

**CITY OF LOS ALAMITOS**  
**Council Chamber**  
**3191 Katella Ave., Los Alamitos, CA 90720**

**Via videoconference**  
**Participation via Phone: (301) 715-8592**  
**Meeting ID: 853 5579 0336**

**CITY COUNCIL AGENDA**  
**SPECIAL MEETING**

**Monday, February 28, 2022 – 5:30 p.m.**

**SAFETY ALERT – NOTICE REGARDING COVID-19**

Pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20, some members of the City of Los Alamitos City Council may participate by videoconference.

The public may access the meeting in person or telephonically. Members of the public can access the meeting by phone by dialing +1 (301) 715-8592 and enter the Meeting ID: 853 5579 0336. Your microphone will be disabled upon entry for the duration of the meeting.

If you wish to attend the City Council meeting in person, the Council Chamber located at 3191 Katella Ave., Los Alamitos, California 90720, will have seating for this meeting and the public shall have the right to observe and offer public comment at this location.

Masks will be required before entering the Council Chamber. Seating will be available based on six feet of social distancing. The City of Los Alamitos continues to follow the Centers for Disease Control and Prevention (CDC) guidelines and these provisions are subject change with short notice.

While you may attend this meeting in person, given the health risks associated with COVID-19, please be advised that you may submit comments on any agenda item or on any item not on the agenda by email to [cityclerk@cityoflosalamitos.org](mailto:cityclerk@cityoflosalamitos.org) with the subject line "2/7/22 PUBLIC COMMENT". Comments **received by 3:00 p.m.** will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting. You may also view the meeting live on local cable channel 3.

Please consider carefully before attending this meeting in person and keep a six foot distance from others as much as possible. Please do not attend this meeting in person if you have traveled out of state and/or you have had direct contact with someone who has travelled or tested positive for Coronavirus (COVID-19), or you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.

**NOTICE TO THE PUBLIC** – This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the City Clerk's Office or on the City's website at [www.cityoflosalamitos.org](http://www.cityoflosalamitos.org) once the agenda has been publicly posted.

Each matter on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as "for information" or "for discussion" may also be the subject of an "action" taken by the City Council at the same meeting.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection online at [www.cityoflosalamitos.org](http://www.cityoflosalamitos.org).

Persons wishing to address the City Council on any item on the City Council Agenda should complete a blue "Request to Speak" card and will be called upon at the time the agenda item is called or during the City Council's consideration of the item and may address the City Council for up to three minutes.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the City Clerk's Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made.

**1. CALL TO ORDER**

**2. ROLL CALL**

Mayor Hasselbrink  
Mayor Pro Tem Doby  
Council Member Bates  
Council Member Chirco  
Council Member Nefulda

**3. SPECIAL ORDER OF THE DAY**

**A. Interview and Appointments for City Commissions (City Clerk)**

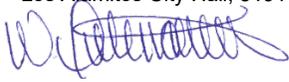
This report provides relevant information by which the City Council may interview and appoint members to City Commissions.

Recommendation:

1. Interview the following Planning Commission applicants:  
  
Mary Anne Cuiilty (incumbent)  
Wendy Grose (incumbent)  
Gary Loe (incumbent)  
John Riley (incumbent)  
Davis Zellmer
2. Consider Planning Commission Applicant, Art DeBolt's (incumbent), submittal in lieu of an interview; and,
3. Make appointments to City Commissions, including but not limited to the Planning Commission; and,
4. Direct the City Clerk to recruit for remaining Commission vacancies.

#### 4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at [www.cityoflosalamitos.org](http://www.cityoflosalamitos.org) not less than 24 hours prior to the meeting.



Windmera Quintanar, MMC, City Clerk  
Dated: February 23, 2022

# City of Los Alamitos

## CITY COUNCIL AGENDA REPORT

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**MEETING DATE: February 28, 2022**

**ITEM NUMBER: 3A**

**To: Mayor Shelley Hasselbrink & Members of the City Council**

**Presented By: Windmera Quintanar, MMC, City Clerk**

**Subject: Interview and Appointments for City Commissions**

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### **SUMMARY**

This report provides relevant information by which the City Council may interview and appoint members to City Commissions.

