

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION REGULAR MEETING Monday, February 10, 2014 - 7:00 P.M.

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 Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

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 Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to ***FIVE MINUTES*** on that particular item.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioner Cuiilty
Commissioner Daniel
Commissioner DeBolt
Commissioner Grose
Commissioner Riley
Chair Loe
Vice-Chair Sofelkanik

4. ORAL COMMUNICATIONS

At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications

Sign In sheet located on the podium. *Remarks are to be limited to not more than five minutes.*

5. **APPROVAL OF MINUTES**

None.

6. **CONSENT CALENDAR**

None.

7. **PUBLIC HEARINGS**

A. Revisit Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue.

Review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue, APN 222-021-14 (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Discuss the conditions of Resolution 13-07.

B. Consideration of the Removal of Local Landmark Designations for: 10901 Chestnut Street; 10802 Chestnut Street; 3372 Florista Street; 11062 Los Alamitos Boulevard.

During the January 13, 2014 meeting, the Planning Commission instructed Staff to bring back the remaining properties with Landmark Designations in order for them to be cleared from the local landmarks list including: 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard.

Recommendation:

1. Conduct a public hearing; and, if appropriate,
2. Adopt Resolution No. 14-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTIES AT: 10901 CHESTNUT STREET, 10802 CHESTNUT STREET, 3372 FLORISTA STREET AND 11062 LOS ALAMITOS BOULEVARD, LOS ALAMITOS, CALIFORNIA 90720 (APN NOS. 242-202-17, 242-193-06, 242-202-21 & 222-091-07), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVAL OF ANY LOCAL LANDMARK DESIGNATION THEREFROM."

8. STAFF REPORTS

Zoning Ordinance Amendment Regarding: (ZOA) 13-05 “Guest homes”; ZOA 14-01 – “Driveways”, and ZOA 14-02 – “Accessory Structures”.

The Commission is in the process of considering Zoning Ordinance Amendments related to "Detached Guest home," "Guest House," "Accessory Structures," and "Driveways." The Commission has provided direction to Staff for the amendments. Staff is requesting more time to solidify the changes and present them to the Commission at the March meeting (City Initiated).

Recommendation:

Staff recommends continuing the discussion to the next regularly scheduled Planning Commission meeting.

9. ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

None.

10. COMMISSIONER REPORTS

At this time, Commissioners may report on items not included on the agenda, but no such matter may be discussed, nor may any action be taken in which there is interest to the community, except as to provide staff direction to report back or to place the item on a future agenda.

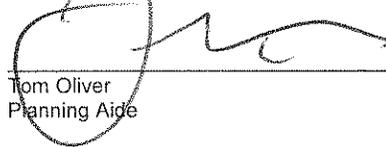
11. ADJOURNMENT

The next meeting of the Planning Commission will be held at 7:00 P.M. on **Monday, March 10, 2014**, in the City Council Chamber.

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and must be done so in writing to the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.



Tom Oliver
Planning Aide

2/5/14

Date

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

February 10, 2014
Item No: 7A

To: Chair Loe and Members of the Planning Commission

Via: Tom Oliver, Planning Aide

From: Steven A. Mendoza, Community Development/Public Works Director

Subject: Revisit Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue

Summary: Review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue, APN 222-021-14 (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:

1. Open the Public Hearing; and, if appropriate;
2. Discuss the conditions of Resolution 13-07.

Applicant: Blair Pietrini – Grateful Hearts Storehouse

Location: 5300 Katella Avenue, APN 222-021-14

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, was prepared and filed for the project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

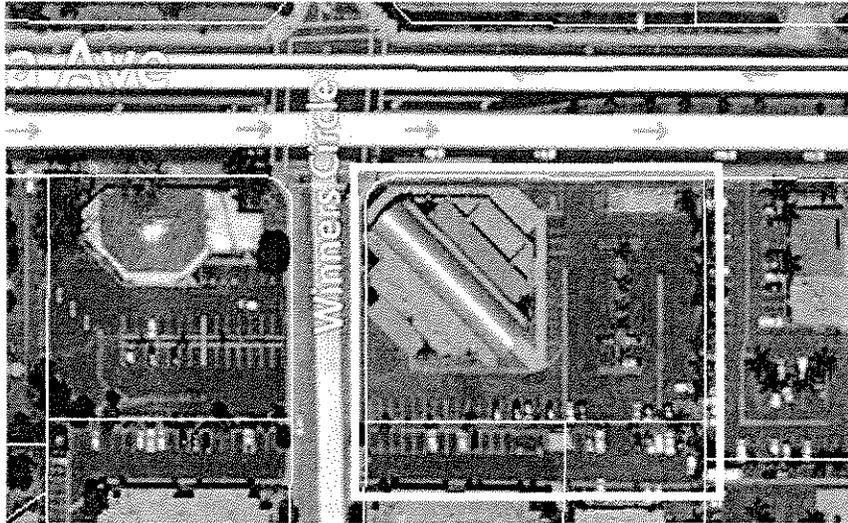
Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04 (Allowed Uses and Permit Requirements) of the Los Alamitos Municipal Code (LAMC) allows both Secondhand Shops and Social Service Facilities in the Commercial Office (C-O) Zoning District with the approval of a Conditional Use Permit.

Noticing:

Notices announcing the Planning Commission Meeting, discussing this Conditional Use Permit, were mailed to 31 property owners and 48 commercial occupants within 500 feet of the proposed location on January 29, 2014. A public notice regarding this meeting was also published in the News Enterprise on January 29, 2014.

Background

An application was filed for a Conditional Use Permit to operate a secondhand shop and social service facility at 5300 Katella Avenue, at the corner of Winners Circle and Katella, which the Planning Commission approved in June 2013. Tonight, the Commission will review the conditions as noted in Condition 31 which states, "The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained."



The shop and facility is managed by Grateful Hearts which has located a business in the 14,455 square foot building. At the location they have a thrift store, offices, and storage for their food distribution to those in need within the community.

Grateful Hearts has employees, volunteers, and drivers who pick up groceries from several different grocery stores five times a week and pick up furniture once a week in their own mid-sized trucks. The drivers bring the trucks back to the warehouse and unload each of those days at the back of the warehouse. Rarely do they receive large truck donations. The thrift store receives donations in the back of the warehouse, using large red bins on wheels that sit inside the facility, and bags of donations go inside them. When someone drops off bags, they take the donations inside and give the donor a receipt if they would like one.

Furniture is received in the back of the warehouse as well. Most of the donations of furniture or appliances received are picked up with the trucks. Grateful Hearts stresses before pick up of items that they are clean, furniture is without rips, tears, or stains and the drivers have the right to refuse anything that is not up to standard, so they usually do not have to do any cleaning. If they do clean items, they do it in the back of the building. At this facility, they would consider doing cleaning out on the cement pad behind the curtained area; but, the need to clean items is highly unusual.

The Original Conditions

Below is a table showing the original Conditions from the resolution approving this secondhand store and social service facility. Tonight, the Commission will review the conditions of Resolution 13-07 as noted in Condition 31 below, which states, "The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained." Staff's opinion of the applicant's compliance with these conditions is noted in the boxes on the right:

CONDITION	CONDITION MET "YES"	CONDITION MET "NO"
<p>1. Approval of this application is to allow a 14,455 square foot secondhand store and social service facility at 5300 Katella Avenue, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 13-02 noted thereon, and on file in the Community Development Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment may be approved by the Community Development Director without requiring a public meeting.</p>	<p>Yes</p>	

<p>2. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission.</p>	<p>Yes</p>	
<p>3. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.</p>	<p>Yes</p>	
<p>4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.</p>	<p>Yes</p>	
<p>5. Failure to satisfy and/or comply with the Conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.</p>	<p>Yes</p>	
<p>6. Prior to permit issuance, the applicant, and applicant's successors in interest, shall be responsible for payment of all applicable fees.</p>	<p>Yes</p>	
<p>7. Prior to permit issuance, the property owner and applicant shall file an Agreement Accepting Conditions of Approval with the Community Development Department. The property owner and applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.</p>	<p>Yes</p>	
<p>8. The applicant shall apply for a background check with the Police Department and receive a City Secondhand Dealers Permit prior to receiving a business license for this business. If such a permit is not received, then this CUP shall be valid only for the social services facility use and not for the secondhand use.</p>	<p>Yes</p>	
<p>9. This Conditional Use Permit does not permit the ability to convert this address at some later date into a pawn shop. This permit allows for the resale of traditional thrift store goods only. No gun sales shall be permitted.</p>	<p>Yes</p>	
<p>10. The awnings over the loading dock area shall be repaired, to the approval of the Community Development Director, before occupancy of the building.</p>	<p>Yes</p>	
<p>11. Secondhand sales operation shall be conducted only between the hours of 8:00 AM to 9:00 PM daily.</p>	<p>Yes</p>	
<p>12. Deliveries shall only take place during the hours of 6:00 AM to 10:00 PM daily.</p>	<p>Yes</p>	
<p>13. Deliveries shall take place only on the loading dock, and off-loaded items must immediately be moved to the interior of the building.</p>	<p>Yes</p>	

14. There shall be no outdoor sales or outdoor displays unless a Special Event Permit is first obtained from the City.		No, but will correct.
15. No donations of any kind shall be left outside of the building.	Yes	
16. The gates for the perimeter fencing, surrounding the property, shall be closed at the end of each business day.	Yes	
17. All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, by the Applicant or Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.	Yes; gophers are a problem, but has a gopher eradication contract	
18. The applicant agrees to maintain the site per Section 17.14.070 of the Los Alamitos Municipal Code.		No, Gourmet Pie Company is beginning to repair and slurry seal parking lot. Also, exposed broken electrical wires in Northwest and Northeast landscaping must be repaired immediately.
19. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.	Yes	
20. Applicant shall comply with applicable City, County, and/or State regulations.	Yes	
Building Division		
21. The applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.	Yes	
22. Periods of construction during which noise levels may have an adverse impact on nearby uses shall be limited as follows: 7:00 AM until 5:00 PM during the week; 8:00 AM until 5:00 PM on Saturday; and not at all on Sunday or federal holidays.	Yes	
Code Enforcement		
23. The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.	Yes	
24. No outdoor sales or displays will be permitted		No, but will correct.
Orange County Fire Authority		
25. The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.	Yes	
Los Alamitos Police Department		

26. In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, applicant will be required to annually obtain a Secondhand Dealers Permit from the City.	Yes	
27. The applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning "Secondhand Dealers."	Yes	
28. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification.	Yes	
29. The applicant shall install a video surveillance system for security purposes.		No, but in the process of installation.
30. The Conditional Use Permit for the Secondhand Shop and Social Service facility shall not be effective until the following repair work has been completed and the applicant shall not be allowed to operate until such time. Improvements include: fence and gate replacement with locking gates, paint, replacement or removal of ripped awning, bring landscaping back up to a thriving condition, needed irrigation repairs, monument sign repair and curtain replacement or removal.	Yes	
31. The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained.	Tonight, Yes	

Recommendation

Staff reviewed the conditions, visited the site, and looked for any records of code violation and finds that Grateful Hearts is, for the most part, in compliance with the conditions approved in Resolution number 13-07. At this point, the Planning Commission can take any or a combination of the following actions:

1. Add additional conditions if it deems necessary;
2. Schedule a further review date;
3. Determine that there is no need for any further action;
4. Provide a recommendation to the City Council to revoke the Conditional Use Permit.

Staff recommends that there is no need for further action provided that the repair of the parking lot and installation of the video surveillance system be completed within two months. Should outdoor sales continue or the repairs not be made timely, Staff recommends that it be brought back at that time to commence revocation proceedings in accordance with Chapter 17.72 of the LAMC.

Attachment 1) Original Staff Report and Resolution

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

June 10, 2013
Item No: 7A

To: Chair Grose and Members of the Planning Commission

Via: Tom Oliver, Planning Aide

From: Steven A. Mendoza, Director of Community Development

Subject: Conditional Use Permit 13-02 for Secondhand Shop and Social Service Facility – 5300 Katella Avenue

Summary: Consideration of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini – Grateful Hearts Storehouse).

Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Adopt Resolution No. PC 13-07 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-02 TO OPERATE A 14,455 SQUARE FOOT SECONDHAND SHOP AND SOCIAL SERVICE FACILITY IN A COMMERCIAL BUILDING AT 5300 KATELLA AVENUE IN THE COMMERCIAL-OFFICE (C-O) ZONING DISTRICT, APN 222-021-14 (APPLICANT: BLAIR PIETRINI – GRATEFUL HEARTS STOREHOUSE)".

Applicant: Blair Pietrini – Grateful Hearts Storehouse

Location: 5300 Katella Avenue, APN 222-021-14

Environmental: A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

Approval Criteria: Section 17.10.020 (Land Uses and Permit Requirements), Table 2-04 (Allowed Uses and Permit Requirements) of the

Los Alamitos Municipal Code (LAMC) allows both Secondhand Shops and Social Service Facilities in the Commercial Office (C-O) Zoning District with the approval of a Conditional Use Permit.

Noticing:

Notices announcing the Planning Commission Meeting, discussing this Conditional Use Permit, were mailed to 31 property owners and 48 commercial occupants within 500 feet of the proposed location on May 28, 2013. A public notice regarding this meeting was also published in the News Enterprise on May 29, 2013.

Entitlement History for 5300 Katella

CUP 05-12 - Conditional Use Permit for Auto Detailing - Approved

CUP 03-08 – Conditional Use Permit for retail auto sales & accessories - Approved

CUP 01-03 – Conditional Use Permit for joint use parking w/11042 Winners Circle - Approved

CUP 00-11 - Conditional Use Permit for automotive service facility - Approved

SPR 00-09 – Site Plan Review for construction of auto service/repair facility Approved

Background



An application has been filed for a Conditional Use Permit to operate a secondhand shop and social service facility at 5300 Katella Avenue, at the corner of Winners Circle

and Katella. The Applicant is proposing to locate this business in a 14,455 square foot building. The current use at the building is the retail sales arm of "Hockeytron" which will close this showroom since they experience more business transactions through online sales.

The City's municipal code defines secondhand/consignment store as *"a retail establishment engaged in selling used merchandise (e.g., clothing, furniture, books, shoes, household appliances, etc.) on consignment. Merchandise is brought to the establishment and processed by marking, cleaning, sorting, and storing as a major part of the primary use."*

The City's municipal code currently defines social service facilities as *"facilities providing assistance and aid to those persons requiring counseling and/or treatment for psychological problems, addictions, learning disabilities, physical disabilities or to those persons in need of food and/or shelter. Licensing is required by the California State Department of Social Services. This may include feeding centers, homeless shelters, and substance abuse recovery and treatment facilities."* A photograph of one of Grateful Heart's existing stores is below:



The proposed shop and facility will be managed by Grateful Hearts. They would like to have a thrift store, offices, and storage for their food distribution to those in need within the community. The use at this location will not replace their storehouses or their other thrift stores, such as "Thrift Redefined" at the corner of Cerritos and Bloomfield or "The Feed Store" in Long Beach. Here is how they describe their business:

A Grateful Hearts Overview

In 2012...

*Over 52,000 people were served

*Over 500 pieces of large furniture and appliances were distributed.

* Through our partnership with six local Albertsons, over 1300 Holiday Meals were provided to families in need,

*463 of those families being from some branch of the military. (Including Vets, JFTB and Seal Beach Jr. Sailors)

* Through our Adopt-a-Family Christmas program we provided Christmas gifts for 1300 children who might otherwise go without.

* Our distribution program expanded to include The Cancer and Severe Blood Disorder wing of Miller's Children's Hospital. (We were able to provide gifts to teens that often get forgotten)

* We provided all of the food for the Bell Armory Annual Soldiers Holiday Party for 300 soldiers and their families.

Regular Operations:

*Each week we add new agencies that we assist with various items such as food, clothing, furniture, appliances, medical supplies and household necessities.

*Currently we assist over 75 outside agencies.

(Salvation Army, DCFS, MHA the Village, Various Sober Living Homes, Impoverished School Districts, US Vets, Several Mental Health Facilities, American Red Cross, Veteran Affairs, Orange County Task Force on Human Trafficking, Various Shelters and many others)

*We deliver food to shut-ins who by reason of illness or injury are not able to get access to food. (We were awarded a \$10,000 three years ago from "Access to Food" to purchase a delivery van for this program)

- **Special Needs Program-**

- We partner with the Los Alamitos School District to provide a place where students with special needs can come and learn work and social skills in a positive atmosphere. We currently have approximately ten students from this program on an ongoing basis.

Our special needs program also includes the Marine Adult Therapeutic Center and the Easter Seals.

Community Service Program-

*We currently have students from ten high schools completing their community service hours at our facility any given week.

*We are an approved site for court ordered community service in partnership with the Volunteer Center of Long Beach, South Bay Harbor Volunteer Center, Orange County Probation Board, Bellflower Volunteer Center, and the LA Superior Court.

