

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

REGULAR MEETING – October 23, 2024

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:00 p.m., Wednesday, October 23, 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

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

A. Approve the Minutes of the Regular Meeting of August 28, 2024

Motion/Second:

Carried 7/0 (DeBolt/Legre): The Planning Commission approved the Minutes for the Regular Meeting of August 28, 2024.

6. PUBLIC HEARING

A. Site Development Permit 22-02 Lampson Project

Deputy City Manager/Development Services Director Noda spoke on the changes that were requested from the September meeting which included the following:

- The developer made the requested changes pertaining to the landscape municipal code requirements of 15% on both parcel properties.
- A 2nd trash enclosure was added.
- The 9 ft. by 19 ft. parking change was accomplished.
- The City set a condition to the construction of the affordable housing apartment complex must be commenced prior to issuance of certificates of occupancy for the final 17 market rate units on Parcel 2 (i.e., Applicant may construct and obtain certificates of occupancy for 152 market rate units on Parcel 2 prior to the issuance of a building permit for Parcel 1 (the apartment complex parcel); however, certificates of occupancy will be withheld for the remaining 17 market rate units until the issuance of a building permit for Parcel 1 and commencement of construction in accordance with the building permit prior to its expiration.
- Addressed Commissioner Hastie's concerns with the sewer connection for both The City of Seal Beach and The City of Los Alamitos.
- All the motions were met that were requested from Staff and the development team.

Commissioner Hastie asked if there are any conditions in place to prevent the City from being liable for the sewage connect work.

Associate Planner Oliver answered with sharing contract details between The Rossmoor/Los Alamitos Sewer District and the City.

Deputy City Manager/Development Services Director Noda shared there is no specific condition that states that the City is financially responsible for paying for the connection.

Commissioner DeBolt provided additional clarification on Commissioner Hastie's concern.

Deputy City Manager/Development Services Director Noda shared that this concern is between the Applicant, the Rossmoor/Los Alamitos Sewer District, and the City of Seal Beach to come to an agreement on the sewer connection.

Commissioner Zellmer asked where the condition stating that the cost of the sewer connection would be on the Applicant could be found.

Deputy City Manager/ Development Services Director Noda shared there is not a condition physically written, rather than it is presumed because it is the applicant's development project and not the City's.

Chair Cuijly opened public hearing

Applicant Voigt shared the CNC Development is eager to start and see the Lampson Park Place Project all the way through and also answered Commissioner Hastie's concern with the sewer cost to the city.

Susan Perrell, Seal Beach resident, shared her opposition for the Lampson Park Place Project due to the Environmental Impact Report being rushed, not accurate, and uncertifiable. She also shared her belief that the project is too dense and consists of too many units therefore not complying with the requirements put forth by CEQA. She advises that the EIR be revised to include feasible mitigation and alternatives that would avoid or reduce the project impacts.

Frank Marchese, Los Alamitos resident, shared why he is in favor of the Lampson Park Place Project by speaking on the aesthetics of the plans and the benefits it would bring to the city.

Patty Senecal, Seal Beach resident, shared her opposition to the Lampson Park Place Project and shared her feelings on the project being rushed, not receiving anything from Seal Beach regarding this project, and the impact it will have on traffic. She shares that it simply is not ready to be approved at this moment in time, but in the future, that could change.

Janelle Sagen, Los Alamitos resident, shared her excitement in favor of the Lampson Park Place Project. She thanks the Veterans for their service and speaks on how this project will help benefit them with housing opportunities once completed. She also shares how this project will benefit the City, the community and the children being raised not only in Los Alamitos but the surrounding areas.

Ashley Nickolls, Los Alamitos resident, shared his support for the Lampson Park Place Project. He shared it will help the future generations, police officers, teachers, and restaurant workers to be able to afford a house and afford to live in this beautiful city.

Mary Ramsden, Seal Beach resident, shared her opposition to the Lampson Park Place Project. She shared her concerns with the water, the sewage and the traffic effects that will arise with this project if approved. She believes the City of Seal Beach needs to be taken care of first because at this moment, the City of Seal Beach is getting the short end of the stick with this project.