### **RECOMMENDATION**

1. Interview the following Planning Commission applicants:

Mary Anne Cuiilty (incumbent)	John Riley (incumbent)
Wendy Grose (incumbent)	Davis Zellmer
Gary Loe (incumbent)	
2. Consider Planning Commission Applicant, Art DeBolt's (incumbent), submittal in lieu of an interview; and,
3. Make appointments to City Commissions, including but not limited to the Planning Commission; and,
4. Direct the City Clerk to recruit for remaining Commission vacancies.

### **BACKGROUND**

The Los Alamitos Municipal Code provides for the appointment of residents to City Boards and Commissions. City Council policy has determined interested parties, including incumbents, need to submit an application for consideration by the Council.

Vacancies have occurred on the Parks, Recreation, and Cultural Arts, Planning, and Traffic Commissions. Availability Notices were posted at City facilities, on the City's website and social media sites. Copies were provided to the press inviting residents to apply for these positions.

## **DISCUSSION**

In November 2021, Staff began recruiting for five full term vacancies on the Planning Commission, and two unexpired terms on both the Parks, Recreation, and Cultural Arts and Traffic Commission. Due to health concerns related to COVID-19, interviews and appointments were postponed until Council could safely reconvene in person.

### Parks, Recreation, and Cultural Arts Commission – *(One unexpired term expiring December 2022)*

Former Commissioner Joe Orozco has resigned from the Commission. No applications were received. Staff recommends reopening the recruitment.

### Planning Commission – *(Five full terms expiring December 2024)*

Incumbents Mary Anne Cuijly, Art DeBolt, Wendy Grose, Gary Loe, and John Riley have reapplied. Applicant Davis Zellmer has also applied. Staff inquired if he would be interested in serving on another Commission to which he indicated his preference was for the Planning Commission.

Applicant Art DeBolt (incumbent) advised he would be out of state for this meeting. He provided answers to the interview questions in advance for Council's consideration.

New appointees would begin service in March 2022, with a three-year term ending December 2024.

### Traffic Commission – *(One unexpired term expiring December 2022)*

Former Commissioner Elliot Singer has resigned from the Commission. No applications were received. Staff recommends reopening the recruitment.

## **FISCAL IMPACT**

None.

Submitted by: Windmera Quintanar, MMC, City Clerk

Approved by: Chet Simmons, City Manager

*Attachment:*     1. *Applications and Interview Questions*  
                      2. *Local Appointment List*



# CITY OF LOS ALAMITOS

3191 Katella Ave., Los Alamitos CA 90720  
(562) 431-3538 <http://cityoflosalamitos.org>

Date Received  
(Date stamp)

**RECEIVED**

**DEC 08 2021**

City Clerk's Office  
City of Los Alamitos

## COMMISSION APPLICATION

Application to be considered for the following Commissions:

- Cable  Parks, Recreation, and Cultural Arts
- Personnel Appeals  Planning  Traffic

Applicant's Name Mary Anne Culty Highlands/District 5

Registered Voter's Address [REDACTED] Los Alamitos, CA 90720

Home Telephone: \_\_\_\_\_ Cell Phone: [REDACTED]

E-mail [REDACTED] Years Lived in Los Alamitos 37

Previous service on any Commission/Board?  Yes  No

If Yes, which Commission? Planning When? 2013 - present

Are you available to attend evening meetings? yes

Do you presently contract any services or are you otherwise employed by the City?  Yes  No

If so, what is the nature of the contract or employment? \_\_\_\_\_

Please describe how your qualifications and skills would benefit the Commission:

I have been on the planning for 8 years and have thoroughly enjoyed it. I especially like working on the general plan and updating our zoning and codes. It's nice to feel that you are helping to shape the future of the city. I've grew up in Los Alamitos and moved back so I am very invested in what happens in our city. I've worked for architects and designers for over 20 years so I am very familiar with the planning process and reading plans. I would love to continue on the commission.