(Individuals may complete their mandatory community service hours –upon prior approval from Grateful Hearts.

- We receive ongoing large capacity donations from Businesses such as CVS that we do not sell, but distribute to partner agencies in need, with items such as over the counter medical supplies.

*UCLA Medical Facility Homeless Clinic

*Miller's Children's Hospital

*Lestonnac Free Clinic (We also supplied them with office furniture)

*We recently received a pallet of new unopened cosmetics that we have been able to distribute with:

*Honoring our Fallen- For gift baskets for soldier's widows

*Orange County Task Force against Human Trafficking- For a Make-Over Event for Human Trafficking Survivors to promote self worth.

*We have several Agency days when specific agencies can come to our facility and receive food for their clients such as:

*MHA-the Village- Long Beach Mental Health

*Veterans of America (VA)

*U.S. Vets

- We have an active and ongoing partnership with the Joint Force Training Base and Veteran Services to help them in any capacity necessary.

*We partner with organizations such as DCFS – (Child and family services) to provide items such as refrigerators to single moms who risk losing their children to the system, simply because they do not own this appliance.

- We also provide everything necessary for household maintenance to those who have experienced hardship such as house fires, domestic violence situations, and others.

Example:

Through our partnership with Miller's Children's Hospital, a mother of 6 was referred to us when her 4-year-old boy was diagnosed with stage 4-lung cancer. She could not work because she had to stay with her young son through his many rounds of chemotherapy. They helped her to find an apartment, but she had no money for furniture and very little for food. We were able to supply her with everything she needed for her home including: Refrigerator, beds, sofas, tables, lamps, linens, a desk and kitchen items. . She receives supplemental food from us on a regular basis now and we keep up on her family and the progress of her little boy.

In addition to the current programs held at Grateful Hearts each year, we have desired to provide other necessary community programs, but have never had the space to do so.

*Each year we hold a "Back to School " supply distribution for families in need, and we have desired to add Literacy classes and ESL classes to this program, but were not able to add any due to space issues.

This new facility would help us to realize some of these goals, thus enabling us to help more families within our community who are struggling.

Grateful Hearts has employees, volunteers, and drivers who pick up groceries from several different grocery stores five times a week and pick up furniture once a week in their own mid-sized trucks. The drivers bring the trucks back to the warehouse and unload each of those days at the back of the warehouse. Rarely do they receive large truck donations. The thrift store receives donations in the back of the warehouse, using large red bins on wheels that sit inside the facility, and bags of donations go inside them. When someone drops off bags, they take the donations inside and give the donor a receipt if they would like one.

Furniture is received in the back of the warehouse as well. Most of the donations of furniture or appliances received are picked up with the trucks. Grateful Hearts stresses before pick up of items that they are clean, furniture is without rips, tears, or stains, and the drivers have the right to refuse anything that is not up to standard, so they usually do not have to do any cleaning. If they do clean items, they do it in the back of the building. At this facility, they would consider doing cleaning out on the cement pad behind the curtained area. But, the need to clean items is highly unusual.

Requirements for a Conditional Use Permit (CUP)

The purpose of a CUP is to ensure the compatibility of a use in terms of configuration, design, location, and potential impacts of the proposed use, to evaluate the compatibility

of the proposed use with the surrounding uses, and the suitability of the use to the site, to ensure the protection of the public convenience, health, interest, safety, and welfare LAMC § 17.42.010 A & B.

The findings that have to be made for a CUP to be granted are as follows:

1. A determination that the use will or will not endanger the public health, safety or general welfare if located where proposed and developed, and that the use will or will not allow conditions which tend to generate nuisance conditions including but not limited to noise, glare, odor, or vibrations;
2. That the use does or does not meet the required conditions and specifications set forth in the zoning district where it proposes to locate;
3. That the location and character of the use, if developed according to the plan as submitted for approval, will or will not be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos general plan;

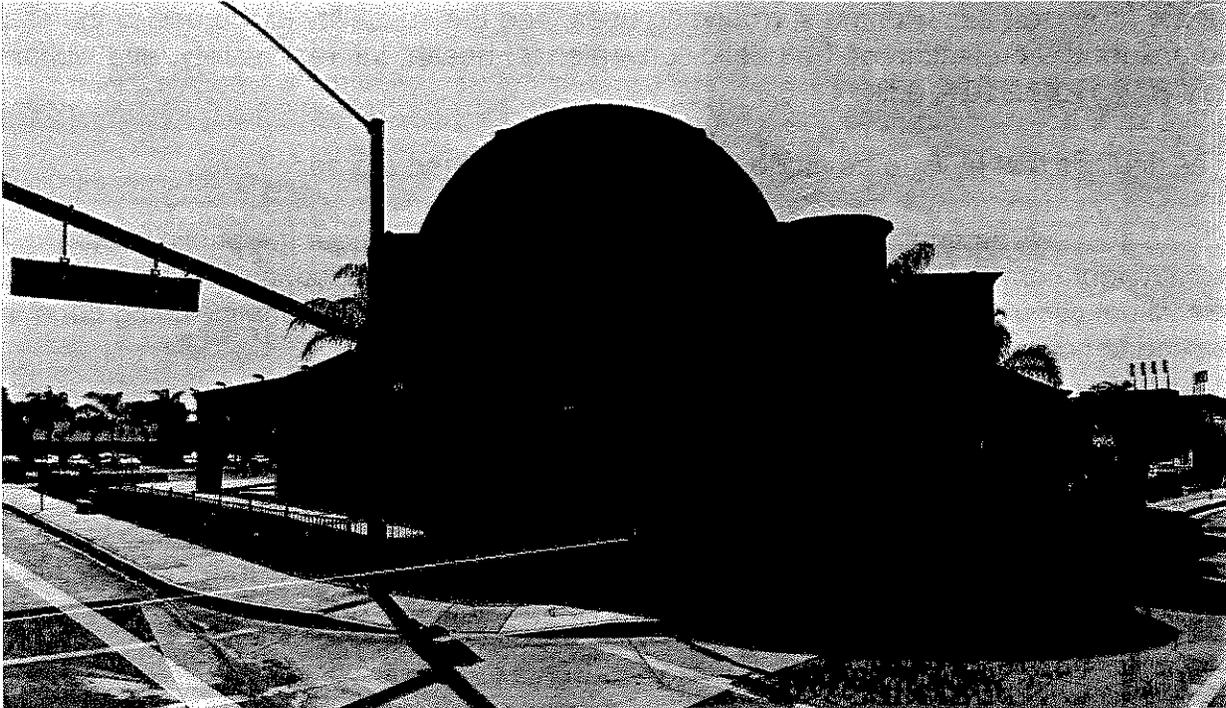
Compatibility with the Surrounding Area

The adjacent properties are developed and zoned as follows:

- North: Retail shops (such as Costco) in the City of Cypress.
- East: Gourmet Pie Company Restaurant in the Commercial Office (C-O) Zoning District.
- South: Norms Auto Repair in the Planned Light Industrial (P-M) Zoning District.
- West: City National Bank in the Commercial Office (C-O) Zoning District.

Pursuant to LAMC Section 17.10.020, both the proposed secondhand shop and social service facilities require the approval of a Conditional Use Permit.

The location of the proposed uses is the C-O zone which is intended to support office uses, is partially bordered by industrial uses and limited retail commercial and other related use facilities. Both secondhand stores and social service facilities are allowed in this zone pursuant to a CUP if the findings can be made. The property complies with the conditions and specifications of the C-O zone. The proposed use is partially bordered by industrial uses and is 340 feet from the nearest residential homes. There are other social service facilities located in this zone and in the general vicinity. The uses will be conducted indoors and will not generate nuisance conditions; none of the proposed uses (secondhand store, office, food distribution/storage) are the types of uses which would create noise, glare, odor, vibrations and other nuisance problems.

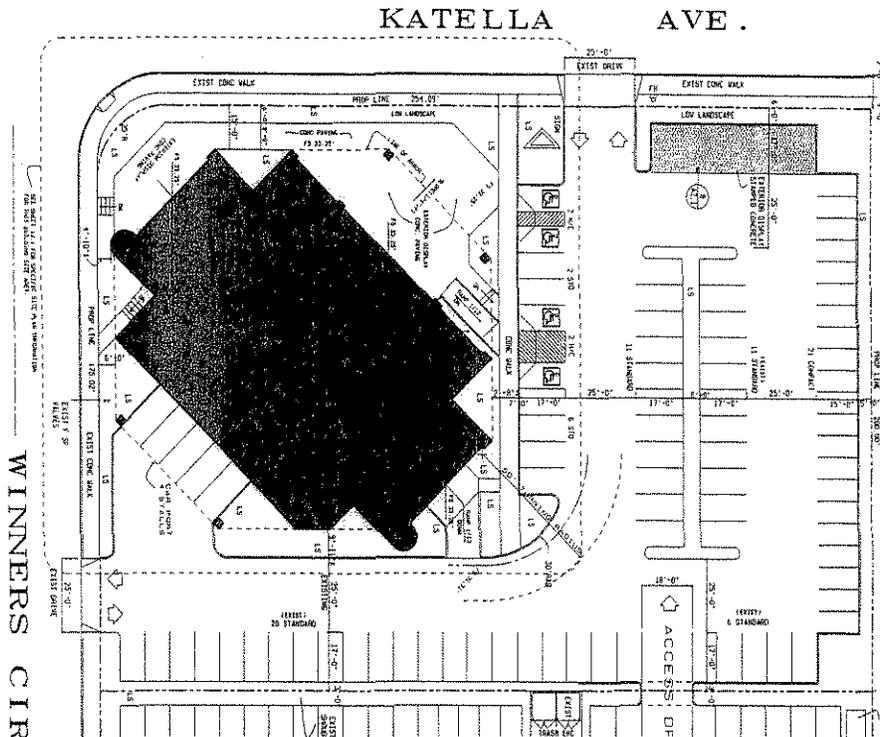


Site Plan/Floor Plan

The attached site plan shows the location of the proposed business. The Applicant has no plans for improvement or construction other than the installation of new signage. Grateful Hearts will use the building as it stands. Condition number 21 has been included to assure proper approvals and permits are obtained.

Parking

The building this use would be located in has 14,455 square feet of gross floor area. The use will act primarily as a retail and service site and has the appropriate parking to meet the needs of retail customers and employees. The secondhand retail use and social service facility would require a total of 58 spaces; (based on 1 per 250 sq. ft.); because the center has 77 spaces, it has more than sufficient parking for this proposed use.



Police Department

Although this proposed use is a “second-hand/consignment store” and not a “pawn shop” (defined as a retail establishment that accepts personal property as collateral for loans, as well as offering property for sale to the public), both state law and the Los Alamitos Municipal Code require that any retail sellers of used/pre-owned merchandise (other than vehicles) obtain a second-hand dealer permit.

In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, the applicant will be required to annually obtain a Secondhand Dealers Permit from the City which comprises a background check. The applicant has already submitted the proper forms for this background check which is in progress through the Police Department. Chapter 5.36 also imposes several requirements that Staff has conditioned in the resolution as numbers 26 through 28. This is consistent with state regulations pertaining to second-hand dealers discussed below.

State Regulations

Pursuant to Business & Professions Code § 21641 and Financial Code § 21300, City and County licensing agencies are delegated the responsibility to implement the State secondhand dealer and State pawnbroker licensing process into their local program. As such, the City Council adopted Chapter 5.36 which regulates pawnbroker and secondhand dealer permit. The permit expires every year concurrent with the permittee's business license. A permit under this Chapter 5.36 will be required as condition to CUP approval (condition #26).

Potential Impacts

Staff remains concerned about the potential for late night/after hours drop off of donations. As a deterrent, Staff has added condition number 16, requiring the gates on the perimeter fencing to be closed after business hours, to mitigate this potential activity.

Recommendation

Staff reviewed the application, researched the surrounding area and finds that the proposed use is compatible and harmonious with surrounding uses and that it will not negatively impact the health, welfare or safety of the public. Further, it will not negatively impact the available parking supply to the detriment of the surrounding tenants, will not create excessive noise or vibrations, or other nuisance conditions. The use will be in harmony with the area in which it is to be located and in general conformity with the Los Alamitos General Plan. Grateful Hearts has already provided a service to this community for a number of years in its current location in a positive manner. Staff recommends approval of the Conditional Use Permit, with conditions.

Attachment:

- 1. Draft Planning Commission Resolution No. 13-07*
- 2. Site Plan*

RESOLUTION NO. 13-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-02 TO OPERATE A 14,455 SQUARE FOOT SECONDHAND SHOP AND SOCIAL SERVICE FACILITY IN A COMMERCIAL BUILDING AT 5300 KATELLA AVENUE IN THE COMMERCIAL-OFFICE (C-O) ZONING DISTRICT, APN 222-021-14 (APPLICANT: BLAIR PIETRINI – GRATEFUL HEART'S STOREHOUSE)

WHEREAS, an application for a Conditional Use Permit was submitted by the applicant to allow a secondhand shop and social service facility at the subject property; and,

WHEREAS, said verified application constitutes a request as required by Section 17.10.020, Table 2-04 of the Los Alamitos Municipal Code; and,

WHEREAS, the Planning Commission considered said application at a duly noticed public hearing on June 10, 2013; and,

WHEREAS, at this public hearing the applicant, applicant's representatives, and members of the public were provided the opportunity to present written and oral testimony.

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

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct.

SECTION 2. Conditional Use Permit 13-02 is hereby approved to allow the 14,455 square foot building on the subject property to be used as both a secondhand shop and social service facility on the subject property based upon the following findings and determinations:

1. The uses, as a secondhand shop and social service facility as conditioned, will not endanger the public health, safety, or general welfare. The uses will be conducted indoors and neither use is the type of use which would create noise, glare, odor, vibration, or other nuisance conditions. The only issue of possible concern, donations being dropped off after business hours, has been addressed through the imposition of a condition requiring that the gates be shut. The site is located three hundred and forty (340) feet away from the nearest residential building and the residential area is buffered by the 62-foot wide Winner's Circle, a parking lot, and industrial buildings. The location is in a zone (C-O) which

is intended to support office and limited commercial retail uses, and is partially bordered by industrial uses.

2. The proposed use as a secondhand dealer and social service facility will be located in a office area and is a conditionally permitted use within the Commercial Office (C-O) Zoning District. The (C-O) Zoning District permits secondhand uses and social service facilities provided that the uses are found to be compatible and harmonious with surrounding uses with the approval of a Conditional Use Permit.
3. The proposed secondhand use and social service facility is compatible with similar uses located in the Commercial Office (C-O) Zoning District and is surrounded by retail, service, and restaurant uses, and is in harmony with those uses. The proposed use will fulfill a need of individuals or families with children who are homeless or hungry.
4. The decision to approve the Conditional Use Permit for both uses is based on review by the Planning Commission of the plans and specifications submitted for the proposed project and on oral and written testimony given to the Planning Commission.
5. A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, has been prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed use is within an existing building with no proposed alterations or expansion.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the application described above subject to the following conditions:

Planning Division

1. Approval of this application is to allow a 14,455 square foot secondhand store and social service facility at 5300 Katella Avenue, with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of CUP 13-02 noted thereon, and on file in the Community Development Department (Exhibit A). Subsequent submittals for this project shall be consistent with such plans and in compliance with the applicable land use regulations of the Los Alamitos Municipal Code. If any changes are proposed regarding the location or alteration of this use, a request for an amendment of this approval must be submitted to the Community Development Director. If the Community Development Director determines that the proposed change or changes are consistent with the provisions and spirit of intent of this approval action, and that such action would have been the same with the proposed change or changes as for the proposal approved herein, the amendment

- may be approved by the Community Development Director without requiring a public meeting.
2. Any proposal to expand the use beyond that which is shown in the relevant drawings and all documents that are a part of this application that are included in this approval shall require a modification to be approved by the Planning Commission.
 3. The applicant shall defend, indemnify, and hold harmless the City of Los Alamitos, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City, its legislative body, advisory agencies or administrative officers the subject application. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
 4. Approval of the Conditional Use Permit shall be valid for a period of eighteen (18) months from the date of determination. If the use approved by this action is not established within such time period, such approval shall be terminated and shall thereafter be null and void.
 5. Failure to satisfy and/or comply with the conditions herein may result in a recommendation to the Planning Commission and/or City Council for revocation of this approval.
 6. Prior to permit issuance, the applicant, and applicant's successors in interest, shall be responsible for payment of all applicable fees.
 7. Prior to permit issuance, the property owner and applicant shall file an Agreement Accepting Conditions of Approval with the Community Development Department. The property owner and applicant shall be required to record the agreement with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.
 8. The applicant shall apply for a background check with the Police Department and receive a City Secondhand Dealers Permit prior to receiving a business license for this business. If such a permit is not

received, then this CUP shall be valid only for the social services facility use and not for the secondhand use.