Ken Bamberg, Seal Beach resident, shared he is in favor of the Lampson Park Place Project. He shared his admiration for the opportunity it would bring for the Veteran's, teachers, police officers, to be able to afford to live in the City of Los Alamitos. He believes it is a much-needed solution to support the city's fast-growing Community.

Maggie Marchese, Los Alamitos resident, shared her support for the Lampson Park Place Project. She stated that the project building will happen regardless so if it is not on Lampson then it will happen somewhere else in the City. She shared that the Planning Commission represents the City and the residents within it. She urges a yes for this project.

Catherine Showalter, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared the Seal Beach Board meeting that was had to discuss the Draft EIR and agreed on the following areas of concern:

- Draining and flooding concerns
- Sewage system impacts
- Transportation
- Transit constraints
- Pedestrian and bike traffic flow
- Construction impacts
- Safety concerns
- Premature nature of the proposal with unanswered questions

She continued sharing her concerns that are raised by the project's excessive density and premature nature.

Elizabeth Hansburg, Housing of Orange County representative, shared her support for the Lampson Park Place Project. She believes the project will supply a first-time home buyer product that residents in Orange County can afford as town homes and small lot single family housing is the new normal. She shared that the state has asked cities to make space for affordable housing and Los Alamitos has done it to meet the requirements while also making it extremely beneficial to the community.

Max Clark, Cerritos resident, shared his support for the Lampson Park Place Project. He shared that with the affordable housing living component, it would provide opportunity for him and many others to be able to live within Los Alamitos.

He shared his disappointment with seeing 2 cities fighting over a project that would do nothing but benefit others. He would be proud if Los Alamitos would help share with the next generation in home buying.

Enea Ostrich, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared the history of Lampson not draining well and with this project, it would not help this existing problem. She is concerned about the heavy travel and heavy trucks on Lampson getting even worse. The streets within the location are not equipped for heavy trucks and will cause damage. Lastly, the neglect of the draft EIR is a problem and needs to be fixed to even consider this project.

P. Alex Saenz, Seal Beach resident, shares his opposition for the Lampson Park Place Project. He shared the history of Lampson Avenue and the partnership of

the City of Seal Beach and the City of Los Alamitos. He continued to share that the City of Los Alamitos does not have any financial interest in Lampson Avenue improvements.

Carol Churchill, Unincorporated Orange County resident, shared her opposition for the Lampson Park Place Project. She shared she lives in Rossmoor and pays a sewer fee to the Rossmoor/ Los Alamitos Sewer District which sparked a question is if Rossmoor is going to be paying for the cost of the sewer line to be added? If it is added to the tax bill, she advises the Planning Commission to make a condition of approval to not take on the financial burden it will bring. She suggested the City of Los Alamitos play nicely with the City of Seal Beach and sit down with them to discuss the unanswered details.

Bryan Bell, Los Alamitos resident, shared his support for the Lampson Park Place Project. He shared his military background as a Marine and his involvement with the American Legion. He then shared the difficulty in employing hard working individuals due to the expense of housing locally. With this project, it will provide affordable housing to low-income Veterans and give them the opportunity to stay local within the City.

Patty Cambell, Seal Beach resident, shared her opposition for the Lampson Park Place Project due to the project being too dense and too large. It will not have enough parking for the magnitude of the site. She shared there should be a certain number of units reserved only for seniors and Veterans. The onsite park will be too small for the children and should be made bigger within the complex. Also, she shared her desire to see the remaining moon trees stay and not be altered or touched.