Please describe your educational background and list any professional or vocational licenses/certificates:

I have a BA in Business with an emphasis in Finance from Loyola Marymount University.

S [REDACTED]

Date 12/7/21

**SUBMIT APPLICATION**





# CITY OF LOS ALAMITOS

3191 Katella Ave., Los Alamitos CA 90720  
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City Receiver  
(949) 431-2121

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NOV 15 2021

City Clerk's Office  
City of Los Alamitos

## COMMISSION APPLICATION

Application to be considered for the following Commissions:

- Cable  Parks, Recreation, and Cultural Arts
- Personnel Appeals  Planning  Traffic

Applicant's Name Arthur DeBolt Suburbia/District 3

Registered Voter's Address [Redacted] Los Alamitos, CA 90720

Home Telephone [Redacted] Cell Phone: [Redacted]

E-mail: [Redacted] Years Lived in Los Alamitos 43

Previous service on any Commission/Board?  Yes  No

If Yes, which Commission? Planning, City Council, Rossmoor/Los Alamitos Sewer District When? Currently, 1998-2002, 1994-1998

Are you available to attend evening meetings? Yes

Do you presently contract any services or are you otherwise employed by the City?  Yes  No

If so, what is the nature of the contract or employment? N/A

Please describe how your qualifications and skills would benefit the Commission:

I truly care about our City and have enjoyed my tenure on the Planning Commission.

I bring to the Commission years of work experience, knowledge and history in dealing with land use issues, almost entirely within the City of Los Alamitos. Professionally I have and currently deal with landlords and tenants, both as an owner and as a property manager for other owners. I literally drive the streets on a daily basis and see the effects of our land use decisions. My prior experience as a City Council Member and as a Director/Chairman of the Rossmoor/Los Alamitos Sewer District brings additional insight and historical perspective that may be beneficial to the Planning Commission.

Please describe your educational background and list any professional or vocational licenses/certificates:

Graduate of Arizona State University 1970 BS Degree in Business Quantitative Systems (Statistics & Data Processing) + approx 18 semester units in real estate and land use. Western State College of Law 1970-72 passed first year Bar exam. Dropped out to work full time in Title Insurance Business. Three years with Transamerica Title Insurance Co trained as escrow officer/auditor and branch manager. Licensed California Real Estate Broker 43 years working in the City of Los Alamitos selling and managing real property.

[Redacted Signature]  
Signature

11.12.21  
Date

SUBMIT APPLICATION

# INTERVIEW QUESTIONS FOR PLANNING COMMISSION

Monday, February 28, 2022

## Art DeBolt

1. What special traits, characteristics or experience do you bring to the Planning Commission?

*I have lived and owned a business in Los Alamitos since 1976.*

*I served as an elected Board Member (including President) on the Rossmoor Los Alamitos Sewer District 1994-1998 and the Los Alamitos City Council 1998-2002.*

*This public service experience allows me to bring to the Planning Commission an understanding of the city codes and ordinances as well as the working relationship of the various city departments. In addition, with my current and prior experience on the Planning commission I bring to the Planning Commission, the ‘institutional memory’ of prior Planning and City Council decisions.*

*My private sector experience as a small business owner, licensed real estate broker and property manager in the city allows me to bring to the Planning Commission a “real Life” understanding of the effects of proposed and approved land use projects on businesses, property owners and renters.*

2. Why do you want to serve on the Planning Commission?

*First and foremost because I care about our city. The Planning Commission allows me to utilize my business skills and life experience in influencing and furthering the quality of life in our city.*

3. What do you think is/are the most significant issue(s) facing the Planning Commission?

*The most significant issue facing the Planning Commission is the imposition of land use mandates by Sacramento that ignore or otherwise negatively impact local control of land uses in the city. In particular the decimation of our residential zones by increasing density and effectively eliminating single family neighborhoods.*