9. This Conditional Use Permit does not permit the ability to convert this address at some later date into a pawn shop. This permit allows for the resale of traditional thrift store goods only. No gun sales shall be permitted.
10. The awnings over the loading dock area shall be repaired, to the approval of the Community Development Director, before occupancy of the building.
11. Secondhand sales operation shall be conducted only between the hours of 8:00 a.m. to 9:00 p.m. daily.
12. Deliveries shall only take place during the hours of 6:00 a.m. to 10:00 p.m. daily.
13. Deliveries shall take place only on the loading dock, and off-loaded items must immediately be moved to the interior of the building.
14. There shall be no outdoor sales or outdoor displays unless a Special Event Permit is first obtained from the City.
15. No donations of any kind shall be left outside of the building.
16. The gates for the perimeter fencing, surrounding the property, shall be closed at the end of each business day.
17. All landscaping in the site, including, without limitation, trees, shrubs and other vegetation, drainage and irrigation systems, shall be permanently maintained in good, first class condition, healthy, without deterioration, free of waste and debris, by the Applicant or Owner of the property. Dead or diseased plants shall be promptly replaced with landscaping similar in type, size and quality. Automatic irrigation systems shall be properly maintained and other reasonable and adequate landscape maintenance facilities and procedures shall be provided to fulfill the foregoing requirements.
18. The applicant agrees to maintain the site per Section 17.14.070 of the Los Alamitos Municipal Code.
19. Any signs shall comply with the provisions under Chapter 17.28 of the Los Alamitos Municipal Code and/or any Planned Sign Program that pertains to the subject property and shall be subject to the approval of the Director.

20. Applicant shall comply with applicable City, County, and/or State regulations.

Building Division

21. The applicant/operator shall submit complete plans, including necessary engineered drawings, for plan check prior to building permit application for any tenant improvements.
22. Periods of construction during which noise levels may have an adverse impact on nearby uses shall be limited as follows: 7:00 a.m. until 5:00 p.m. during the week; 8:00 a.m. until 5:00 p.m. on Saturday; and not at all on Sunday or federal holidays.

Code Enforcement

23. The tenant shall contact the City if they intend to erect any signs, banners, flags, or other similar items in conjunction with the operation of this business to obtain a permit for those uses.
24. No outdoor sales or displays will be permitted.

Orange County Fire Authority

25. The tenant use and tenant improvements shall be in compliance with Orange County Fire Authority regulations and will obtain all required permits.

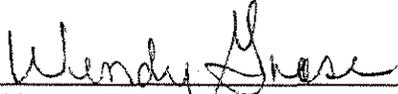
Los Alamitos Police Department

26. In accordance with Chapter 5.36 PAWNBROKERS AND SECONDHAND DEALERS, applicant will be required to annually obtain a Secondhand Dealers Permit from the City.
27. The applicant agrees to comply with all the requirements described in Municipal Code Chapter 5.36 concerning "Secondhand Dealers."
28. Applicant shall be required to keep business inventory and transaction records subject to inspection by the Chief of Police or his designee. All consignment item records shall contain the following: name, address, and phone number of the person placing the item on consignment, as well as record of a valid government issued identification.
29. The applicant shall install a video surveillance system for security purposes.

30. The Conditional Use Permit for the Secondhand Shop and Social Service facility shall not be effective until the following repair work has been completed and the applicant shall not be allowed to operate until such time. Improvements include: fence and gate replacement with locking gates, paint, replacement or removal of ripped awning, bring landscaping back up to a thriving condition, needed irrigation repairs, monument sign repair and curtain replacement or removal.
31. The Conditional Use Permit shall be reviewed by the Planning Commission in February, 2014 to insure that the property is being properly maintained.

SECTION 4. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same and shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2013.



Wendy Grose, Chairman

ATTEST:



Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz, Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 10th day of June, 2013, by the following vote, to wit:

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



Steven Mendoza, Secretary

City of Los Alamitos

Planning Commission

Agenda Report Public Hearing

February 10, 2014
Item No: 7B

To: Chair Loe and Members of the Planning Commission

Via: Steven A. Mendoza, Community Development/Public Works Director

From: Tom Oliver, Planning Aide

Subject: Removal of Local Landmark Designations for:
10901 Chestnut Street
10802 Chestnut Street
3372 Florista Street
11062 Los Alamitos Boulevard

Summary: During the January 13, 2014 meeting, the Planning Commission instructed Staff to bring back the remaining properties with Landmark Designations in order for them to be cleared from the local landmarks list including: 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard.

Recommendation:

1. Open the Public Hearing; and, if appropriate:
2. Adopt Resolution No. 2014-14, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTIES AT: 10901 CHESTNUT STREET, 10802 CHESTNUT STREET, 3372 FLORISTA STREET, AND 11062 LOS ALAMITOS BOULEVARD, LOS ALAMITOS, CALIFORNIA 90720 (APN NOS. 242-202-17, 242-193-06, 242-202-21, & 222-091-07), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND FURTHER REMOVAL OF ANY LOCAL LANDMARK DESIGNATION THEREFROM."

Discussion

On May 14, 2012, the Planning Commission adopted a resolution designating certain properties as Local Landmarks. During the January 13, 2014 Commission meeting the Commission removed the designation from 10872 Chestnut Street based on the fact that it had been determined that a public hearing had not been held as required by the Los Alamitos Municipal Code. During that same January 13, 2014 meeting, the Commission further recommended that the Local Landmark designation on the remaining properties be brought back before the Planning Commission at the next meeting for removal.

The attached Resolution has been provided to solidify the action requested by the Commission. This will complete the task and if approved, no Los Alamitos properties will be encumbered by a Local Landmark designation.

This item has been noticed for a public hearing.

Fiscal Impact

None

*Attachments: 1) Planning Commission Resolution 14-04
2) Public Hearing Notice
3) Copy of Mailing List
4) Copies of Correspondence to Owners
5) Title Information
6) Museum Association Letter*

RESOLUTION NO. 14-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AUTHORIZING THE REMOVAL OF PROPERTIES AT 10901 CHESTNUT STREET, 10802 CHESTNUT STREET, 3372 FLORISTA STREET, AND 11062 LOS ALAMITOS BOULEVARD, LOS ALAMITOS, CALIFORNIA 90720 (APN NOS. 242-202-17, 242-193-06, 242-202-21, & 222-091-07), FROM THE INVENTORY OF ARCHITECTURAL, CULTURAL, AND HISTORIC RESOURCES AND REMOVAL OF ANY LOCAL LANDMARK DESIGNATION THEREFROM.

WHEREAS, the City's General Plan Conservation Element 2-4.4.1 directs Staff to work with the Los Alamitos Museum Association to compile and maintain an inventory of architectural, cultural, and historic resources; and,

WHEREAS, in April 2012 the Planning Department received a list of addresses from the Los Alamitos Museum Association, Inc. with which to begin an inventory; and,

WHEREAS, the Los Alamitos Municipal Code describes the procedure for designating Local Landmarks for this inventory in Section 17.22.040; and,

WHEREAS, Section 17.22.040B of the Los Alamitos Municipal Code requires a public hearing regarding local landmark designations; and,

WHEREAS, on May 14, 2012 the Planning Commission adopted Resolution No. 2012-03 adding the following addresses to an inventory of the City's architectural, cultural, and historical resources and placed the Resolution in each building address file to ensure that the City's architectural heritage was not lost through building demolitions and inappropriate remodeling efforts:

- Single family residence at 10901 Chestnut Street.
- Single family residence at 10802 Chestnut Street.
- Single family residence at 3372 Florista Street.
- Los Alamitos Museum at 11062 Los Alamitos Boulevard; and,

WHEREAS, the City Attorney has determined that Resolution No. 2012-03 was adopted without the required public hearing and recommends that the designation be removed from 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard; and,

WHEREAS, Staff has noticed this as a public hearing, noticing affected property owners and property owners and businesses within a 500' radius; and,

WHEREAS, Staff has published said notice in the News Enterprise on Wednesday, January 29, 2014; and,

WHEREAS, Staff has posted the notice in three public places within the City as required.

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

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct.

SECTION 2. The Planning Commission removes the local landmark designation from, and directs Staff to remove the following addresses from, the inventory of the City's architectural, cultural, and historical resources and to place this Resolution in the building address files to ensure that these properties are free from any local restrictions related to the previous designation as Local Landmarks:

- Single family residence at 10901 Chestnut Street (APN 242-202-17)
- Single family residence at 10802 Chestnut Street (APN 242-193-06)
- Single family residence at 3372 Florista Street (APN 242-202-21)
- Los Alamitos Museum at 11062 Los Alamitos Boulevard (APN 222-091-07)

SECTION 3. The Secretary of the Planning Commission shall forward a copy of this Resolution to the owners of each property, the Los Alamitos Museum Association, and any other person requesting the same.

PASSED, APPROVED, AND ADOPTED this 10th day of February, 2014.

Chair Loe

ATTEST:

Steven Mendoza, Secretary

APPROVED AS TO FORM:

Lisa Kranitz
Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 10th day of February, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Mendoza, Secretary

PUBLIC NOTICE

CITY OF LOS ALAMITOS

ATTACHMENT 2

City Council Chamber
3191 Katella Avenue
Los Alamitos, CA 90720

DATE: Monday, February 10, 2014

TIME: 7:00 PM

At the above referenced date and time, the Planning Commission of the City of Los Alamitos will conduct a Public Hearing in the City Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA to consider the following items:

REQUEST: To remove remaining properties from the City's Local Landmark list including 10901 Chestnut Street, 10802 Chestnut Street, 3372 Florista Street, and 11062 Los Alamitos Boulevard. **Environmental Determination:** None required.

REQUEST: Six month review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini – Grateful Hearts Storehouse). **Environmental Determination:** A Class 1 Categorical Exemption, pursuant to Section 15301 – Existing Facilities, was prepared and filed for the project in accordance with the California Environmental Quality Act.

REQUEST: Consideration of a Zoning Ordinance Amendment (13-05) to remove definitions and codes pertaining to the terms "Detached Guesthome" and "Guest house" to eliminate confusion of separately defined Secondary Residential Units (Citywide) (City initiated). **Environmental Determination:** The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures in that the proposed amendments are exempt from California Environmental Quality Act review per Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment.

REQUEST: Consideration of a Zoning Ordinance Amendment (14-01) pertaining to the term "driveway(s)" to require a landscaping strip in a front setback covering the five feet between the driveway and a neighboring property line, unless approved by a Site Plan Review, and a requirement for a Site Plan Review if a resident requests two or more curb cuts for driveways on a single residential parcel (Citywide) (City initiated). **Environmental Determination:** The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures in that the proposed amendments are exempt from California Environmental Quality Act review per Section 15061(b)(3) of the California State Government Code because the Code Amendments will have no significant effect on the environment.

This is a Public Hearing and you are invited to attend and comment on the proposed actions described above. If you challenge any action related to the proposed actions above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. Questions or comments can be directed to the Community Development Department, (562) 431-3538, Ext. 300, City Hall, 3191 Katella Avenue, Los Alamitos, California 90720. Written and oral testimony is invited.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (562) 431-3538, Ext. 301. Notification by noon on the date of the Public Hearing will enable the City to make arrangements to assure accessibility to this meeting.

Respectfully Submitted,
Steven Mendoza, Community Development/Public Works Director

CLASSIFIEDS

LEGAL NOTICES



PUBLIC NOTICE
CITY OF LOS ALAMITOS
 City Council Chamber
 3191 Katella Avenue
 Los Alamitos, CA 90720

DATE: Monday, February
 10, 2014

TIME: 7:00 PM

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Request: Six-month review of Conditional Use Permit 13-02 for a 14,455 sq. ft. secondhand shop and social service facility at 5300 Katella Avenue (Applicant: Blair Pietrini - Grateful Hearts Storehouse). Environmental Determination: A Class 1 Categorical Exemption, pursuant to Section 15301 - Existing Facilities, was prepared and filed for the

project in accordance with the California Environmental Quality Act.

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Respectfully Submitted,
 Steven Mendoza, Community Development/Public Works Director
 News Enterprise 14-10014
 Publish January 29, 2014

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HESSE, PAUL R
7 PRESTON
IRVINE CA 92618-4044

Current Occupant
10881 WALNUT ST
LOS ALAMITOS CA 90720-2359

MEYER, LUCY GOMEZ
10891 WALNUT ST
LOS ALAMITOS CA 90720-2359

GUARDADO, ANTONIO
10791 WALNUT ST
LOS ALAMITOS CA 90720-2364

Current Occupant
10871 WALNUT ST
LOS ALAMITOS CA 90720-2359

KASUMI #2 LIMITED
PARTNERSHIP
3591 SUNFLOWER CIR
SEAL BEACH CA 90740-3134

Current Occupant
10882 OAK ST
LOS ALAMITOS CA 90720-2368

LOS, ALAMITOS NO
3252 FLORISTA ST 716AMERICAN
LEGION
LOS ALAMITOS CA 90720-

Current Occupant
3252 FLORISTA ST
LOS ALAMITOS CA 90720-2306

DE LA TORRE, GUADALUPE
10841 WALNUT ST
LOS ALAMITOS CA 90720-2319

WALL, DAVID
3001 E OCEAN BLVD
LONG BEACH CA 90803-2537

Current Occupant
10831 WALNUT ST
LOS ALAMITOS CA 90720-2319

CLIFTON, CHARLES D
12730 ROSE AVE
LOS ANGELES CA 90066-1731

Current Occupant
10822 WALNUT ST
LOS ALAMITOS CA 90720-2382

RITCHIE, THOMAS B
10812 WALNUT ST
LOS ALAMITOS CA 90720-2320

VERGARA, MICHELLE LORETA
3670 MARIGOLD ST
SEAL BEACH CA 90740-3115

Current Occupant
10821 WALNUT ST
LOS ALAMITOS CA 90720-2365

RUZGIS, WILLIAM J
PO BOX 2354
SEAL BEACH CA 90740-1354

Current Occupant
10861 WALNUT ST
LOS ALAMITOS CA 90720-2359

VARGAS, JEFFREY R
10851 WALNUT ST
LOS ALAMITOS CA 90720-2319

ROA, VINCENT
10852 OAK ST
LOS ALAMITOS CA 90720-2314

MIRHOSSEINI, MOHSEN
6490 E EL JARDIN ST
LONG BEACH CA 90815-4631

Current Occupant
10801 CHESTNUT ST
LOS ALAMITOS CA 90720-2348

RIPPE, JEFFREY
10832 WALNUT ST
LOS ALAMITOS CA 90720-2320

Current Occupant
PROJECT 939-59
LOS ALAMITOS CA 90720-

STEWART, MARY FRANCES
PO BOX 3353
SEAL BEACH CA 90740-2353

Current Occupant
10842 WALNUT ST # 1
LOS ALAMITOS CA 90720-2375

DAY, JUDITH A
10854 WALNUT ST # 8
LOS ALAMITOS CA 90720-2376

MINAKAWA, JAMES K
10856 WALNUT ST # 7
LOS ALAMITOS CA 90720-2376

DIBIASE, THOMAS A
10848 WALNUT ST # 4
LOS ALAMITOS CA 90720-2375



HACKBARTH, DEAN R
10858 WALNUT ST # 6
LOS ALAMITOS CA 90720-2376

WELLER, GARY
10852 WALNUT ST # 9
LOS ALAMITOS CA 90720-2376

MERRIFIELD, ROBERT SCOTT
10844 WALNUT ST # 2
LOS ALAMITOS CA 90720-2375

BENECK, GEORGE JAMES
10846 WALNUT ST
LOS ALAMITOS CA 90720-2375

Current Occupant
10846 WALNUT ST # 3
LOS ALAMITOS CA 90720-2375

CRAIG, JOANNE K
10850 WALNUT ST # 5
LOS ALAMITOS CA 90720-2376

HIATT, JAMES E
PO BOX 860
LOS ALAMITOS CA 90720-0860

Current Occupant
10831 CHESTNUT ST
LOS ALAMITOS CA 90720-2325

ARRIOLA, CHRISTOPHER M
10843 CHESTNUT ST # 2
LOS ALAMITOS CA 90720-2349

WHITESELL, ELIZABETH A
10849 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10849 CHESTNUT ST # 5
LOS ALAMITOS CA 90720-2349

GROSE, DEAN
10862 WALNUT ST
LOS ALAMITOS CA 90720-2358

CHEN, KUO CHANG
10868 WALNUT ST
LOS ALAMITOS CA 90720-2358

BILYK, ANNA
10855 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10855 CHESTNUT ST # 8
LOS ALAMITOS CA 90720-2350

DIETZ, JANICE L
10853 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10853 CHESTNUT ST # 7
LOS ALAMITOS CA 90720-2350

MACKEY, DAVID EDWARD
10845 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10845 CHESTNUT ST # 3
LOS ALAMITOS CA 90720-2349