Schelly Sustorsic, Seal Beach resident, shared her opposition for the Lampson Park Place Project. She shared her concerns with the project pertaining to safety and traffic. Shared previous experience with issues of traffic due to past street projects. CHP data pertaining to the number of car accidents is not true and the numbers are not accurate. She shared that this project would suggest a lot of pedestrian traffic with people accessing the park, parking, and sports activities

Dan Brant, Seal Beach resident, shared his opposition to the Lampson Park Place Project due to the density of the project. Additionally, requested consideration of a class 3 bike lane needs to be added along with converting portion of the units for veterans. He continued to touch on the current traffic dilemmas along with sharing how bad it would become if the project got approved. He also shared that the draft EIR was not cumulative with other EIR findings from the city of Seal Beach.

Chair Cuiilty closed public hearing.

Commissioner Grose shared the Planning Commissioners will do their due diligence to try to make sure the project is done right and will fit with the safety of the City along with being good neighbors to the City of Seal Beach. Her biggest concerns are the draft EIR, the children and their safety, and working with the surrounding cities to make sure everyone is happy. When the EIR is approved, she wants to make sure it is in the best interest of everyone, not just Los Alamitos.

Commissioner Legere shared his background and personal experience living within the city. He believes that no one is opposed to the individuals who would be moving into the tentative units, but both cities need to be able to work together to make this new community function to the best it can be.

Commissioner DeBolt reshapes his concerns that were discussed in the September meeting about parking space size, trash enclosures, and the affordable housing portion being fully built. With the affordable housing mandates brought on by the State, he wants to make sure they are built with the same quality as the market rate housing. He shared that the Planning Commission can only base their decision on what is being presented to them and anything that lies within the jurisdiction of Los Alamitos, they could not make decisions for the City of Seal Beach. He believes it is a good project, and it is aesthetically pleasing.

Attorney Daudt provided clarification on the project's density. He shared the project site is zoned R-3 under the zoning code which allows a base density of 25 units per acre which would result to a permissible 308 unit count to be built in that zone. The applicant is proposing a unit total of 246 units which is below the permitted max for the zoning code. He shared that the site is compliant with permitted densities and is not enhancing density through the density bonus law.

Commissioner DeBolt shared he is prepared to make a motion to approve the project with some changes.

Chair Culty and Commissioner DeBolt's discuss changes to the wording within the conditions of approval.

The Planning Commission broke for a 10-minute break at 8:39 p.m.

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

Project Applicant Waken shares they are comfortable with completing the requested changes from Commissioner DeBolt.

Commissioner Zellmer requested a definition of the word "Commence".

Project Applicant Waken shares further insight into the meaning and the change of verbiage.

The Planning Commissioners discussed the different scenarios of adding the word “commence” or keeping “building permit” in the conditions of approval.

Attorney Daudt shared that he likes the wording of “building permits” because it gives you a task to look at and say yes, this task has been achieved. He understands the commissioners concerns with certain wording being vague, but he proposes the wording “building permits”.

The Planning Commissioners all agree with Attorney Daudt’s recommendation to embed the wording “building permits” into the conditions of approval.

Commissioner DeBolt further clarified his request for a possible gate or fence to be built to limit the possibility of cut through traffic.

Commissioner Grose shared her corrections she would like to see:

- A will-serve letter will be in place before any work on the project site begins.
- Wording changed from “airport” to “military base” to help with number of complaints about the noise from aircrafts.
- All future agreements and amendments come before the City Council, not just the City Manager. The City Manager works for the City Council and the City Council works for the residents.

Deputy City Manager/ Development Services Director Noda shared insight into the process of signing any agreements or amendments.

Attorney Daudt shared the reason for having it worded the way it is currently is for having administrative efficiency.

Commissioner Hastie shared the role of the Planning Commissioners to make sure the process, guidelines, and the overall project fit the City. He shared that he wished he had more time to review the details as he would hate to see things arise that could have been prevented. He asked the following questions:

- Was there any requirement from CEQA to take into consideration other currently known projects within a certain vicinity of the site?
- If so, is there a requirement to add it to the EIR report?

City Consultant Halligan shared how an EIR is developed and answered Commissioner Hastie’s questions.