4. In your own words, what do you feel is the role of the Planning Commission in Los Alamitos?

***The role of the Planning Commission is to provide a diversity of un-elected citizen involvement and decision making, regarding land use and other city issues that come before the Planning Commission.***

- 5. When considering actions by the Planning Commission, how do you balance the best interest of the entire community against the likes/dislikes of yourself, your friends or your neighbors?**

***I make the conscious decision to be Objective. I set aside my personal belief or opinion and listen to the comments of the other Planning Commissioners, staff, the public and the applicant.***



# CITY OF LOS ALAMITOS

3191 Katella Ave., Los Alamitos CA 90720  
(562) 431-3538 <http://cityoflosalamitos.org>

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(with Stamp)

NOV 03 2021

City Clerk's Office  
City of Los Alamitos

## COMMISSION APPLICATION

Application to be considered for the following Commissions:

- Cable  Parks, Recreation, and Cultural Arts
- Personnel Appeals  Planning  Traffic

Applicant's Name Wendy Grose Old Town West/District 1

Registered Voter's Address \_\_\_\_\_ Los Alamitos, CA 90720

Home Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ Years Lived in Los Alamitos 27 yrs

Previous service on any Commission/Board?  Yes  No

If Yes, which Commission? Planning When? Current

Are you available to attend evening meetings? Yes

Do you presently contract any services or are you otherwise employed by the City?  Yes  No

If so, what is the nature of the contract or employment? N/A

Please describe how your qualifications and skills would benefit the Commission:

- 1) Involved in the community
- 2) Current commissioner / involved in general plan
- 3) 100% attendance @ commission meetings
- 4) Research all projects

Please describe your educational background and list any professional or vocational licenses/certificates:

Doctorate in Nursing practice / Masters in Science / Nurse practitioner



11-2-21  
Date

**SUBMIT APPLICATION**

**INTERVIEW QUESTIONS FOR  
PLANNING COMMISSION**

**Monday, February 28, 2022**

**Wendy Grose**

- 1. What special traits, characteristics or experience do you bring to the Planning Commission?**
  
  
  
  
  
  
  
  
  
  
- 2. Why do you want to serve on the Planning Commission?**
  
  
  
  
  
  
  
  
  
  
- 3. What do you think is/are the most significant issue(s) facing the Planning Commission?**
  
  
  
  
  
  
  
  
  
  
- 4. In your own words, what do you feel is the role of the Planning Commission in Los Alamitos?**
  
  
  
  
  
  
  
  
  
  
- 5. When considering actions by the Planning Commission, how do you balance the best interest of the entire community against the likes/dislikes of yourself, your friends or your neighbors?**



# CITY OF LOS ALAMITOS

3191 Katella Ave., Los Alamitos CA 90720  
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Date Received  
Date Stamped

OCT 28 2021

City Clerk's Office  
City of Los Alamitos

## COMMISSION APPLICATION

Application to be considered for the following Commissions:

- Cable  Parks, Recreation, and Cultural Arts
- Personnel Appeals  Planning  Traffic

Applicant's Name Gary Loe Greenbrook/District 2

Registered Voter's Address [REDACTED] Los Alamitos, CA 90720

Home Telephone: \_\_\_\_\_ Cell Phone: [REDACTED]

E-mail: [REDACTED] Years Lived in Los Alamitos 26

Previous service on any Commission/Board?  Yes  No

If Yes, which Commission? Planning When? current

Are you available to attend evening meetings? Yes

Do you presently contract any services or are you otherwise employed by the City?  Yes  No

If so, what is the nature of the contract or employment? N/A

Please describe how your qualifications and skills would benefit the Commission:

My prior tenor on the Planning Commission gives me insight and background on the vision for the city and how past decisions reflected those visions. I seek direction from the City Council for future plans and direction they want to take the City of Los Alamitos. I have completed sub-division projects in LA County and improvement projects in Long Beach. I bring unique experiences to the Commission. I bring diversified viewpoints in contrast to other current commissioners which I feel enables for well-rounded discussions and ultimately better decision making. I have enjoyed working with the community, City staff, and City Council and therefor would like to be considered for the upcoming term.