ZARKOS, GLORIA P
4257 BIRCHWOOD AVE
SEAL BEACH CA 90740-2810

Current Occupant
10841 CHESTNUT ST # 1
LOS ALAMITOS CA 90720-2349

ETTINGER, JUDITH
10841 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10857 CHESTNUT ST # 9
LOS ALAMITOS CA 90720-2350

WOOLEVER, JUSTIN D
10851 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10851 CHESTNUT ST # 6
LOS ALAMITOS CA 90720-2350

YANG, CHARLES Y
2782 ENGEL DR
LOS ALAMITOS CA 90720-4715

Current Occupant
10847 CHESTNUT ST # 4
LOS ALAMITOS CA 90720-2349

YANG, CHARLES Y
2782 ENGEL DR
LOS ALAMITOS CA 90720-4715

Current Occupant
10847 CHESTNUT ST # 4
LOS ALAMITOS CA 90720-2349

CRAIG, JOANNE K
10850 WALNUT ST # 5
LOS ALAMITOS CA 90720-2376



RAMIREZ, JESS
10872 WALNUT ST
LOS ALAMITOS CA 90720-2358

DEL PRETE, ALDA
5371 HUNTLEY AVE
GARDEN GROVE CA 92845-1925

Current Occupant
10891 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

PEREZ, MIKE L
5182 TRIPOLI AVE
LOS ALAMITOS CA 90720-2739

Current Occupant
3372 FLORISTA ST
LOS ALAMITOS CA 90720-2383

VIESTENZ, DONNA J
10869 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

Current Occupant
10861 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

LIAO, PATRICIA P
12 IRON SPGS
IRVINE CA 92602-2445

Current Occupant
10882 WALNUT ST
LOS ALAMITOS CA 90720-2392

POLE, SHIVANAND R
10892 WALNUT ST
LOS ALAMITOS CA 90720-2358

LAYTON, LEO
10802 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

ERNANDES, JACK
350 REDONDO AVE
LONG BEACH CA 90814-2655

Current Occupant
10877 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2329

CURRAN, JAMES
1211 BENNINGTON DR
SANTA ANA CA 92705-2331

Current Occupant
10922 OAK ST
LOS ALAMITOS CA 90720-2361

CHEN, KOUNG Y
3131 COLERIDGE DR
LOS ALAMITOS CA 90720-4018

Current Occupant
10901 WALNUT ST
LOS ALAMITOS CA 90720-2359

LAYTON, LEO
10802 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

Current Occupant
10821 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

POE IV, WILLIAM C
4761 GREEN AVE
LOS ALAMITOS CA 90720-2615

Current Occupant
10842 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

AHN, KUNHI
10831 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

Current Occupant
10847 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

LEE, EUNICE
10896 WALNUT ST
LOS ALAMITOS CA 90720-2358

ADAMS, MICHAEL
10894 WALNUT ST
LOS ALAMITOS CA 90720-2358

POE IV, WILLIAM C
4761 GREEN AVE
LOS ALAMITOS CA 90720-2615

Current Occupant
10862 CHESTNUT ST
LOS ALAMITOS CA 90720-2374

BARLIN, ANTHONY T
10889 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

MEYERS, ALAN M
PO BOX 2334
ANAHEIM CA 92814-0334

HARPT, JOYCE ARLENE
10887 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

MEYER, REINHARD F
10876 CHESTNUT ST
LOS ALAMITOS CA 90720-2374

NIKOLAU, PAUL
10387 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2110

Current Occupant
10861 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2329

MOGG, WAYNE D
2751 COPA DE ORO DR
LOS ALAMITOS CA 90720-4911

Current Occupant
10931 CHESTNUT ST
LOS ALAMITOS CA 90720-2385

CELIK, KACIN
310 W 7TH ST
LOS ANGELES CA 90014-1706

Current Occupant
10902 WALNUT ST
LOS ALAMITOS CA 90720-2381

GONZALEZ, CARMEN
11341 PINE ST
LOS ALAMITOS CA 90720-3921

Current Occupant
10912 WALNUT ST
LOS ALAMITOS CA 90720-2322

WALL, DAVID M
3001 E OCEAN BLVD
LONG BEACH CA 90803-2537

Current Occupant
10911 CHESTNUT ST
LOS ALAMITOS CA 90720-2385

GARNICA, ANNA MARIA
10922 WALNUT ST
LOS ALAMITOS CA 90720-2322

CHEN, CHING HSIU
11632 MARTHA ANN DR
LOS ALAMITOS CA 90720-4042

Current Occupant
10952 WALNUT ST
LOS ALAMITOS CA 90720-2322

HIDAYAT LLC
PO BOX 1263
CLAREMONT CA 91711-1263

Current Occupant
10940 WALNUT ST
LOS ALAMITOS CA 90720-2346

KUBELKA, BARTON A
6552 HAVENWOOD CIR
HUNTINGTON BEACH CA 92648-6642

Current Occupant
10951 CHESTNUT ST
LOS ALAMITOS CA 90720-2378

KENDZIERSKI, EDMUND A
4048 MISTRAL DR
HUNTINGTON BEACH CA 92649-2140

Current Occupant
10941 CHESTNUT ST
LOS ALAMITOS CA 90720-2351

RAMIREZ, JOSEPH T
10911 WALNUT ST
LOS ALAMITOS CA 90720-2345

RIOS, BENJAMIN B
10923 WALNUT ST
LOS ALAMITOS CA 90720-2345

Current Occupant
10921 WALNUT ST
LOS ALAMITOS CA 90720-2345

MAURER, RICHARD A
7544 E SADDLEHILL TRL
ORANGE CA 92869-2311

Current Occupant
10931 WALNUT ST
LOS ALAMITOS CA 90720-2345

COASTAL COMMERCIAL
INVESTMENT HOLDINGS L
11061 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3201

Current Occupant
3251 KATELLA AVE
LOS ALAMITOS CA 90720-2336

MEJIA, JOSE R
10951 WALNUT ST
LOS ALAMITOS CA 90720-2345

DECKER, R JOSEPH
231 16TH ST
SEAL BEACH CA 90740-6514

Current Occupant
10943 WALNUT ST
LOS ALAMITOS CA 90720-2345

ALAMITOS DEVELOPMENT LLC
10934 PORTAL DR
LOS ALAMITOS CA 90720-2519

Current Occupant
3311 KATELLA AVE
LOS ALAMITOS CA 90720-2337

CHAVEZ, JAIME
10762 OAK ST
LOS ALAMITOS CA 90720-2355

Current Occupant
10932 WALNUT ST
LOS ALAMITOS CA 90720-2322

3381 KATELLA AVENUE LLC
4865 IRONWOOD AVE
SEAL BEACH CA 90740-2945

Current Occupant
3381 KATELLA AVE
LOS ALAMITOS CA 90720-2337

N S P S LTD
830 S HILL ST STE 371
LOS ANGELES CA 90014-3144

Current Occupant
10900 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2354

9980 GRINDLAY PTNRS
5146 EDGEMONT CIR
CYPRESS CA 90630-2915

Current Occupant
3391 KATELLA AVE
LOS ALAMITOS CA 90720-2337

ORANGE COUNTY FLOOD CONTROL
DISTRICT
300 N FLOWER ST # 6TH
SANTA ANA CA 92703-5001

SHORE, BAY OIL
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-3832

ROTHMAN, HAROLD B
11061 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3201

Current Occupant
11131 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3603

DUNHURST DEVELOPMENT
CORP
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-3832

NIKOLAU, PAUL
10387 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2110

Current Occupant
10931 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2339

NORTH WEST KATELLA LLC
1 CVS DR
WOONSOCKET RI 02895-6146

Current Occupant
3401 KATELLA AVE
LOS ALAMITOS CA 90720-2338

NORTH WEST KATELLA LLC
1 CVS DR
WOONSOCKET RI 02895-6146

Current Occupant
3401 KATELLA AVE
LOS ALAMITOS CA 90720-2338

CHEN, CHING HSIU
11632 MARTHA ANN DR
LOS ALAMITOS CA 90720-4042

Current Occupant
3351 KATELLA AVE
LOS ALAMITOS CA 90720-2337

CHURCH, BETHLEHEM
3352 KATELLA AVE
LOS ALAMITOS CA 90720-2362

Current Occupant
11088 WALLINGSFORD RD
LOS ALAMITOS CA 90720-3000

ERNANDES, JACK
350 REDONDO AVE
LONG BEACH CA 90814-2655

Current Occupant
10909 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2339

SOUTH, TESORO COAST
PO BOX 592809
SAN ANTONIO TX 78259-0190

Current Occupant
10961 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2339

BAY SHORE OIL (CO TR OF)
ROSSMOOR CENTER
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-3832

NORTH WEST KATELLA LLC
1 CVS DR
WOONSOCKET RI 02895-6146

Current Occupant
3401 KATELLA AVE
LOS ALAMITOS CA 90720-2338

NORTH WEST KATELLA LLC
1 CVS DR
WOONSOCKET RI 02895-6146

Current Occupant
3401 KATELLA AVE
LOS ALAMITOS CA 90720-2338

SOUTH, TESORO COAST
PO BOX 592809
SAN ANTONIO TX 78259-0190

Current Occupant
10961 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2339

YING, LEEDY
12550 WHITTIER BLVD
WHITTIER CA 90602-1042

Current Occupant
10956 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2340

N S P S LTD
830 S HILL ST STE 371
LOS ANGELES CA 90014-3144

Current Occupant
10900 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2354

POMEROY III, MARTIN H
1807 JONES PL
PLACENTIA CA 92870-2604

Current Occupant
3555 GREEN AVE
LOS ALAMITOS CA 90720-3200

POMEROY III, MARTIN H
1807 JONES PL
PLACENTIA CA 92870-2604

Current Occupant
3551 GREEN AVE
LOS ALAMITOS CA 90720-3200

QUAN, GORDON TONG
3532 KATELLA AVE STE 107
LOS ALAMITOS CA 90720-3140

Current Occupant
3531 GREEN AVE
LOS ALAMITOS CA 90720-3203

MC DONALDS CORP
4431 CORPORATE CENTER DR STE
127
LOS ALAMITOS CA 90720-8523

Current Occupant
3562 KATELLA AVE
LOS ALAMITOS CA 90720-3109

QUAN, GORDON TONG
3532 KATELLA AVE STE 107
LOS ALAMITOS CA 90720-3140

Current Occupant
3532 KATELLA AVE
LOS ALAMITOS CA 90720-3112

IMPERIAL JEWELRY
MANUFACTURING COMPANY
INC
11072 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3202

BANK, JPMORGAN CHASE NA
1111 POLARIS PKWAY 1J
COLUMBUS OH 43240-

Current Occupant
3502 KATELLA AVE
LOS ALAMITOS CA 90720-3109

BAY SHORE OIL (CO TR OF)
ROSSMOOR CENTER
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-
3832

Current Occupant
11031 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3201

DUNHURST DEVELOPMENT CORP
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-3832

US BANK NATIONAL ASSOC
2800 E LAKE ST
MINNEAPOLIS MN 55406-1930

Current Occupant
10942 PINE ST
LOS ALAMITOS CA 90720-2428

DUNHURST DEVELOPMENT CORP
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649-3832

ROTHMAN, HAROLD B
11061 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3201

Current Occupant
11131 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3603

MUNDY, MICHAEL F
704 OCEAN AVE
SEAL BEACH CA 90740-6111

Current Occupant
3571 GREEN AVE
LOS ALAMITOS CA 90720-3244

SCHACK, ROBERT F
16311 CONTENT CIR
HUNTINGTON BEACH CA 92649-
2506

Current Occupant
3581 GREEN AVE
LOS ALAMITOS CA 90720-3220

KRAMER, GARY L
2010 N TUSTIN AVE
SANTA ANA CA 92705-7827

Current Occupant
3591 GREEN AVE
LOS ALAMITOS CA 90720-3247

HB INVESTMENT GROUP LLC
200 OCEANGATE STE 1570
LONG BEACH CA 90802-4363

Current Occupant
3601 GREEN AVE
LOS ALAMITOS CA 90720-3239

3611 FARQUHAR INVESTMENTS
LLC
3611 FARQUHAR AVE
LOS ALAMITOS CA 90720-2004

Current Occupant
3552 GREEN AVE
LOS ALAMITOS CA 90720-3243

BRADLEY, DENNIS L
262 SAINT JOSEPH AVE
LONG BEACH CA 90803-1720

Current Occupant
3602 GREEN AVE
LOS ALAMITOS CA 90720-3213

PEREZ, RUBEN SALVADOR
PO BOX 283
LOS ALAMITOS CA 90720-0283

Current Occupant
11130 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-

OLDE LAS BUILDING LLC
3129 THE STRAND
HERMOSA BEACH CA 90254-2356

Current Occupant
11122 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3604

PEREZ, RUBEN SALVADOR
5728 PINE CT
CYPRESS CA 90630-3816

Current Occupant
11142 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3649

OLDE LAS BUILDING LLC
3129 THE STRAND
HERMOSA BEACH CA 90254-2356

Current Occupant
11122 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3604

BENFANTI, JOHN R
11741 WEMBLEY RD
LOS ALAMITOS CA 90720-4235

Current Occupant
3561 HOWARD AVE
LOS ALAMITOS CA 90720-5307

BRADLEY, DENNIS L
262 SAINT JOSEPH AVE
LONG BEACH CA 90803-1720

Current Occupant
3582 GREEN AVE
LOS ALAMITOS CA 90720-3212

KENTISH, PAUL E
3510 LAKE AVE
NEWPORT BEACH CA 92663-3148

BLACKBURN, MARY D
3061 COPA DE ORO DR
LOS ALAMITOS CA 90720-5210

Current Occupant
3571 HOWARD AVE
LOS ALAMITOS CA 90720-3658

GIVEN BENJAMIN-LOS ALAMITOS
INVESTMENT CO
3029 WILSHIRE BLVD STE 200
SANTA MONICA CA 90403-2364

Current Occupant
11152 WALLINGSFORD RD
LOS ALAMITOS CA 90720-3045

GIVEN & BENJAMIN-LOS
ALAMITOS INVEST CO
3029 WILSHIRE BLVD STE 200
SANTA MONICA CA 90403-2364

ROTHMAN, WENDI
300 OCEAN AVE
SEAL BEACH CA 90740-6031

Current Occupant
11061 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3201

TWO BROTHERS LLC
19906 NANCY CIR
CERRITOS CA 90703-7534

Current Occupant
11102 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3604

CROWN LOTUS CORP
11110 LOS ALAMITOS BLVD STE
212
LOS ALAMITOS CA 90720-3602

Current Occupant
11110 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-3602