Commissioner Zellmer shared his disappointment with the comments that Los Alamitos is not considerate of the City of Seal Beach and is stealing land from

them. He continued to share similarities between the two cities and believes Los Alamitos is being considerate of the surrounding cities and communities. He finalized with the sentiment that if there is no agreement on a sewer and water system then the project will not happen.

Commissioner DeBolt made a motion to approve the recommendation of the project with the previously discussed changes and that it does not need to come back to the Planning Commission.

Attorney Daudt asked if the Planning Commission can specify what the changes are for the record and then those modifications will be made by Staff and presented to the City Council.

The Planning Commission and City Attorney went over the list of changes together below:

- Change wording of Condition of Approval 15.
- Change wording of Condition of Approval 16c.
- Condition 18 to have the regulatory agreement recorded concurrently with the track map 2022-133 for parcel one.
- Having the timeline requirements outlined and specifically stated with the Condition of Approval 21.
- Add a condition to ensure that there is reciprocal access between parcel 1 and 2 and to have it recorded in regulatory agreement, the CCNR's, and a note on the tract map for emergency vehicular access.
- The Planning Commissioners all shared agreement on not changing the Condition of Approval 22 and are okay with the City Manager being authorized the approve agreements and amendments.
- Clarify that the City will not be responsible for any expenses for sewer connections, studies, etc. in the Conditions of Approval 109.
- Add to Conditions of Approval 109 to include requirement for proof of a will-serve letter prior to any grading permits.
- Change wording of Condition of Approval 16a.

Commissioner Hastie asked for clarification on which track map is being discussed in the change.

Applicant Waken provided clarification on one map being a track map and the other a parcel map.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission recommended the approval of Site Development Permit 22-02 Lampson Project.

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-06.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-06, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PLAN FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130- 012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-07.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-07, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 2022-133 (FOR FINANCE AND CONVEYANCE PURPOSES) AND VESTING TENTATIVE TRACT MAP NO. 19263 (FOR CONDOMINIUM PURPOSES) FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-08.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-08, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN AFFORDABLE HOUSING UNIT APPLICATION FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS, INCLUDING 77 AFFORDABLE MULTIFAMILY APARTMENT HOMES (APPLICANT: LAMPSON PARK PLACE, LLC)".

Commissioner DeBolt made a motion to Adopt Resolution No. 2024-09.

Motion/Second:

Carried 7/0 (DeBolt/Grose): The Planning Commission approved to Adopt Resolution No. 2024-09, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A SITE DEVELOPMENT

PERMIT – MAJOR FOR THE 4665 LAMPSON PROJECT LOCATED AT 4665 LAMPSON AVENUE, IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONING DISTRICT (APN 130-012-35) TO ALLOW REDEVELOPMENT OF THE PROJECT SITE WITH 246 RESIDENTIAL UNITS (APPLICANT: LAMPSON PARK PLACE, LLC)”.

8. STAFF REPORT

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

Associate Planner Oliver shared the staff report.

Chair Cuiilty shares her excitement with this report.

Chair Cuiilty opens public hearing.

Chair Cuiilty closed public hearing.

9. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

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

- The rescheduling of the regular November and December Planning Commission meetings due to holidays to a Special Meeting on December 18th but if there are no items then it will go dark.
- Taking the completion of the Street sweeping survey and results to the Traffic Commission in January.
- Hopes to bring the Neighborhood Signage Survey results to the Planning Commission in February or March.
- Trunk or Treat event will take place on October 26th 5:30 p.m. – 7p.m. at Little Cottonwood Park.
- The final Nites on Pine event will take place on November 16th from 4 p.m. – 9 p.m.

10. COMMISSIONER REPORTS

Commissioner Grose inquired about the status of the medical office construction site on Saratoga and Katella Avenue.

Associate Planner Oliver shared the updated status of that location.

11. ADJOURNMENT

The Planning Commission adjourned the meeting at 9:30 p.m. to December 18, 2024.

ATTEST:

Signed by:

Mary Anne Culty

Mary Anne Culty, Chair

DocuSigned by:

Gabriela Martinez

Gabriela Martinez, Department Secretary