

**DRAFT MINUTES OF THE PLANNING COMMISSION  
OF THE CITY OF LOS ALAMITOS  
SPECIAL MEETING**

**TUESDAY, NOVEMBER 24, 2009**

**1. CALL TO ORDER**

A regular meeting of the City of Los Alamitos Planning Commission was called to order at 7:05 p.m. by Chair Sofelkanik in the Council Chambers, 3191 Katella Avenue, Los Alamitos.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Commissioners: Andrade, Daniels, Loe, Riley, Sofelkanik

Absent: Commissioners: Sutherlin

One Vacancy

Staff Present: Steven A. Mendoza, Community Development Director  
Yvette Abich Garcia, Assistant City Attorney

**4. ORAL COMMUNICATION**

Chair Sofelkanik opened Oral Communication to the public.

No one responded from the audience.

Chair Sofelkanik closed Oral Communication.

**5. PUBLIC HEARINGS (Continued from November 9, 2009)**

**A. City of Los Alamitos General Plan Amendment GPA08-02; Housing Element –**  
RBF Consulting will present the Draft Comprehensive Update of the General Plan Housing Element for the reporting period of 2006-2014 (Applicant: City Initiated).

Director Mendoza introduced Ms. Michele Kou, of RBF Consultants, who then presented a power point of the Housing Element Update.

Consultant Ms. Kou walked the Commissioner through an introduction to what is a Housing Element, the process to update a Housing Element, the State Department of Housing and Community Development's comments, implementation of requested revisions and eventual certification of the Draft Housing Element.

Following the Consultant's presentation the Commission discussed the Housing Element.

Chair Soflekanik asked what the state considers when they review the Housing Element. Consultant Kou responded that review is based upon Housing Element Law as it was refined over the years.

Chair Sofelkanik asked if the Housing Element the only element reviewed by state.

Consultant Kou responded in the affirmative.

The Commissions entered into a brief discussion about the constraints section of the Housing Element.

Chairman Sofelkanik opened the public hearing, hearing no request to speak, closed the public hearing and looked for a motion.

Motion/Second: Sofelkanik/Andrade

Carried to: Adopt Resolution No. 09-14, entitled, **"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 08-02 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN."**

AYES: Andrade, Loe, Riley, Sutherlin  
NOES: None  
ABSENT: Daniel, Sofelkanik  
ABSTAIN: None

**6. COMMISSIONER REPORTS**

Commissioner Riley introduced his wife whom was in the audience.

**7. ADJOURNMENT**

Adjourned at 7:20 p.m. to Monday, December 14, 2009.

ATTEST:

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Steven Mendoza, Secretary  
LOS ALAMITOS PLANNING COMMISSION

# City of Los Alamitos Planning Commission

**Agenda Report  
Public Hearing**

**November 9, 2009  
Item No. 6A**

**To:** Chair Sofelkanik and Members of the Planning Commission  
**From:** Steven A. Mendoza, Director of Community Development  
**Subject:** Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2006-2014

**Summary:** Consideration of General Plan Amendment No. 08-02 updating the City Housing Element for the Reporting Period of 2006-2014.

## **Recommendation:**

1. Conduct a public hearing; and,
2. Adopt Resolution No. 09-14, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 08-02 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN".

**Applicant:** City Initiated

## **Background**

Pursuant to State Government Code Section 65300, cities and counties are required to prepare and adopt General Plans to guide them in the long-range development of their communities. General Plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate the development of housing to meet a city's fair share housing needs. The Element must also identify and address the housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a detailed implementation plan of how the city intends to meet its housing needs. The current Housing Element cycle extends from 2006-2014, and the updated Housing Element should have been submitted to the California Department of Housing and Community Development (HCD) no later than June 30, 2008. The City of Los Alamitos approved a contract with RBF Consulting to complete the Housing Element of the General Plan on May 19, 2008, in the amount not to exceed \$36,820.

As required by State law, the prior Housing Element and the update must include a "housing program" that meets the following requirements:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

To encourage public participation by all segments of the community in the development of the Housing Element, community workshops were conducted. Surveys were distributed to local groups and advocacy, community organization groups, housing developers, and service providers in the area.

The consultants and staff subsequently developed a set of goals, policies and programs, taking into account census data, current market data, community input at public workshops, the City's net regional housing needs and the housing needs of special needs groups. The Commission is being asked to consider the draft Housing Element, provide comments, and recommend that the document be sent to the City Council for consideration and adoption. The Council will be asked to review and comment on the draft and direct staff to submit the draft document to HCD.