CORRIGAN, SHARON J
5351 HOLLAND AVE
GARDEN GROVE CA 92845-1530

Current Occupant
3581 HOWARD AVE
LOS ALAMITOS CA 90720-3641

SOMMER STAPLE INC
3532 KATELLA AVE STE 111
LOS ALAMITOS CA 90720-3144

Current Occupant
3591 HOWARD AVE
LOS ALAMITOS CA 90720-3642

CROWN LOTUS CORP
11110 LOS ALAMITOS BLVD STE
212
LOS ALAMITOS CA 90720-3602

Current Occupant
3532 GREEN AVE
LOS ALAMITOS CA 90720-3204

FREDERICKSON, JEFFREY R
15 CAMEO CRST
LAGUNA NIGUEL CA 92677-9211

Current Occupant
3601 HOWARD AVE
LOS ALAMITOS CA 90720-3682

GERSCHULTZ, STEVEN J
3602 COURTSIDE CIR
HUNTINGTON BEACH CA 92649-
2912

Current Occupant
3636 KATELLA AVE
LOS ALAMITOS CA 90720-3107

REAGAN PROPERTIES LTD
3532 KATELLA AVE STE 111
LOS ALAMITOS CA 90720-3144

Current Occupant
11041 REAGAN ST
LOS ALAMITOS CA 90720-3235

D & L LIGHTNER PROPERTIES LLC
237 CANAL ST
NEWPORT BEACH CA 92663-1843

Current Occupant
3621 GREEN AVE
LOS ALAMITOS CA 90720-3218

REAGAN PROPERTIES LTD
3532 KATELLA AVE STE 111
LOS ALAMITOS CA 90720-3144

Current Occupant
3641 GREEN AVE
LOS ALAMITOS CA 90720-3217

HSU, MERBERT
21 FRESCO
IRVINE CA 92603-4103

Current Occupant
3621 GREEN AVE
LOS ALAMITOS CA 90720-3218

VON GREMP, WALTER
30251 GOLDEN LANTERN STE E # E
PMB 202 STE E
LAGUNA NIGUEL CA 92677-5994

Current Occupant
3612 GREEN AVE
LOS ALAMITOS CA 90720-3240

RODRIGUEZ, AMADO PETE
5796 STRATMORE AVE
CYPRESS CA 90630-4622

Current Occupant
3611 HOWARD AVE
LOS ALAMITOS CA 90720-3683

BRAUNSTEIN, REINHARD HANS
608 TAPER DR
SEAL BEACH CA 90740-5865

Current Occupant
10771 WALNUT ST
LOS ALAMITOS CA 90720-2370

BEYER, MARTIN R
10781 WALNUT ST
LOS ALAMITOS CA 90720-2357

CHAVEZ, MARY A
6310 INDIANA AVE
LONG BEACH CA 90805-3827

Current Occupant
10763 WALNUT ST
LOS ALAMITOS CA 90720-2357

MC ALISTER, MICHAEL
PO BOX 922
SUNSET BEACH CA 90742-0922

Current Occupant
10801 WALNUT ST
LOS ALAMITOS CA 90720-2319

CHRISTENSEN, DANNY L
250 MIRA MAR AVE
LONG BEACH CA 90803-6126

Current Occupant
10722 CHESTNUT ST
LOS ALAMITOS CA 90720-2324

SOUTHLAND CIVIC CREDIT UNION
8545 FLORENCE AVE
DOWNEY CA 90240-4014

Current Occupant
10711 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2330

GUARDADO, ANTONIO
10791 WALNUT ST
LOS ALAMITOS CA 90720-2364

CHAVEZ, NICOLAS ANGEL
10762 WALNUT ST
LOS ALAMITOS CA 90720-2356

CELIK, KACIN
12331 CHIANTI DR
LOS ALAMITOS CA 90720-4642

Current Occupant
10811 WALNUT ST
LOS ALAMITOS CA 90720-8603

GANAHL LUMBER COMPANY
1220 E BALL RD
ANAHEIM CA 92805-5921

Current Occupant
10742 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2331

VERGARA, MICHELLE LORETA
3670 MARIGOLD ST
SEAL BEACH CA 90740-3115

Current Occupant
10821 WALNUT ST
LOS ALAMITOS CA 90720-2365

JESSUP, DAVID
10712 CHESTNUT ST
LOS ALAMITOS CA 90720-2324

GHAZARIAN, ZUHRAB
1701 CRESTVIEW AVE
SEAL BEACH CA 90740-5727

Current Occupant
10752 WALNUT ST
LOS ALAMITOS CA 90720-2389

HARTY, MATTHEW A
10702 CHESTNUT ST
LOS ALAMITOS CA 90720-2324

GONZALEZ, CARMEN
11341 PINE ST
LOS ALAMITOS CA 90720-3921

Current Occupant
10742 WALNUT ST
LOS ALAMITOS CA 90720-

CHENG, REX LEE
8 CALLE ANACAPA
SAN CLEMENTE CA 92673-6867

Current Occupant
10721 CHESTNUT ST
LOS ALAMITOS CA 90720-2323

MARIN, BAUDELIO M
10711 CHESTNUT ST
LOS ALAMITOS CA 90720-2323

MARTINEZ, RICHARD
3271 KENILWORTH DR
LOS ALAMITOS CA 90720-3837

Current Occupant
10722 WALNUT ST
LOS ALAMITOS CA 90720-2318



LOPEZ, THERESA
3425 LAMA AVE
LONG BEACH CA 90808-3115

Current Occupant
10712 WALNUT ST
LOS ALAMITOS CA 90720-2367

SCHLISKEY, CHARLES M
10701 CHESTNUT ST
LOS ALAMITOS CA 90720-2323

CENDEJAS, DEBORAH
403 E AVALON CT
UPLAND CA 91784-2075

Current Occupant
10751 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

SALAS, HELEN
10772 WALNUT ST
LOS ALAMITOS CA 90720-2356

LEE, CURTIS W Q
12309 PROVINCETOWN ST
SEAL BEACH CA 90740-2784

Current Occupant
10782 WALNUT ST
LOS ALAMITOS CA 90720-2356

WALNUT RD ASSOC
11192 KENSINGTON RD
LOS ALAMITOS CA 90720-2907

Current Occupant
10792 WALNUT ST
LOS ALAMITOS CA 90720-2363

LAYTON, LEO
10802 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

Current Occupant
10791 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

HUGGINS, MARY JANE
4314 W BINNACLE ST
ORANGE CA 92868-1501

Current Occupant
10761 CHESTNUT ST
LOS ALAMITOS CA 90720-2388

MOHAMMADI, HAMID
14343 PEACH HILL RD
MOORPARK CA 93021-3537

Current Occupant
10771 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

MC NEILL, MARK M
10773 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

KARGAR, SHAHIN S
10800 WALNUT ST
LOS ALAMITOS CA 90720-2320

Current Occupant
10804 WALNUT ST
LOS ALAMITOS CA 90720-2320

LAYTON, LEO
10802 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

Current Occupant
10781 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

CLIFTON, CHARLES D
12730 ROSE AVE
LOS ANGELES CA 90066-1731

Current Occupant
10822 WALNUT ST
LOS ALAMITOS CA 90720-2382

RITCHIE, THOMAS B
10812 WALNUT ST
LOS ALAMITOS CA 90720-2320

CRAIG, JOANNE K
10850 WALNUT ST # 5
LOS ALAMITOS CA 90720-2376

MIRHOSSEINI, MOHSEN
6490 E EL JARDIN ST
LONG BEACH CA 90815-4631

Current Occupant
10801 CHESTNUT ST
LOS ALAMITOS CA 90720-2348

MINAKAWA, JAMES K
10856 WALNUT ST # 7
LOS ALAMITOS CA 90720-2376

FOWLER, CAROL L
5262 BRIGHTFIELD CIR
HUNTINGTON BEACH CA 92649-3697

Current Occupant
10775 CHESTNUT ST
LOS ALAMITOS CA 90720-2372

DIBIASE, THOMAS A
10848 WALNUT ST # 4
LOS ALAMITOS CA 90720-2375

HACKBARTH, DEAN R
10858 WALNUT ST # 6
LOS ALAMITOS CA 90720-2376

WELLER, GARY
10852 WALNUT ST # 9
LOS ALAMITOS CA 90720-2376

MERRIFIELD, ROBERT SCOTT
10844 WALNUT ST # 2
LOS ALAMITOS CA 90720-2375

BENECK, GEORGE JAMES
10846 WALNUT ST
LOS ALAMITOS CA 90720-2375

Current Occupant
10846 WALNUT ST # 3
LOS ALAMITOS CA 90720-2375

VARGAS, JEFFREY R
10851 WALNUT ST
LOS ALAMITOS CA 90720-2319

ETTINGER, JUDITH
10841 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10857 CHESTNUT ST # 9
LOS ALAMITOS CA 90720-2350

CRAIG, JOANNE K
10850 WALNUT ST # 5
LOS ALAMITOS CA 90720-2376

ARRIOLA, CHRISTOPHER M
10843 CHESTNUT ST # 2
LOS ALAMITOS CA 90720-2349

MACKEY, DAVID EDWARD
10845 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10845 CHESTNUT ST # 3
LOS ALAMITOS CA 90720-2349

Current Occupant
PROJECT 939-59
LOS ALAMITOS CA 90720-

STEWART, MARY FRANCES
PO BOX 3353
SEAL BEACH CA 90740-2353

Current Occupant
10842 WALNUT ST # 1
LOS ALAMITOS CA 90720-2375

DAY, JUDITH A
10854 WALNUT ST # 8
LOS ALAMITOS CA 90720-2376

ZARKOS, GLORIA P
4257 BIRCHWOOD AVE
SEAL BEACH CA 90740-2810

Current Occupant
10841 CHESTNUT ST # 1
LOS ALAMITOS CA 90720-2349

WALL, DAVID
3001 E OCEAN BLVD
LONG BEACH CA 90803-2537

Current Occupant
10831 WALNUT ST
LOS ALAMITOS CA 90720-2319

DE LA TORRE, GUADALUPE
10841 WALNUT ST
LOS ALAMITOS CA 90720-2319

WHITESSELL, ELIZABETH A
10849 CHESTNUT ST
LOS ALAMITOS CA 90720-2349

Current Occupant
10849 CHESTNUT ST # 8
LOS ALAMITOS CA 90720-2349

BILYK, ANNA
10855 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10855 CHESTNUT ST # 8
LOS ALAMITOS CA 90720-2350

HIATT, JAMES E
PO BOX 860
LOS ALAMITOS CA 90720-0860

Current Occupant
10831 CHESTNUT ST
LOS ALAMITOS CA 90720-2325

RIPPE, JEFFREY
10832 WALNUT ST
LOS ALAMITOS CA 90720-2320

DIETZ, JANICE L
10853 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10853 CHESTNUT ST # 7
LOS ALAMITOS CA 90720-2350

WOOLEVER, JUSTIN D
10851 CHESTNUT ST
LOS ALAMITOS CA 90720-2350

Current Occupant
10851 CHESTNUT ST # 6
LOS ALAMITOS CA 90720-2350

PEREZ, MIKE L
5182 TRIPOLI AVE
LOS ALAMITOS CA 90720-2739

Current Occupant
3372 FLORISTA ST
LOS ALAMITOS CA 90720-2383

VIESTENZ, DONNA J
10869 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

Current Occupant
10861 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

POLE, SHIVANAND R
10892 WALNUT ST
LOS ALAMITOS CA 90720-2358

LEE, EUNICE
10896 WALNUT ST
LOS ALAMITOS CA 90720-2358

ADAMS, MICHAEL
10894 WALNUT ST
LOS ALAMITOS CA 90720-2358

BARLIN, ANTHONY T
10889 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

MEYERS, ALAN M
PO BOX 2334
ANAHEIM CA 92814-0334

YANG, CHARLES Y
2782 ENGEL DR
LOS ALAMITOS CA 90720-4715

Current Occupant
10847 CHESTNUT ST # 4
LOS ALAMITOS CA 90720-2349

YANG, CHARLES Y
2782 ENGEL DR
LOS ALAMITOS CA 90720-4715

Current Occupant
10847 CHESTNUT ST # 4
LOS ALAMITOS CA 90720-2349

LIAO, PATRICIA P
12 IRON SPGS
IRVINE CA 92602-2445

Current Occupant
10882 WALNUT ST
LOS ALAMITOS CA 90720-2392

RAMIREZ, JESS
10872 WALNUT ST
LOS ALAMITOS CA 90720-2358

GROSE, DEAN
10862 WALNUT ST
LOS ALAMITOS CA 90720-2358

CHEN, KUO CHANG
10868 WALNUT ST
LOS ALAMITOS CA 90720-2358

CARRION, CARLOS A
10472 CHESTNUT ST
LOS ALAMITOS CA 90720-

Current Occupant
10742 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

WHITE, DENISE L
10754 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

AGANON, FLORENCIO
10752 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

SMITH, CHADWICK J
10758 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

LANDS, ADAM E
10748 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

MANNING, J MICHAEL
10756 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

CHRISTSEN, MICHAEL F
10750 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

BREWER, RAYMOND A
10738 CHESTNUT ST
LOS ALAMITOS CA 90720-2347



HILT, SARA ANGUIANO
10740 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

YANAGISAWA, FUMIHITO
10746 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

POTTIOS JR, MYRON J
10744 CHESTNUT ST
LOS ALAMITOS CA 90720-2347

HARPT, JOYCE ARLENE
10887 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

ALAMITOS COMPANY LLC
10741 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

DEL PRETE, ALDA
5371 HUNTLEY AVE
GARDEN GROVE CA 92845-1925

Current Occupant
10891 CHESTNUT ST
LOS ALAMITOS CA 90720-2373

ALAMITOS COMPANY LLC
10741 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

JVA CAPITAL GROUP LLC
3531 VAL VERDE AVE
LONG BEACH CA 90808-3151

Current Occupant
10761 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

DESPOSITO, ANDREW M
10766 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

CONNORS, CRAIG
10778 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

POE, THOMAS A
10772 CHESTNUT ST
LOS ALAMITOS CA 90720-

Current Occupant
10772 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

ULIT, DOROTHY D
10764 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

ANDREWS, ROBERT L
10770 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

COBURN, KATHRYN
10762 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

LOO, GLORIA
10774 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

ANZAR, TERESA
10768 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

MARTIE, RICHARD P
10760 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

MARQUEZ, DAVID
10776 CHESTNUT ST
LOS ALAMITOS CA 90720-2352

THE ARLENE M CRUZ TRUST
10784 CHESTNUT ST
LOS ALAMITOS CA 90720-2371

BINDER, BARRY C
10791 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

MAGALLANES, JEFFREY
10786 CHESTNUT ST
LOS ALAMITOS CA 90720-2371

Current Occupant
10782 CHESTNUT ST # C
LOS ALAMITOS CA 90720-2371

LAYTON, LEO
10802 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

Current Occupant
10821 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

KENLIN, KRISTEN
10782 CHESTNUT ST # A
LOS ALAMITOS CA 90720-2371

DESMET, ANTHONY M
3105 JULIAN AVE
LONG BEACH CA 90808-4436

Current Occupant
10771 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

BARIN, JIRAYR
10 VILLAGER
IRVINE CA 92602-2460

Current Occupant
10772 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2302

MC NALLY, JAMES P
6703 E PREMIUM ST
LONG BEACH CA 90808-4136

Current Occupant
10792 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2302

GARCIA, BETSIE L
8901 STILWELL DR
HUNTINGTON BEACH CA 92646-7110

Current Occupant
10779 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2309

POE IV, WILLIAM C
4761 GREEN AVE
LOS ALAMITOS CA 90720-2615

Current Occupant
10842 CHESTNUT ST
LOS ALAMITOS CA 90720-2326

WILLEY, DOUGLAS W
3344 KALLIN AVE
LONG BEACH CA 90808-4207

Current Occupant
10802 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2333

WILLEY, DOUGLAS W
3344 KALLIN AVE
LONG BEACH CA 90808-4207

Current Occupant
10800 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2333

DAVIS, HALLOCK DERICKSON
363 VISTA BAYA
NEWPORT BEACH CA 92660-3635

Current Occupant
3542 CATALINA ST
LOS ALAMITOS CA 90720-2412

THAXTON SCHKLOVEN, LZENA
ODETT
2802 IROQUOIS AVE
LONG BEACH CA 90815-1508

Current Occupant
10781 PINE ST
LOS ALAMITOS CA 90720-2449

NARAHARA, YOSHIO
7212 EMERSON AVE
WESTMINSTER CA 92683-6106

Current Occupant
10801 PINE ST
LOS ALAMITOS CA 90720-2426

AHN, KUNHI
10831 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

Current Occupant
10847 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2332

FLORES, ELEANOR
10811 PINE ST
LOS ALAMITOS CA 90720-2426

GREENLEE, JOHN C
12401 W OLYMPIC BLVD
LOS ANGELES CA 90064-1022

Current Occupant
10832 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2333

FLORES, MANUEL E
10821 PINE ST
LOS ALAMITOS CA 90720-2426

THAXTON SCHKLOVEN, LZENA
ODETT
2802 IROQUOIS AVE
LONG BEACH CA 90815-1508

Current Occupant
10791 PINE ST
LOS ALAMITOS CA 90720-2450

GREENLEE, JOHN C
12401 W OLYMPIC BLVD
LOS ANGELES CA 90064-1022

Current Occupant
10800 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2333

MEYER, REINHARD F
10876 CHESTNUT ST
LOS ALAMITOS CA 90720-2374

BARIN, AGOP
4250 AVENIDA SEVILLA
CYPRESS CA 90630-3416

Current Occupant
10831 PINE ST
LOS ALAMITOS CA 90720-2426

MERCHANT, MARGARET J
10901 CHESTNUT ST
LOS ALAMITOS CA 90720-2327

ERNANDES, JACK
350 REDONDO AVE
LONG BEACH CA 90814-2655

Current Occupant
10909 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2339

N S P S LTD
830 S HILL ST STE 371
LOS ANGELES CA 90014-3144

Current Occupant
10900 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2354

GREENLEE, JOHN C
12401 W OLYMPIC BLVD
LOS ANGELES CA 90064-1022

Current Occupant
10850 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2333

POE IV, WILLIAM C
4761 GREEN AVE
LOS ALAMITOS CA 90720-2615

Current Occupant
10862 CHESTNUT ST
LOS ALAMITOS CA 90720-2374

NIKOLAU, PAUL
10387 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2110

Current Occupant
10861 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2329

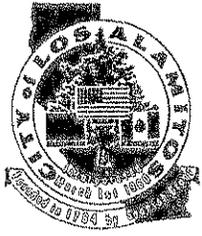
ERNANDES, JACK
350 REDONDO AVE
LONG BEACH CA 90814-2655

Current Occupant
10877 LOS ALAMITOS BLVD
LOS ALAMITOS CA 90720-2329

SABO, SHIRLEY
9607 OAKMORE RD
LOS ANGELES CA 90035-4021

Current Occupant
3551 FLORISTA ST
LOS ALAMITOS CA 90720-2474

CITY OF LOS ALAMITOS



January 30, 2014

Mayor:
Gerri L. Graham-Mejia

Mayor Pro Tem:
Richard D. Murphy

Council Members:
Troy D. Edgar
Dean Grose
Warren Kusumoto

Mr. Leo Layton
10802 Chestnut Street
Los Alamitos, CA 90720-2327

**SUBJECT: Removal of Historical Designation
10802 Chestnut Street**

Dear Mr. Layton:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on **Monday, February 10th, at 7:00 PM**. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director

