Zellmer asked what are the requirements to qualify for the affordable housing units?

Applicant Voigt provided insight into the ranges of what the rent will be pertaining to each unique unit and also taking into consideration how the County sets rent by looking into median incomes.

Commissioner Zellmer asked about the walkability to surrounding attractions city boundaries.

Deputy City Manager/ Development Services Director Noda shared that the sidewalks and street on the southeast side of the project site are in the City of Seal Beach's jurisdiction. The City of Los Alamitos will maintain the sidewalks and bike lanes within the city's jurisdiction.

Developer Coddle shared where the locations are for current sidewalks and how the housing project will utilize what is already existing.

Commissioner Hastie asked if this is a single applicant single project?

Deputy City Manager/ Development Services Director Noda shared that it is a single project and asked the applicant to come up to provide further detail.

Developer Coddle provided insight into the CNC developing team and each members role in this single project. He shared the only reason for the bifurcation is because of the capital requirements for affordable housing to get built.

Commissioner Hastie shared his desire to see a condition put in place that the second portion of the lot split will get built and not sold off.

Developer Coddle provided further clarification on the lot spit.

Commissioner Hastie asked if staff has been in communication with Los Alamitos Joint Forces Training Base regarding the 10ft easement.

Deputy City Manager/ Development Services Director Noda provided an answer to Commissioner Hastie's question regarding communication with The Base.

Commissioner DeBolt shared his concerns with the housing market rate and lack of open space for the community.

The Planning Commission broke off for a 10-minute break at 8:35 p.m.

The Planning Commission resumed at 8:47 p.m.

Developer Coddle provided further clarification on the low-income housing tax credit program.

Commissioner DeBolt asked for clarification on if the sewage systems and storms water runoff drainage are under the City of Los Alamitos district.

Deputy City Manager/ Development Services Director Noda provided clarification on the roles of both the City of Seal Beach and City of Los Alamitos when it comes to the sewage systems.

Commissioner Grose asked about the agreement between the City of Los Alamitos and the Rossmoor/Los Alamitos Sewer district.

Deputy City Manager/ Development Services Director Noda shared that all three entities are in communication with each other pertaining to the development.

Chair Cuijly opened Public Hearing.

Resident of Seal Beach, Sustorsic, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Hill, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Senecal, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Bell, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Landau, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Lewis, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Cerritos, Clark, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Vilagut, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Close, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, name not disclosed, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Bamberg, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Campbell, shared her opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Nicholls, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Los Alamitos, Sagen, shared her reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Biery, shared his opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Marchese, shared his reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Ostrich, shared her opposition to the Lampson Park Place Project.

Resident of Seal Beach, Huffington, shared his opposition to the Lampson Park Place Project.

Resident of Los Alamitos, Marchese, shared her reasoning for being in favor of the Lampson Park Place Project.

Resident of Seal Beach, Mihalco, shared his reasoning for a split view of neither in favor nor opposition of the Lampson Park Place Project.

Resident of Seal Beach, Lloyd, shared her desire for the redwood trees to be preserved.

People for Housing of Orange County representative, Hansburg, shared her reasoning for being in favor of Lampson Park Place Project.

Resident of Seal Beach, Biery, shared her opposition to the Lampson Park Place Project.

Chair Culty closed the public hearing.

Commissioner DeBolt reiterated his thoughts on the sewer connection and the communication between both the City of Seal Beach and the City of Los Alamitos.

Commissioner Grose shared her concerns pertaining to the following:

- Joint Forces Training Base approval
- Relationship with the City of Seal Beach and their residents
- Trash

Commissioner Zellmer touched on the project still being in its very early phase. Things will change along the way but to have everything in order now is unrealistic. He shares his belief that the project systematically complies with requirements as a Planning Commission, meeting the required RHNA numbers, and overall, more pros than cons to the city.

Commissioner Loe reiterated Commissioner Zellmer's thought of the project being in the early stages of a long process.

Commissioner Hastie shared he wouldn't mind seeing answers be provided to the various questions at the next Planning Commission meeting.

Commissioner DeBolt shared his agreement with Commissioner Hastie's wanting to see the item come back with more information and answers.

The Planning Commissioners discussed the specifics of what is wanting to be discussed at the October meeting.

Commissioner Hastie asked Consultant Halligan if it is a requirement to have the will-serve letters added to EIR.



Consultant Halligan provided clarity to the absence of the will-serve letter.

The Planning Commissioners discussed the specifics of what is wanting to be discussed at the October meeting.

Chair Cuiity asked for clarification from City Attorney Daudt on if item is continued, what does it entail.

City Attorney Daudt shared that staff would be prepared to give a comprehensive staff report but it is at the pleasure of the Planning Commission, or it can be viewed as a continuation of the Public Hearing and pick up where it is left off.

Applicant Voigt shared his feeling like there are some issues being presented that are protected within the conditions the way they're drafted, and the development team is aware that they will have to face further downstream in the later development phases. Delaying the vote to continue the item will not solve the concerns, they are solved when that phase begins.

Commissioner DeBolt reiterated his concern with the lot split and the possibility of ending up with a vacant lot.

City Attorney Daudt asked for clarity of the make of the motion because there has been discussion about staff returning with additional information and reporting and a discussion of a motion where staff would itemize items to be delivered with answers.

Commissioner DeBolt made a motion to see the return of the following items with answers:

- Location on the site plan of the 2<sup>nd</sup> trash enclosure
- Research or examples of approving a project with a lot spit and having a 2<sup>nd</sup> entity take over the project.

Commissioner Zellmer asked Commissioner DeBolt if he would accept an addition to his motion by adding the following:

- Would like to see supporting briefs if the City would be in violation once the 15% partition is met.

Commissioner Hastie added to Commissioner DeBolt's motion with the following:

- Would receive a report of the progress of communication with the City of Seal Beach and the Joint Forces Training Base.

Commissioner Grose second the motion.

City Attorney Daudt asked for clarification on the motion to continue the public hearing to the next regular meeting of the Planning Commission.

Associate Planner Oliver asked if the commission would need to open and close the public hearing again at the next meeting.

City Attorney Doubt answered that it would be a continuation of the Public Hearing and residents would be able to speak again if wanted.

Motion/Second:

Carried 5/2 (DeBolt/Grose) opposed (Culty/Loe): The Planning Commission approved to continue the Public Hearing item Site Development Permit 22-02 Lampson Project to the next regular meeting of the Planning Commission set to be on October 23, 2024.

## 9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Deputy City Manager/ Development Services Director Noda briefly discussed the following:

- Community Center Grand opening event on October 4, 2024, at 5:30pm.
- Nites on Pine event held on the third Saturday of the Month with the next one taking place on October 19<sup>th</sup> at 4:00pm.

## 11. ADJOURNMENT

The Planning Commission adjourned the meeting at 10:26 p.m. to October 23, 2024.

ATTEST:

Signed by:

*Mary Anne Culty*

Mary Anne Culty, Chair

DocuSigned by:

*Gabriela Martinez*

Gabriela Martinez, Department Secretary