Staff has already submitted a draft version of the document to the State and has received evidence of compliance. In the event changes are made to the draft Housing Element during the public hearing process, changes will be forwarded to the Department of Housing and Community Development. The summary provides a brief description of the key findings and considerations of the proposed Housing Element. The draft Housing Element contains four chapters that are briefly described below:

- Section 1 explains the purpose, process and contents of the Housing Element.
- Section 2 describes the demographic, economic, and housing characteristics of Los Alamitos, as well as the existing and projected housing needs. Outlines the Regional Housing Needs Allocation (RHNA).

Fair Share Housing Needs Allocation 2006-2014						
	Extremely low income	Very low Income	Low Income	Moderate Income	Above Moderate Income	Total Allocation
<b>RHNA Need</b>	5	9	7	8	17	<b>41</b>
<b>Construction Achievements</b>	4	4	0	0	14	<b>18</b>
<b>Adjusted Need</b>	1	5	7	8	3	<b>23</b>

- Section 3 analyses the potential and actual governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing, and analyses the potential housing resources of the City.
- Section 4 describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals.

As shown in the table above, the City of Los Alamitos is in-line to meet the State required housing units by 2014. The City of Los Alamitos density in the R-3 areas permits the development of housing units which assist the City in meeting its required fare share of the State's Housing need.

- Attachments:
- 1) Resolution No. 09-14
  - 2) Draft Council Resolution
  - 3) Draft Housing Element Update (provided under separate cover)
  - 4) Letter of Approval from HCD
  - 5) Environmental Documentation

**RESOLUTION NO. 09-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF LOS ALAMITOS, CALIFORNIA,  
RECOMMENDING THE CITY COUNCIL ADOPT  
GENERAL PLAN AMENDMENT 08-02 INCORPORATING  
AN UADATED HOUSING ELEMENT INTO THE GENERAL  
PLAN**

**WHEREAS**, the State Housing Element law Article 10 6 of the California Government Code sections 65580 et seq requires local Jurisdictions to prepare and update a Housing Element as part of the General Plan to identify existing and projected housing needs and establish goals, policies, and programs for the construction preservation and improvement of housing; and,

**WHEREAS**, the City of Los Alamitos has prepared an update to the Housing Element in accordance with the guidelines and requirements of the State Housing Law. A full true and correct copy of the draft Housing Element amendment is attached hereto marked as Exhibit A and Incorporated herein by this reference; and,

**WHEREAS**, in accordance with State Housing Element law prior to adoption of the Housing Element cities must prepare and submit a copy of the draft Housing Element amendment for review by the California Department of Housing and Community Development; and,

**WHEREAS**, on November 24, 2009, the Planning Commission conducted a duly noticed public hearing regarding a recommendation to the City Council concerning the adoption of the Housing Element amendment; and,

**WHEREAS**, concurrent with the update to the Housing Element, the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that, by implementing the General Plan EIR Policies and Implementation Programs, and the recommended Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Los Alamitos. Copies of the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials are available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California; and,

**WHEREAS**, all legal prerequisites have occurred prior to the adoption of this Resolution.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES RESOLVE AS FOLLOWS:**

SECTION 1: Based on the substantial evidence on the record the Planning Commission hereby determines that the above citations are true and correct and accordingly are incorporated as a material part of this Resolution

SECTION 2: Based on the foregoing the Planning Commission hereby recommends that the City Council adopt the amendment to the Housing Element as set forth In Exhibit A

SECTION 3: The Planning Commission Secretary shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk and to the California Department of Housing and Community Development.

PASSED AND APPROVED this 24<sup>th</sup> day of November 2009, by the following vote:

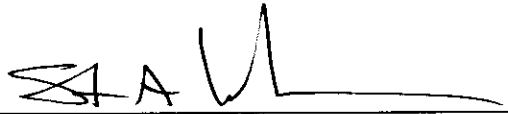
AYES: Sofelkanik, Daniels, Loe, Riley and Andrade

NOES:

ABSENT:

ABSTAIN:

ATTEST:

A handwritten signature in black ink, appearing to read 'S A M', is written over a horizontal line.

Steven A. Mendoza, Secretary  
LOS ALAMITOS PLANNING COMMISSION