3191 Katella Avenue
Los Alamitos, CA
90720-5600

Telephone:
(562) 431-3538

FAX (562) 493-1255

www.cityoflosalamitos.org

Property Detail Report for:


10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326
Owner Information:

Owner Name: **LAYTON, LEO**
 Mailing Address: **10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326**
 Vesting Code: _____ Phone Number: _____

Location Information:

Legal Description: **A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21**
 County: **ORANGE** FIPS Code: **06059** Census Trct/Blk: **110108 / 1**
 APN: **242-193-06** Alternative APN: _____ Map Ref: **J2-796**
 Twnshp-Rnge-Sect: **--** Legal Book/Page: _____ Tract No: **441**
 Legal Lot: _____ Legal Block: _____
 Subdivison: _____

Last Market Sale Information:

Sale Date: **4/30/1987** Sale Price: _____ 1st Mtg Amount: _____
 Sale Doc No: **87-0240573** Price Per SqFt: _____ 1st Mtg Int Type: _____
 Transfer Doc No: _____ Price Per Acre: _____ 2nd Mtg Amount: _____
 1st Mtg Doc No: _____ 2nd Mtg Int Type: _____
 Sale Type: **From code table**
 Deed Type: _____
 Title Company: _____
 Lender: _____
 Seller Name: _____

Property Characteristics:

Building Area: **1,408** Total Rooms: **8** Construction: _____
 Living Area: **1,408** Bedrooms: **5** Heat Type: _____
 Garage Area: _____ Baths: **1** Air Cond: _____
 Basement Area: _____ Fireplace: _____ Roof Type: _____
 Parking Type: _____ No of Stories: **3** Roof Material: _____
 Yr Built/Effective: **1899 /** Quality: _____ Style: _____
 Pool Code: _____

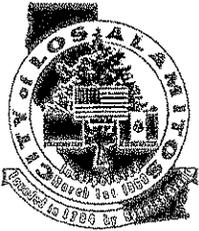
Tax and Value Information:

Assessed Value: **\$65,955** Assessed Year: **2012** Est Market Val: **\$655,666**
 Land Value: **\$37,423** Property Tax: **\$1,056** Assessor Appd Val: _____
 Improvement Value: **\$28,532** Improvement %: **43.26**
 Total Taxable Value: _____ Tax Exemption: **CA HOMEOWNER**

Site Information:

Assessor Acres: **0.34** Zoning: _____ Land Use Code: **163**
 Assessor Lot SqFt: **15,000** No of Buildings: _____ Land Use Desc: **SFR**
 Lot W/D: **/** Res/Comm Units: _____ County Use Code: **122**
 Calculated Acres: **0.3443** Sewer Type: _____
 Calculated Lot SqFt: **14,998** Water Type: _____

CITY OF LOS ALAMITOS



Mayor:
Geri L. Graham-Mejia

Mayor Pro Tem:
Richard D. Murphy

Council Members:
Troy D. Edgar
Dean Grose
Warren Kusumoto

January 30, 2014

Ms. Margaret J. Merchant
Margaret J. Merchant Revocable Trust
10901 Chestnut Street
Los Alamitos, CA 90720-2327

**SUBJECT: Removal of Historical Designation
10901 Chestnut Street**

Dear Ms. Merchant:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on **Monday, February 10th, at 7:00 PM**. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director

3191 Katella Avenue
Los Alamitos, CA
90720-5600

Telephone:
(562) 431-3538

FAX (562) 493-1255

www.cityoflosalamitos.org

Property Detail Report for:



10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327

Owner Information:

Owner Name: **MERCHANT, MARGARET J MARGARET J MERCHANT REVOCABLE TRUST**
 Mailing Address: **10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327**
 Vesting Code: **TRUST** Phone Number:

Location Information:

Legal Description: **A TR 441 BLK 33 LOT 20**
 County: **ORANGE** FIPS Code: **06059** Census Trct/Blk: **110108 / 1**
 APN: **242-202-17** Alternative APN: Map Ref: **J2-796**
 Twnshp-Rnge-Sect: **--** Legal Book/Page: Tract No: **441**
 Legal Lot: Legal Block:
 Subdivision: **TOWN OF LOS ALAMITOS**

Last Market Sale Information:

Sale Date: **1/1/2006** Sale Price: 1st Mtg Amount:
 Sale Doc No: **2006-00331689** Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: **2013000398184** Price Per Acre: 2nd Mtg Amount:
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type: **From code table**
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: **801** Total Rooms: **5** Construction:
 Living Area: **801** Bedrooms: **2** Heat Type:
 Garage Area: Baths: **1** Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: **3** Roof Material:
 Yr Built/Effective: **1898 /** Quality: Style:
 Pool Code:

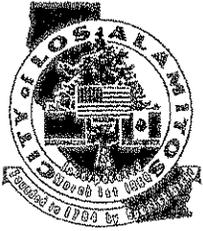
Tax and Value Information:

Assessed Value: **\$28,537** Assessed Year: **2012** Est Market Val: **\$466,200**
 Land Value: **\$18,748** Property Tax: **\$540** Assessor Appd Val:
 Improvement Value: **\$9,789** Improvement %: **34.3**
 Total Taxable Value: **\$1** Tax Exemption: **CA HOMEOWNER**

Site Information:

Assessor Acres: **0.17** Zoning: Land Use Code: **163**
 Assessor Lot SqFt: **7,500** No of Buildings: Land Use Desc: **SFR**
 Lot W/D: **/** Res/Comm Units: County Use Code: **122**
 Calculated Acres: **0.1723** Sewer Type:
 Calculated Lot SqFt: **7,505** Water Type:

CITY OF LOS ALAMITOS



January 30, 2014

Mayor:
Geri L. Graham-Mejia

Mayor Pro Tem:
Richard D. Murphy

Council Members:
Troy D. Edgar
Dean Grose
Warren Kusumoto

Mike L. and Rita M. Perez
5182 Tripoli Avenue
Los Alamitos, CA 90720-2739

**SUBJECT: Removal of Historical Designation
3372 Florista Street**

Dear Mr. Perez & Ms. Perez:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on **Monday, February 10th, at 7:00 PM**. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director

3191 Katella Avenue
Los Alamitos, CA
90720-5600

Telephone:
(562) 431-3538

FAX (562) 493-1255

www.cityoflosalamitos.org

CITY OF LOS ALAMITOS



Mayor:
Geri L. Graham-Mejia

Mayor Pro Tem:
Richard D. Murphy

Council Members:
Troy D. Edgar
Dean Grase
Warren Kusumoto

January 30, 2014

Mike L. and Rita M. Perez
3372 Florista Street
Los Alamitos, CA 90720-2383

**SUBJECT: Removal of Historical Designation
3372 Florista Street**

Dear Mr. Perez & Ms. Perez:

In May 2012, the Planning Commission adopted a resolution designating the above property as a "Local Landmark". The Commission has directed that the "Local Landmark" designation be removed from the properties.

The Commission will hold a Public Hearing regarding this matter on **Monday, February 10th, at 7:00 PM**. If you have any questions, please contact me at 562-431-3538, ext. 300 or you may email me at smendoza@cityoflosalamitos.org.

Sincerely,

CITY OF LOS ALAMITOS

Steven A. Mendoza
Community Development/Public Works Director

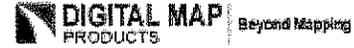
3191 Kotella Avenue
Los Alamitos, CA
90720-5600

Telephone:
(562) 431-3538

FAX (562) 493-1255

www.cityoflosalamitos.org

Property Detail Report for:



3372 FLORISTA ST, LOS ALAMITOS, CA, 90720-2383

Owner Information:

Owner Name: PEREZ, MIKE L PEREZ, RITA M
 Mailing Address: 5182 TRIPOLI AVE, LOS ALAMITOS, CA, 90720-2739
 Vesting Code: TRUST Phone Number:

Location Information:

Legal Description: A TR 441 BLK 33 LOT 24 LOS ALAMITOS LOT 24 BLK 3
 County: ORANGE FIPS Code: 06059 Census Trct/Blk: 110108 / 1
 APN: 242-202-21 Alternative APN: Map Ref: J2-796
 Twnshp-Rnge-Sect: -- Legal Book/Page: Tract No: 441
 Legal Lot: Legal Block:
 Subdivision: TOWNSHIP OF LOS ALAMITOS

Last Market Sale Information:

Sale Date: Sale Price: 1st Mtg Amount:
 Sale Doc No: Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: 2013000119818 Price Per Acre: 2nd Mtg Amount:
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type: From code table
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: 560 Total Rooms: 3 Construction:
 Living Area: 560 Bedrooms: 1 Heat Type:
 Garage Area: Baths: 1 Air Cond:
 Basement Area: Fireplace:
 Parking Type: No of Stories: 1 Roof Type:
 Yr Built/Effective: 1912 / Quality: Roof Material:
 Pool Code: Style:

Tax and Value Information:

Assessed Value: \$13,238 Assessed Year: 2012 Est Market Val: \$372,250
 Land Value: \$6,554 Property Tax: \$602 Assessor Appd Val:
 Improvement Value: \$6,684 Improvement %: 50.49
 Total Taxable Value: \$1 Tax Exemption:

Site Information:

Assessor Acres: 0.06 Zoning: Land Use Code: 163
 Assessor Lot SqFt: 2,700 No of Buildings: Land Use Desc: SFR
 Lot W/D: / Res/Comm Units: County Use Code: 122
 Calculated Acres: 0.062 Sewer Type:
 Calculated Lot SqFt: 2,701 Water Type:

Ownership Information

10901 Chestnut Street

Property Detail Report for:



10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327

Owner Information:

Owner Name: **MERCHANT, MARGARET J MARGARET J MERCHANT REVOCABLE TRUST**
 Mailing Address: **10901 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2327**
 Vesting Code: **TRUST** Phone Number:

Location Information:

Legal Description: **A TR 441 BLK 33 LOT 20**
 County: **ORANGE** FIPS Code: **06059** Census Trct/Blk: **110108 / 1**
 APN: **242-202-17** Alternative APN: Map Ref: **J2-796**
 Twnshp-Rnge-Sect: **--** Legal Book/Page: Tract No: **441**
 Legal Lot: Legal Block:
 Subdivison: **TOWN OF LOS ALAMITOS**

Last Market Sale Information:

Sale Date: **1/1/2006** Sale Price: 1st Mtg Amount:
 Sale Doc No: **2006-00331689** Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: **2013000398184** Price Per Acre: 2nd Mtg Amount:
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type: **From code table**
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: **801** Total Rooms: **5** Construction:
 Living Area: **801** Bedrooms: **2** Heat Type:
 Garage Area: Baths: **1** Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: **3** Roof Material:
 Yr Built/Effective: **1898 /** Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: **\$28,537** Assessed Year: **2012** Est Market Val: **\$466,200**
 Land Value: **\$18,748** Property Tax: **\$540** Assessor Appd Val:
 Improvement Value: **\$9,789** Improvement %: **34.3**
 Total Taxable Value: **\$1** Tax Exemption: **CA HOMEOWNER**

Site Information:

Assessor Acres: **0.17** Zoning: Land Use Code: **163**
 Assessor Lot SqFt: **7,500** No of Buildings: Land Use Desc: **SFR**
 Lot W/D: **/** Res/Comm Units: County Use Code: **122**
 Calculated Acres: **0.1723** Sewer Type:
 Calculated Lot SqFt: **7,505** Water Type:

Delivering Revenue,
Insight and Efficiency
to Local Government

The City Of Los Alamitos

2,953 parcels

Logout



Parcel: 242-202-17 TRA: 22006 The City Of Los Alamitos
 Use: RSFR Residential SINGLE FAMILY RESIDENCE Agency: Los Alamitos General Fund
 Owner: MERCHANT MARGARET J Parcel Type: TG Page: 796-12
 Situs: 10901 CHESTNUT ST Zoning: Region: (unknown)
 LOS ALAMITOS CA 90720 Census Tract: 1101.081 Lot # 20 Tract # 00441
 Net Total AV: \$29,107 2.0% Change from prior fiscal year

DEA:

Mail Name: MERCHANT MARGARET J
 Mail Address: 10901 CHESTNUT ST LOS ALAMITOS CA 90720-2327
 This Parcel Is: Absentee Owned Prop 13

Revenue:	<input checked="" type="radio"/> General Fund	<input type="radio"/> Project Area
Secured:	\$29.36	0.1025%
Unsecured:	\$0.00	Tax Bill \$540.24
Cross-Ref:	\$0.00	Last Sale: 7/1/2013
Total Rev:	\$29.36	Last Sale Amount: \$0

Value	Sales	General	Appeals	Unsecured	Cross-Ref	SBE Utilities
-------	-------	---------	---------	-----------	-----------	---------------

Land	19,123	Exemptions
Improvements	9,984	
Fixtures		
Personal Property		
Totals	29,107	
Net Total AV	29,107	HOV: 7,000

Land	18,748	Exemptions
Improvements	9,789	
Fixtures		
Personal Property		
Totals	28,537	
Net Total AV	28,537	HOV: 7,000

2009 2010 2011 2012 2013

RECORDING REQUESTED BY
Margaret J. Merchant

WHEN RECORDED MAIL TO

Margaret J. Merchant
10901 Chestnut Street
Los Alamitos, CA 90720

Title Order No.
Escrow No.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



15.00
* \$ R 0 0 0 5 9 9 9 4 6 0 8 *
2013000398181 3:53 pm 07/01/13
143 416 A08 F13 3
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

MB

11
3P
ICP
IFP

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA
County of Orange)ss.

MARGARET J. MERCHANT, of legal age, being first duly sworn, deposes and says:

That DANIEL ALBAN MERCHANT, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as DANIEL A. MERCHANT named as one of the parties in that certain JOINT TENANCY GRANT DEED dated August 19, 1964, executed by Richard D. Grapp and Ricardo P. Grapp, husband and wife to Daniel A. Merchant and Margaret J. Merchant, husband and wife, as joint tenants, and recorded on January 12, 1965, in Book/Reel 7376, at Page/Image 84, Series/Instrument Number 5843 of Official Records of Orange County, California, covering the following described real property in Los Alamitos, in said County, State of California:

See attached Exhibit "A" made a part hereof for complete legal Description.