Please describe your educational background and list any professional or vocational licenses/certificates:

Los Alamitos High School  
BS - Finance, California State University Dominguez Hills  
MBA - Pepperdine  
Contractors License  
Real Estate Brokers License

[REDACTED]

Signature

October 27 2021

Date

**SUBMIT APPLICATION**

# **INTERVIEW QUESTIONS FOR PLANNING COMMISSION**

**Monday, February 28, 2022**

**Gary Loe**

- 1. What special traits, characteristics or experience do you bring to the Planning Commission?**
- 2. Why do you want to serve on the Planning Commission?**
- 3. What do you think is/are the most significant issue(s) facing the Planning Commission?**
- 4. In your own words, what do you feel is the role of the Planning Commission in Los Alamitos?**
- 5. When considering actions by the Planning Commission, how do you balance the best interest of the entire community against the likes/dislikes of yourself, your friends or your neighbors?**



# CITY OF LOS ALAMITOS

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Date Received  
(date stamp)

**RECEIVED**

DEC 06 2021

## COMMISSION APPLICATION

Application to be considered for the following Commissions:

- Cable  Parks, Recreation, and Cultural Arts
- Personnel Appeals  Planning  Traffic

City Clerk's Office  
City of Los Alamitos

Applicant's Name John Riley Country Squares/District 2

Registered Voter's Address [REDACTED] Los Alamitos, CA 90720

Home Telephone: NA Cell Phone: [REDACTED]

E-mail: [REDACTED] Years Lived in Los Alamitos 20

Previous service on any Commission/Board?  Yes  No

If Yes, which Commission? Planning When? 7/2009 - Present

Are you available to attend evening meetings? Generally, yes

Do you presently contract any services or are you otherwise employed by the City?  Yes  No

If so, what is the nature of the contract or employment? NA

Please describe how your qualifications and skills would benefit the Commission:

12 Years of Planning Commission experience

Technical and management background that offers insight into complex issues as they relate to projects, applications, City codes, and the personalities involved in the above.

20+ Year resident who is invested in the community and has knowledge of our past and insight into the current issues within the City.

Please describe your educational background and list any professional or vocational licenses/certificates:

BS Aeronautical Engineering, Cal Poly San Luis Obispo

California C-7 Contractors license (currently inactive)

[REDACTED]  
Signature

12/6/21

Date

**SUBMIT APPLICATION**





# **INTERVIEW QUESTIONS FOR PLANNING COMMISSION**

**Monday, February 28, 2022**

**Davis Zellmer**

- 1. What special traits, characteristics or experience do you bring to the Planning Commission?**
- 2. Why do you want to serve on the Planning Commission?**
- 3. What do you think is/are the most significant issue(s) facing the Planning Commission?**
- 4. In your own words, what do you feel is the role of the Planning Commission in Los Alamitos?**
- 5. When considering actions by the Planning Commission, how do you balance the best interest of the entire community against the likes/dislikes of yourself, your friends or your neighbors?**

# CITY OF LOS ALAMITOS

3191 Katella Avenue, Los Alamitos, CA 90720

## LOCAL APPOINTMENTS LIST

**NOTICE IS HEREBY GIVEN** that the City of Los Alamitos encourages residents to apply for positions on City Commissions, Boards and Committees. At the end of each year, the City releases a list of expiring appointed terms for the coming year, names of incumbents, and the dates of their appointments. The following is a complete list. Interested residents may contact the Office of the City Clerk for applications and additional information, (562) 431-3538, Ext. 220.

**QUALIFICATIONS AND REQUIREMENTS:** Members of the following Commissions and Boards shall be appointed, and shall be subject to removal, by motion of the City Council adopted by a majority vote. The members thereof shall be appointed from the qualified electors of the City for a term of three years, none of who shall hold any paid office or employment in the City government and shall serve until their respective successors are appointed and qualified. If a member of a Board or Commission is absent from three (3) consecutive meetings of such Board or Commission, unless by permission of such Board or Commission expressed in its official minutes, or is convicted of a crime involving moral turpitude, or ceases to be a qualified elector of the City, his/her office shall become vacant and shall be so declared by the City Council.

