

EXTRACT FROM THE

Attachment 1

MINUTES OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – JULY 21, 2008

9. PUBLIC HEARINGS/ORDINANCES

A. **General Plan Amendment GPA08-01; Zoning Ordinance Amendment ZOA08-01; Conditional Use Permit C08-01**

At its regular meeting of June 9, 2008, the Planning Commission recommended the City Council adopt a Negative Declaration finding that the project will have no foreseeable significant adverse environmental effects and approve General Plan Amendment GPA08-01, Zoning Ordinance Amendment ZOA08-01 and Conditional Use Permit C08-01 for property located at 4141 Katella Avenue and 10909 Portal Drive.

Council Member Grose recused himself from the proceedings, as his office was within the radius of the project, and left the dais.

Associate Planner Wray summarized the staff report, referring to the information contained therein, and answered questions from the City Council.

Mayor Parker opened the Public Hearing.

Bill Christopher and Mr. Nichols, representatives for the building owners, Davita and the Melting Pot, briefed the Council on this request. They advised the Melting Pot would utilize 2 stories, while Davita would wrap around the building to the rear. They stated parking would not be an issue as analysis indicated peak parking demand (8:00 pm – 10:00 pm) would be 51 spaces, and there were 95 available.

The City Council discussed the following issues:

- Hours of operation (5 pm-11pm weekdays; 5 pm-12 am weekends)
- Grand opening (October or November 2008)
- Letter of concern for parking from LS Management
- ABC license clear
- Bar hours (same as restaurant)

Council Member Edgar supported the land use change to help point of sale for the City; however, he expressed concern with the compatibility of uses (i.e., the bio hazard waste from a Dialysis facility next to a restaurant).

Associate Planner Wray stated a Negative Declaration had been prepared for the project, and the Health Agency had given its approval. She went on to state there was a dividing wall separating the uses, noting each use had separate lines for gas, water, sewer, etc.

Mayor Parker pointed out it had taken a long time to get tenants for this building, and asked staff to fast-track this project.

Motion/Second: Parker/Mejia

Carried 4-0 (Grose abstained): The City Council:

1. Conducted a public hearing; and,
2. Adopted a Negative Declaration finding the project will not have foreseeable significant adverse environmental effects; and,
3. Adopted Resolution No. 2008-31 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT GPA08-01 TO CHANGE THE LAND USE DESIGNATION FROM PLANNED INDUSTRIAL TO RETAIL BUSINESS AT 4141 KATELLA AVENUE AND 10909 PORTAL DRIVE, ASSESSORS PARCEL NUMBER 241-241-18 (APPLICANT URBAN CONCEPTS)."; and,
4. Waived reading in full and authorized reading by title only of Ordinance No. 08-03, and set for second reading; and,
5. Mayor Parker read the title of Ordinance No. 08-03, entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING ZONING ORDINANCE AMENDMENT ZOA08-01 CHANGING THE ZONING DESIGNATION FROM P-M (PLANNED LIGHT INDUSTRIAL) TO C-G (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 4141 KATELLA AVENUE AND 10909 PORTAL DRIVE, IDENTIFIED AS ASSESSOR'S PARCEL NO. 241-241-18. (APPLICANT: URBAN CONCEPTS)"; and,
6. Adopted Resolution No. 2008-32 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA APPROVING CONDITIONAL USE PERMIT C08-01 ALLOWING ON-SITE SALES AND CONSUMPTION OF WINE, BEER, AND SPIRITS IN A DINE-IN RESTAURANT AT 4141 KATELLA AVENUE, ASSESSOR'S PARCEL NO. 241-241-18 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT. (APPLICANT: URBAN CONCEPTS)".