A.P.N. 242-202-17

Dated:

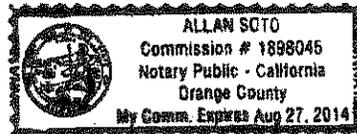
MARGARET J. MERCHANT

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on
this 24th day of May, 2013,
by MARGARET J. MERCHANT
proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

Signature (Seal)

Notary Stamp or Seal





Property Details

Merchant, Margaret J; Margaret J Merchant Revocable Trust,
10901 Chestnut St, Los Alamitos, CA 90720

APN: 242-202-17
Orange County

Owner Information

Primary Owner: MERCHANT, MARGARET J;
MARGARET J MERCHANT
REVOCABLE TRUST,

Secondary Owner:

Mail Address: 10901 CHESTNUT ST
LOS ALAMITOS CA 90720

Site Address: 10901 CHESTNUT ST
LOS ALAMITOS CA 90720

Assessor Parcel Number: 242-202-17

Census Tract: 1101.08

Tract Number: 441

Lot Number: 20

Legal description: Lot: 20 Block: 33 Tract No: 441 Abbreviated Description: LOT:20 BLK:33
SUBD:TOWN OF LOS ALAMITOS TR#:441 A TR 441 BLK 33 LOT 20

Sale Information

Sale Date: 07/01/2013

Document #: 2013000398181

Sale Amount: N/A

Seller: MERCHANT,
DANIEL ALBAN;
MERCHANT,
MARGARET J

Sale Type:

Cost/SF: N/A

Assessment & Tax Information

Assessed Value: \$29,107

Land Value: \$19,123

Imp. Value: \$9,984

Homeowner H
Exemption:

% Improvement: 34.3%

Tax Amount: \$562.92

Tax Status: Current

Tax Year: 2013

Tax Rate Area: 22-006

Tax Account ID:

Property Characteristics

Bedrooms: 2

Year Built: 1898

Pool:

Bathrooms: 1

Square Feet: 801 SF

Lot Size: 7,500 SF

Partial Baths:

Number of Units: 0

No of Stories: 3

Total Rooms: 5

Garage:

Fire Place:

Property Type: Single Family Residential Properties

Building Style:

Use Code: Single Family Residential

Zoning:



Transaction History

Merchant, Margaret J; Margaret J Merchant Revocable Trust,
10901 Chestnut St, Los Alamitos, CA 90720

APN: 242-202-17
Orange County

Prior Transfer

Recording Date: 07/01/2013

Price: N/A

First TD: N/A

Mortgage Doc #:

Lender Name:

Buyer Name: MERCHANT, MARGARET J; MARGARET J MERCHANT REVOCABLE TRUST,

Buyer Vesting: Revocable Trust

Seller Name: MERCHANT, MARGARET J

Legal description: Lot: 20 Block: 33 Tract No: 441 Map Ref: RS1 PG25

City/Muni/Twp: LOS ALAMITOS

Document #: 2013000398184 BK-PG -

Document Type: Intrafamily Transfer Or
Dissolution

Type of Sale: Non-Arms Length Transfer

Interest Rate:

Prior Transfer

Recording Date: 07/01/2013

Price: N/A

First TD: N/A

Mortgage Doc #:

Lender Name:

Buyer Name: MERCHANT, MARGARET J

Buyer Vesting: N/A

Seller Name: MERCHANT, DANIEL ALBAN; MERCHANT, MARGARET J; MERCHANT, DANIEL A

Legal description: Lot: 20 Block: 33 Tract No: 441 Map Ref: RS1 PG25

City/Muni/Twp: LOS ALAMITOS

Document #: 2013000398181 BK-PG -

Document Type: Aff Death JT

Type of Sale: Non-Arms Length Transfer

Interest Rate:

Prior Transfer

Recording Date: 05/17/2006

Price: N/A

First TD: N/A

Mortgage Doc #:

Lender Name:

Buyer Name: MERCHANT, MARGARET J

Buyer Vesting: N/A

Seller Name: MERCHANT, DANIEL A; MERCHANT, MARGARET J

Legal description: Lot: 20 Block: 33 Map Ref: RS1 PG25

City/Muni/Twp: LOS ALAMITOS

Document #: 2006000331689 BK-PG -

Document Type: Aff Death JT

Type of Sale: Non-Arms Length Transfer

Interest Rate:

Prior Transfer

Recording Date: 00/00/2006

Price: N/A

Document #: 2006-00331689 BK-PG -

Document Type: N/A

First TD: N/A

Type of Sale: Per Assessor Transaction
History

Mortgage Doc #:

Interest Rate:

Lender Name: N/A

Buyer Name: MERCHANT MARGARET J

Buyer Vesting: N/A

Seller Name: N/A

Legal description: Lot: 20 Block: 33 Tract No: 441

Abbreviated Description: A TR 441 BLK 33 LOT 20

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE
HEALTH CARE AGENCY
1200 N. MAIN STREET, SUITE 100-A
SANTA ANA, CA 92701

3 2006 30 003596

CERTIFICATE OF DEATH

1. NAME OF DECEASED - FIRST (Given)		2. MIDDLE		3. LAST (Family)	
DANIEL		ALBAN		MERCHANT	
4. AKA: ALSO KNOWN AS - (Include last name (FIRST, MIDDLE, LAST))					
5. DATE OF BIRTH (Month/Day/Year)		6. AGE (Year)		7. SEX (M/F)	
05/19/1926		79		M	
8. BIRTH STATE/FORIGN COUNTRY		9. SOCIAL SECURITY NUMBER		10. MARRIAGE STATUS (at time of death)	
OH		9039		MARRIED	
11. DATE OF DEATH (Month/Day/Year)		12. YEAR OF DEATH		13. HOURS OF DEATH	
03/09/2006		0325			
14. USUAL OCCUPATION - (Type as used for most of life. DO NOT USE RETIRED)		15. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail store, department store, etc.)		16. YEARS IN OCCUPATION	
CABINET MAKER		AEROSPACE		20	
17. USUAL RESIDENCE (street and number or location)					
10901 CHESTNUT ST.					
18. CITY		19. COUNTY/PROVINCE		20. STATE/FORIGN COUNTRY	
LOS ALAMITOS		ORANGE		CA	
21. DECEASED'S MAILING ADDRESS (Street, apartment or rural route number, city or town, state, ZIP)					
10901 CHESTNUT ST., LOS ALAMITOS, CA 90720					
22. NAME OF SPOUSE - (FIRST)		23. MIDDLE		24. LAST (Family)	
MARGARET MERCHANT -WIFE		JEAN		ZIMMER	
25. NAME OF FATHER - (FIRST)		26. MIDDLE		27. LAST (Family)	
GLEN		OLIVER		MERCHANT	
28. NAME OF MOTHER - (FIRST)		29. MIDDLE		30. LAST (Family)	
MARY		ELIZABETH		REBS	
31. DISPOSITION DATE (Month/Day/Year)		32. PLACE OF FINAL DISPOSITION			
03/15/2006		FOREST LAWN MEMORIAL PARK, 4471 LINCOLN AVE., CYPRESS, CA 90630			
33. TYPE OF DISPOSITION		34. NATURE OF BURIAL		35. LICENSE NUMBER	
BU		NOT REBURIED			
36. NAME OF FUNERAL ESTABLISHMENT		37. LICENSE NUMBER		38. DATE (Month/Day/Year)	
FOREST LAWN MORTUARY, CYPRESS		FD-1651		03/11/2006	
39. PLACE OF DEATH					
RESIDENCE					
40. COUNTY		41. CITY		42. STATE	
ORANGE		LOS ALAMITOS		CA	
43. CAUSE OF DEATH					
43a. IMMEDIATE CAUSE: CARDIOPULMONARY ARREST 43b. CHRONIC OBSTRUCTIVE PULMONARY DISEASE 43c. CACHEXIA 43d. OTHER SIGNIFICANT CONTRIBUTING COMPLICATIONS TO DEATH BUT NOT LISTED IN THE IMMEDIATE CAUSE OF DEATH AT 43a					
44. MANNER OF DEATH (Indicate by checkmark)					
<input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Undetermined <input type="checkbox"/> Unknown					
45. SIGNATURE OF CORONER / COUNTY CORONER					
45a. SIGNATURE: <i>Hildy Meyers, M.D.</i> 45b. DATE: 03/09/2006 45c. TYPE NAME, TITLE OF CORONER / COUNTY CORONER: HILDY MEYERS, M.D. INTERIM HEALTH OFFICER ORANGE COUNTY, CALIFORNIA					

CERTIFIED COPY OF VITAL RECORDS MAR 17 2006



STATE OF CALIFORNIA
COUNTY OF ORANGE

DATE ISSUED

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

Hildy Meyers, M.D.

HILDY MEYERS, M.D.
INTERIM HEALTH OFFICER
ORANGE COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

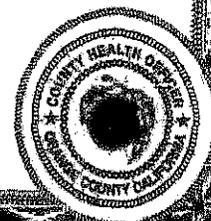


EXHIBIT "A"

Legal Description:

Lot 20 in Block 33 of the Town of Los Alamitos, of Tract No. 441, in the County of Orange, State of California, as shown on a Licensed Surveyor's Map filed in Book 1, Page 25 of Record of Surveys, in the office of the County Recorder of said County.

Common Address: 10901 Chestnut Street, Los Alamitos, CA 90720

APN#: 242-202-17

Recording requested by and, unless stated below,
mail future tax statements to, and
when recorded, mail to:

Margaret J. Merchant
10901 Chestnut St.
Los Alamitos, Ca.
90720

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

12.00

2006000331689 12:46pm 05/17/06

115 15 ADB 3

0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

Space above for Recorder's use only

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF California
COUNTY OF Orange

Margaret J. Merchant, of legal age, being first duly sworn, deposes and says:
THAT Daniel A. Merchant, the decedent mentioned in the attached certified copy of
Certificate of Death, is the same person as Daniel A. Merchant named as one of the parties in that
certain Joint Tenancy Grant Deed dated Jan. 12, 1965, executed by
Richard D. Grapp and Ricardo Grapp to Daniel A. and Margaret J. Merchant
as Joint Tenants, recorded as Instrument No. 7376, on Jan. 13, 1965, in Book 7376, Page
84, of Official Records in the Office of the County Recorder of Orange County, State of California,
describing the following real property in the Los Alamitos, County of Orange, State of
California: *(insert complete legal description or attach a legible copy as Exhibit A)*

Lot 20 in block 33 of the town of Los Alamitos,
in the county of Orange, state of California
as shown on a licensed surveyors map. Filed
in Book 1 page 25, of record of surveys,
in the office of the county recorder of said
county.

ASSESSOR'S PARCEL NUMBER: 242-202-17

Dated: May 17, 2006

Margaret J. Merchant
Signature of Declarant

"I hereby certify under the penalty of perjury under the laws of the State of California that the foregoing is true and correct."

Dated: May 17, 2006

Margaret J. Merchant
Signature of Declarant

Place of signing: Alm Mail Center
Mail future tax statements to:

11278 Los Alamitos Blvd
Los Alamitos CA 90720

Margaret J. Merchant
10901 Chestnut St.
Los Alamitos, Calif.
90720

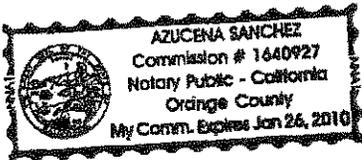
"SEE ATTACHED DOCUMENT"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Orange } ss.
On May 17, 2006 before me, Azucena Sanchez (Notary)
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Margaret Jean Merchant
Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Azucena Sanchez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Affidavit of Death of Joint Tenant

Document Date: May 17, 2006 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Margaret Jean Merchant

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

Self

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE
HEALTH CARE AGENCY

1200 N. MAIN STREET, SUITE 100-A
SANTA ANA, CA 92701

3 2005 00 003596

CERTIFICATE OF DEATH

1. NAME OF DECEASED - FIRST (Last)		2. MIDDLE		3. LAST (Family)		LOCAL IDENTIFICATION NUMBER	
DANIEL		ALBAN		MERCHANT			
4. DATE OF BIRTH (Month/Day/Year)				5. AGE (Years)		6. SEX	
05/18/1926				79		M	
7. MARITAL STATUS (at time of death)		8. RACE		9. DATE OF DEATH (Month/Day/Year)		10. HOUR (24-hour)	
MARRIED		CAUCASIAN		03/09/2006		0325	
11. SEXUAL ORIENTATION - Type or code for male or female (see instructions)		12. OCCUPATION (at time of death)		13. TYPE OF DEATH (see instructions)		14. YEAR OF DEATH	
10		CABINET MAKER		AEROSPACE		20	
15. ADDRESS (street and number or location)							
10901 CHESTNUT ST.							
16. CITY		17. COUNTY		18. ZIP CODE		19. STATE (FEDERAL)	
LOS ALAMITOS		ORANGE		90720		CA	
20. NAME OF DECEASED'S NEXT OF KIN (Name and address of next of kin, including spouse, if applicable)							
MARGARET MERCHANT - WIFE 30901 CHESTNUT ST. LOS ALAMITOS, CA 90720							
21. NAME OF DECEASED'S NEXT OF KIN - FIRST		22. MIDDLE		23. LAST (Family Name)		24. CITY STATE	
MARGARET		JEAN		ZIMMER		CA	
25. NAME OF DECEASED'S NEXT OF KIN - FIRST		26. MIDDLE		27. LAST (Family Name)		28. CITY STATE	
GLEN		OLIVER		MERCHANT		CA	
29. NAME OF DECEASED'S NEXT OF KIN - FIRST		30. MIDDLE		31. LAST (Family Name)		32. CITY STATE	
MARY		ELIZABETH		NEES		CA	
33. DATE OF DEATH'S OCCURRENCE		34. PLACE OF DEATH (Name and address of place where death occurred, including hospital, if applicable)					
03/15/2006		FOREST LAWN MEMORIAL PARK, 4471 LINCOLN AVE., CYPRESS, CA 90630					
35. TYPE OF DEATH (see instructions)		36. ICD-10 CODE					
E0		I20					
37. NAME OF HOSPITAL (Name and address of hospital, if applicable)							
FOREST LAWN HOSPITAL, CYPRESS							
38. PLACE OF DEATH		39. COUNTY		40. CITY		41. STATE (FEDERAL)	
RESIDENCE		ORANGE		LOS ALAMITOS		CA	
42. CAUSE OF DEATH (Cause of death, including immediate cause, underlying cause, and contributing cause)		43. MANNER OF DEATH (see instructions)		44. ICD-10 CODE		45. ICD-9 CODE	
CARDIOPULMONARY ARREST		NINE		I20		I20	
46. CHRONIC DISEASES (List all chronic diseases, including hypertension, diabetes, and other conditions)		47. YEARS		48. ICD-10 CODE		49. ICD-9 CODE	
CHRONIC OBSTRUCTIVE PULMONARY DISEASE		YEARS		I20		I20	
50. OTHER INFORMATION (Include any other information that may be helpful in determining the cause of death)							
CACHEXIA							
51. COUNTY (State of California)		52. COUNTY		53. COUNTY		54. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
55. COUNTY (State of California)		56. COUNTY		57. COUNTY		58. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
59. COUNTY (State of California)		60. COUNTY		61. COUNTY		62. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
63. COUNTY (State of California)		64. COUNTY		65. COUNTY		66. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
67. COUNTY (State of California)		68. COUNTY		69. COUNTY		70. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
71. COUNTY (State of California)		72. COUNTY		73. COUNTY		74. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
75. COUNTY (State of California)		76. COUNTY		77. COUNTY		78. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
79. COUNTY (State of California)		80. COUNTY		81. COUNTY		82. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
83. COUNTY (State of California)		84. COUNTY		85. COUNTY		86. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
87. COUNTY (State of California)		88. COUNTY		89. COUNTY		90. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
91. COUNTY (State of California)		92. COUNTY		93. COUNTY		94. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
95. COUNTY (State of California)		96. COUNTY		97. COUNTY		98. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	
99. COUNTY (State of California)		100. COUNTY		101. COUNTY		102. COUNTY	
ORANGE		ORANGE		ORANGE		ORANGE	

CERTIFIED COPY OF VITAL RECORDS



STATE OF CALIFORNIA
COUNTY OF ORANGE

DATE ISSUED

MAR 22 2006

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

Hildy Meyers, M.D.

HILDY MEYERS, M.D.
REGISTERED HEALTH OFFICER
ORANGE COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



10802 Chestnut Street

Property Detail Report for:


10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326
Owner Information:

Owner Name: **LAYTON, LEO**
 Mailing Address: **10802 CHESTNUT ST, LOS ALAMITOS, CA, 90720-2326**
 Vesting Code: _____ Phone Number: _____

Location Information:

Legal Description: **A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21**
 County: **ORANGE** FIPS Code: **06059** Census Trct/Blk: **110108 / 1**
 APN: **242-193-06** Alternative APN: _____ Map Ref: **J2-796**
 Twtnshp-Rnge-Sect: **--** Legal Book/Page: _____ Tract No: **441**
 Legal Lot: _____ Legal Block: _____
 Subdivison: _____

Last Market Sale Information:

Sale Date: **4/30/1987** Sale Price: _____ 1st Mtg Amount: _____
 Sale Doc No: **87-0240573** Price Per SqFt: _____ 1st Mtg Int Type: _____
 Transfer Doc No: _____ Price Per Acre: _____ 2nd Mtg Amount: _____
 1st Mtg Doc No: _____ 2nd Mtg Int Type: _____
 Sale Type: **From code table**
 Deed Type: _____
 Title Company: _____
 Lender: _____
 Seller Name: _____

Property Characteristics:

Building Area: **1,408** Total Rooms: **8** Construction: _____
 Living Area: **1,408** Bedrooms: **5** Heat Type: _____
 Garage Area: _____ Baths: **1** Air Cond: _____
 Basement Area: _____ Fireplace: _____ Roof Type: _____
 Parking Type: _____ No of Stories: **3** Roof Material: _____
 Yr Built/Effective: **1899 /** Quality: _____ Style: _____
 Pool Code: _____

Tax and Value Information:

Assessed Value: **\$65,955** Assessed Year: **2012** Est Market Val: **\$655,666**
 Land Value: **\$37,423** Property Tax: **\$1,056** Assessor Appd Val: _____
 Improvement Value: **\$28,532** Improvement %: **43.26**
 Total Taxable Value: _____ Tax Exemption: **CA HOMEOWNER**

Site Information:

Assessor Acres: **0.34** Zoning: _____ Land Use Code: **163**
 Assessor Lot SqFt: **15,000** No of Buildings: _____ Land Use Desc: **SFR**
 Lot W/D: **/** Res/Comm Units: _____ County Use Code: **122**
 Calculated Acres: **0.3443** Sewer Type: _____
 Calculated Lot SqFt: **14,998** Water Type: _____

RECORDING REQUESTED BY

ATTORNEY ROBERT ARMSTRONG

87-240573

RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

-1 00 PM APR 30 '87

\$5.00 C-10

Shea Beach COUNTY RECORDER

AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. Leo Layton
ADDRESS 10802 Chestnut
CITY & STATE Los Alamitos, CA 90720

MAIL TAX STATEMENTS TO

NAME
ADDRESS ONE
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ -0-
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances remaining thereon at time of sale.
R. Armstrong, Armstrong + Carter
Signature of declarant or agent (Determining tax - how name)
 Unincorporated area City of

PARCEL NO. 242-193-06

Quitclaim Deed

This Form Furnished By Founders Title Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LEO LAYTON and FLORENCE M. LAYTON, husband and wife as community property,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

LEO LAYTON AND FLORENCE M. LAYTON, CO-TRUSTEES OF THE LAYTON FAMILY TRUST, UNDER DECLARATION OF TRUST DATED December 22, 1986, AND ANY AMENDMENTS THERETO,

the following described real property in the county of Orange, state of California:

Lots 7 and 8, in Block 21, of "Town of Los Alamitos", in the County of Orange, State of California, as shown on a Licensed Surveyor's Map filed in Book 1, page 25 of Records of Surveys in the office of the County Recorder of Orange County.