Planning Commissioners are designated "code filers" under California Government Code Section 87200. All other Boards/Commissions are designated "code filers" under the City's Conflict of Interest Code (COIC). Financial disclosure must be made periodically on specific forms and become documents of public record.

**PARKS, RECREATION & CULTURAL ARTS COMMISSION** - This is a seven-member Commission, which meets on the first Wednesday of each month at 7:00 p.m. in the City Council Chamber, 3191 Katella Avenue, Los Alamitos. It is responsible for advising the City Council in all matters pertaining to public recreation and parks, including problems of development of recreation areas, facilities, programs and services and formulating policies on recreational services, and also programming yearly events within the community that promote fine arts.

Members	First Appointed	Exp. Date	Residential Area	District
Alexander Duran	February 2018	December 2022	Apartment Row	2
Ray Joseph	January 2021	December 2022	Apartment Row	1
<i>Vacant</i>		<i>December 2022</i>		
William Bandak	January 2020	December 2023	Apartment Row	1
Morgan Beck	January 2021	December 2023	Highlands	5
Katelyn Duran	January 2021	December 2023	Apartment Row	2
Trisha Murphy	December 2017	December 2023	College Park North	2

**PERSONNEL APPEALS COMMISSION** - This is a five-member Commission is appointed for a four-year term and meets on an as-needed basis. The Personnel Appeals Commission receives and hears appeals on personnel matters.

Members	First Appointed	Exp. Date	Residential Area	District
Robert Lee	February 2003	December 2022	Carrier Row	4
William Bandak	January 2021	December 2024	Apartment Row	1
Chuck Landon	August 2014	December 2024	Greenbrook	2
Elvester Richardson	January 2021	December 2024	Old Town West	1
Cathie Salai	August 2008	August 2020	Greenbrook	2

**PLANNING COMMISSION** - This is a seven-member Commission that meets on the fourth Wednesday of each month at 7:00 p.m. in the Los Alamitos Council Chamber, 3191 Katella Avenue, Los Alamitos. The Planning Commission is responsible for recommendations and implementation of the City's General Plan and zoning ordinances, as well as review of development proposals.

<b>Members</b>	<b>First Appointed</b>	<b>Exp. Date</b>	<b>Residential Area</b>	<b>District</b>
Mary Anne Cuiilty	December 2013	December 2021	Highlands	5
Art DeBolt	January 2013	December 2021	Suburbia	3
Wendy Grose	January 2010	December 2021	Old Town West	1
Gary Loe	January 2010	December 2021	Greenbrook	2
John Riley	July 2009	December 2021	Country Squares	2
Larry Andrade	August 2015	December 2023	New Dutch Haven	4
Victor R. Sofelkanik	August 2000	December 2023	Greenbrook	2

**TRAFFIC COMMISSION** - This is a seven-member Commission that meets monthly on the second Wednesday of each month at 7:00 p.m. in the Los Alamitos Council Chamber, 3191 Katella Avenue, Los Alamitos. The Traffic Commission is responsible for reviewing complaints, requests or suggestions concerning traffic safety conditions and making recommendations to the City Council.

<b>Members</b>	<b>First Appointed</b>	<b>Exp. Date</b>	<b>Residential Area</b>	<b>District</b>
Randall Hill	December 2016	December 2022	Highlands	5
Javier Mejia	January 2013	December 2022	Apartment Row	2
Bruce Murphy	January 2020	December 2022	Old Town West	1
Daniel Patz	January 2013	December 2022	Greenbrook	2
<i>Vacant</i>		<i>December 2022</i>		
Dean Hill	January 2021	December 2023	Highlands	5
Cathie Salai	January 2021	December 2023	Greenbrook	2

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(2/23/22 wq)