REVOCABLE TRUST TRANSFER EXEMPT FROM REAPPRAISAL

Dated December 22, 1986

Leo Layton
LEO LAYTON

Florence M. Layton
FLORENCE M. LAYTON

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On December 22, 1986, before me, the undersigned,
a Notary Public in and for said State, personally appeared
LEO LAYTON AND FLORENCE M. LAYTON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same.

[Signature]
Signature of Notary

FRANCISS DENISE REEVES-LOVE
Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP



Title Order No. _____ Form No. _____



Property Details

Layton Leo
10802 Chestnut St, Los Alamitos, CA 90720

APN: 242-193-06
Orange County

Owner Information

Primary Owner: LAYTON LEO

Secondary Owner:

Mail Address: 10802 CHESTNUT ST
LOS ALAMITOS CA 90720

Site Address: 10802 CHESTNUT ST
LOS ALAMITOS CA 90720

Assessor Parcel Number: 242-193-06

Census Tract: 1101.08

Tract Number: 441

Lot Number: 7

Legal description: Lot: 7 Block: 21 Tract No: 441 Abbreviated Description: LOT:7 BLK:21 TR:441 A TR
441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21

Sale Information

Sale Date:

Document #:

Sale Amount: N/A

Seller:

Sale Type:

Cost/SF: N/A

Assessment & Tax Information

Assessed Value: \$67,274

Land Value: \$38,172

Imp. Value: \$29,102

Homeowner H
Exemption:

% Improvement: 43.26%

Tax Amount: \$1,096.88

Tax Status: Current

Tax Year: 2013

Tax Rate Area: 22-006

Tax Account ID:

Property Characteristics

Bedrooms: 5

Year Built: 1899

Pool:

Bathrooms: 1

Square Feet: 1,408 SF

Lot Size: 15,000 SF

Partial Baths:

Number of Units: 0

No of Stories: 3

Total Rooms: 8

Garage:

Fire Place:

Property Type: Single Family Residential Properties

Building Style:

Use Code: Single Family Residential

Zoning:



Transaction History

Layton Leo
10802 Chestnut St, Los Alamitos, CA 90720

APN: 242-193-06
Orange County

Prior Transfer

Recording Date: 04/30/1987

Price: N/A

First TD: N/A

Document #: 87-0240573 BK-PG -

Document Type: N/A

Type of Sale: Per Assessor Transaction
History

Interest Rate:

Mortgage Doc #:

Lender Name: N/A

Buyer Name: LAYTON LEO

Buyer Vesting: N/A

Seller Name: N/A

Legal description: Lot: 7 Block: 21 Tract No: 441

Abbreviated Description: A TR 441 BLK 21 LOT 7 LOS ALAMITOS LOT 7 BLK 21

3372 Florista Street

Delivering Revenue,
Insight and Efficiency
to Local Government

The City Of Los Alamitos

2,953 parcels

Logout



Parcel: 242-202-21 TRA: 22006 The City Of Los Alamitos
 Use: RSFR Residential SINGLE FAMILY RESIDENCE Agency: Los Alamitos General Fund
 Owner: PEREZ MIKE L TRUST MIKE AND RITA PEREZ 2012 TRUST Parcel Type: TG Page: 796-32

Situs: 3372 FLORESTA ST Zoning: Region: (unknown)
 LOS ALAMITOS CA. 90720 Census Tract: 1101.081 Lot #24 Tract #00441

DBA:

Net Total AV: \$13,502 1.99% Change from prior fiscal year

Mail Name: PEREZ MIKE L TRUST MIKE AND RITA PEREZ 2012 TRUST

Mail Address: 5182 TRUOLI AVE LOS ALAMITOS CA. 90720

This Parcel Is: Allocated Owned Pre-Prop 13

Revenue:	<input checked="" type="radio"/> General Fund	<input type="radio"/> Project Area
Secured:	\$13.63	0.1009%
Unsecured:	\$0.00	Tax Bill: \$601.84
Cross-Ref:	\$0.00	Last Sale: 2/27/2013
Total Pay:	\$13.63	Last Sale Amount: \$0

Values Sales General Appeals Unsecured Cross-Ref SBE Utilities

Current Year Values		
Land	6,565	Exemptions
Improvements	6,817	
Fixtures:		
Personal Property		
Totals	13,502	
Net Total AV	13,502	

Prior Year Values		
Land	6,554	Exemptions
Improvements	6,684	
Fixtures:		
Personal Property		
Totals	13,238	
Net Total AV	13,238	

2009 2010 2011 2012 2013

Property Detail Report for:



3372 FLORISTA ST, LOS ALAMITOS, CA, 90720-2383

Owner Information:

Owner Name: PEREZ, MIKE L PEREZ, RITA M
 Mailing Address: 5182 TRIPOLI AVE, LOS ALAMITOS, CA, 90720-2739
 Vesting Code: TRUST Phone Number:

Location Information:

Legal Description: A TR 441 BLK 33 LOT 24 LOS ALAMITOS LOT 24 BLK 3
 County: ORANGE FIPS Code: 06059 Census Trct/Blk: 110108 / 1
 APN: 242-202-21 Alternative APN: Map Ref: J2-796
 Twnshp-Rnge-Sect: -- Legal Book/Page: Tract No: 441
 Legal Lot: Legal Block:
 Subdivison: TOWNSHIP OF LOS ALAMITOS

Last Market Sale Information:

Sale Date: Sale Price: 1st Mtg Amount:
 Sale Doc No: Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: 2013000119818 Price Per Acre: 2nd Mtg Amount:
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type: From code table
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: 560 Total Rooms: 3 Construction:
 Living Area: 560 Bedrooms: 1 Heat Type:
 Garage Area: Baths: 1 Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: 1 Roof Material:
 Yr Built/Effective: 1912 / Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: \$13,238 Assessed Year: 2012 Est Market Val: \$372,250
 Land Value: \$6,554 Property Tax: \$602 Assessor Appd Val:
 Improvement Value: \$6,684 Improvement %: 50.49
 Total Taxable Value: \$1 Tax Exemption:

Site Information:

Assessor Acres: 0.06 Zoning: Land Use Code: 163
 Assessor Lot SqFt: 2,700 No of Buildings: Land Use Desc: SFR
 Lot W/D: / Res/Comm Units: County Use Code: 122
 Calculated Acres: 0.062 Sewer Type:
 Calculated Lot SqFt: 2,701 Water Type:

RECORDING REQUESTED BY
Williamson & Gentilini
Attorneys At Law
AND WHEN RECORDED MAIL TO
Mike and Rita Perez
5182 Tripoli Ave
Los Alamitos, CA, 90720

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
9.00
2012000405041 3:45 pm 07/17/12
02 417 D10 2
0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

APN: 242-202-21

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, i.e. Calif Const Art 13A §1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

This conveyance is a Trust Transfer under Section 62 of the California Revenue and Taxation Code. By this Trust Transfer Deed, the Grantor(s) transfer his/her/their interest in the property described below to or from Grantor's revocable inter vivos trust. There is no consideration given for this transfer. "This conveyance transfers the grantor's interest into or out of his or her revocable living trust, R & T 11930." Documentary transfer tax is \$ NONE. (0)

GRANTOR(S): Mike L. Perez and Rita M. Perez, Husband and wife, as joint tenants

hereby GRANTS to

GRANTEE(S): Mike L. Perez and Rita M. Perez, Trustees of the Mike and Rita Perez 2012 Trust
Dated February 16, 2012

The following described property in the City of Los Alamitos, County of Orange, State of California,

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Document Date: February 16, 2012

Mike L. Perez

Mike L. Perez

Rita M. Perez

Rita M. Perez

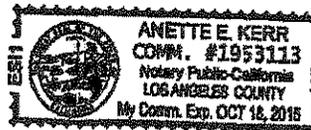
STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)

On February 16, 2012, before me, Anette E. Kerr, Notary Public, Personally appeared Mike L. Perez and Rita M. Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Anette E. Kerr*



MAIL TAX STATEMENTS TO: SAME AS ABOVE

(seal)

EXHIBIT "A"

Lot 24 excepting the east 90 feet thereof block 33, township of Los Angeles as per map recorded in book 1, page 25, of License surveyors maps.



Property Details

Perez, Mike L; Perez, Rita M
3372 Florista St, Los Alamitos, CA 90720

APN: 242-202-21
Orange County

Owner Information

Primary Owner: PEREZ, MIKE L; PEREZ,
RITA M

Secondary Owner:

Mall Address: 5182 TRIPOLI AVE
LOS ALAMITOS CA 90720

Site Address: 3372 FLORISTA ST
LOS ALAMITOS CA 90720

Assessor Parcel Number: 242-202-21

Census Tract: 1101.08

Tract Number: 441

Lot Number: 24

Legal description: Lot: 24 Block: 33 Tract No: 441 Abbreviated Description: LOT:24 BLK:33
SUBD:TOWNSHIP OF LOS ALAMITOS TR#:441 A TR 441 BLK 33 LOT 24 LOS ALAMITOS
LOT 24 BLK 3

Sale Information

Sale Date:	Document #:	Sale Amount: N/A
Seller:	Sale Type:	Cost/SF: N/A

Assessment & Tax Information

Assessed Value: \$13,502	Land Value: \$6,685	Imp. Value: \$5,817
Homeowner Exemption:	% Improvement: 50.49%	
Tax Amount: \$627.38	Tax Status: Current	Tax Year: 2013
Tax Rate Area: 22-006	Tax Account ID:	

Property Characteristics

Bedrooms: 1	Year Built: 1912	Pool:
Bathrooms: 1	Square Feet: 560 SF	Lot Size: 2,700 SF
Partial Baths:	Number of Units: 0	No of Stories: 1
Total Rooms: 3	Garage: Detached	Fire Place:
Property Type: Single Family Residential Properties		Building Style:
Use Code: Single Family Residential		Zoning:



Transaction History

Perez, Mike L; Perez, Rita M
3372 Florista St, Los Alamitos, CA 90720

APN: 242-202-21
Orange County

Prior Transfer

Recording Date: 02/27/2013
Price: N/A

Document #: 2013000119818 BK-PG -
Document Type: Intrafamily Transfer Or
Dissolution

First TD: N/A
Mortgage Doc #:

Type of Sale: Non-Arms Length Transfer
Interest Rate:

Lender Name:
Buyer Name: PEREZ, MIKE L; PEREZ, RITA M; MIKE & RITA PEREZ 2012 TRUST
Buyer Vesting: Trust
Seller Name: PEREZ, MIKE L; PEREZ, RITA M
Legal description: Lot: 24 Block: 33 Map Ref: MB1 PG25
City/Muni/Twp: LOS ALAMITOS

Prior Transfer

Recording Date: 07/17/2012
Price: N/A

Document #: 2012000405041 BK-PG -
Document Type: Intrafamily Transfer Or
Dissolution

First TD: N/A
Mortgage Doc #:

Type of Sale: Non-Arms Length Transfer
Interest Rate:

Lender Name:
Buyer Name: PEREZ, MIKE L; PEREZ, RITA M; MIKE & RITA PEREZ 2012 TRUST
Buyer Vesting: Trust
Seller Name: PEREZ, MIKE L; PEREZ, RITA M
Legal description: Lot: 24 Block: 33 Map Ref: MB1 PG25
City/Muni/Twp: LOS ALAMITOS

11062 Los Alamitos Bl.



CITY OF LOS ALAMITOS LOCAL LANDMARK AUTHORIZATION FORM

Community Development Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

FOR OFFICE USE ONLY

SUBMITTED

APPROVED

APPLICANT INFORMATION

Property Owner: City of Los Alamitos – Angie Avery, City Manager (legal representative)

Parcel Address: Los Alamitos Museum – 11062 Los Alamitos Boulevard

Telephone Number: 562-431-3538 x249 Email: aavery@cityoflosalamitos.org

AUTHORIZATION

I/We, Angie Avery, City Manager (legal representative), owner(s)/legal representative(s) of the owners of the structure and parcel at 11062 Los Alamitos Boulevard, do hereby support the Los Alamitos' Museum's efforts to designate the property as a local landmark in accordance with Section 17.22.050 of the Los Alamitos Municipal Code.

17.22.050 Criteria for designation.

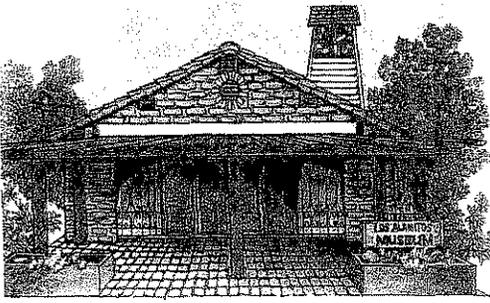
In considering a request for a local landmark designation, the following criteria shall be used in determining eligibility:

- A. Character, interest, or value as part of the heritage of the city;
- B. Location as a site of historical event;
- C. Identification with a person or persons or groups who significantly contributed to the culture and development of the city;
- D. Exemplification of a particular architectural style or way of life important to the city;
- E. Identification as the work of a person or persons whose work has influenced the heritage of the city, the state of California, or the United States;
- F. Embodiment of elements of outstanding attention to architectural design, detail, materials, craftsmanship, or the best remaining architectural type in an area;
- G. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another;
- H. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- I. Integrity as a natural environment that strongly contributes to the well being of the people of the city. (Ord. 688 § 1 (part), 2006)

APPLICANT CERTIFICATION: *I hereby certify that all information contained in this application is, to the best of my knowledge, true and correct. FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION.*

Applicant Signature  Date 8/13/12

If you have any questions or concerns, please feel free to contact the Community Development Department at (562) 431-3538, ext. 301.

*Los Alamitos Museum Association, Inc.*11062 *Los Alamitos Boulevard**Los Alamitos, Ca., 90720**Post Office Box 15**562-481-8896**Chris Johnson 2012*

Bret Plumlee, City Manager
 City of Los Alamitos
 3191 Katella Ave.
 Los Alamitos, CA 90720

Dear Mr. Plumlee,

The Los Alamitos Museum Association, Inc. has received a letter from J. Eric LeVine, attorney representing the Estate of Reinhard F. Meyer. This letter is regarding the Historical Designation of the home on 10872 Chestnut St., Los Alamitos, CA 90720 and the allegation that the signature is fictitious. We understand that the City of Los Alamitos has received a similar letter resulting in the placement of this item on the Planning Commission agenda for the meeting on Monday, January 13, 2014.

The Board of Directors of the Museum had an emergency meeting on Saturday, January 11, 2014 to address this letter and discuss the ensuing ramifications. After much discussion, there was a unanimous decision by the Board of Directors to support the removal of 10872 Chestnut St., Los Alamitos Ca 90720 from the Historic Designation list and we request the removal of the other residences that were also designated in Resolution No. 2012-03 in May of 2012.

Single family residence at 10901 Chestnut Street,
 Single family residence at 10802 Chestnut Street,
 Single family residence at 3372 Florista Street

At no time did the Los Alamitos Museum Association, Inc. Board of Directors ever have an interest in affecting the property value of any property. To the contrary, our desire was to enhance the properties by acknowledging in a public way their significance to our communities history. We also understand that the City of Los Alamitos Local Landmark Code had no legal standing and was ceremonial in nature.

We also would like to state that the signature of Reinhard F. Meyer is not a forgery. He signed the permission in the presence of a Museum Board member. The signature was obtained after a meeting with Mr. Meyer in front of the residence. The permission statement was attached to a clipboard, Mr. Meyer was standing and holding the clipboard while signing the permission. He expressed at the time great pleasure in having part of his property involved with Historic Designation.

We still believe the ordinance is ceremonial but are fearful that with only the removal of the 10872 Chestnut St. residence, the remaining property owners with the Historic Designation will become uneasy and one by one request their property be removed. Therefore, we request the removal of the other residences.

We are so very sorry that the City of Los Alamitos's staff, attorney and Planning Commission have had to take their valuable time to deal with this issue. We are appreciative of actions that will put this to rest.

Respectfully,

Marilynn Poe, President
 Los Alamitos Museum Association, Inc.

City of Los Alamitos

Planning Commission

Agenda Report
Staff Report

February 10, 2014
Item No: 8

To: Chair Loe and Members of the Planning Commission

Via: Steven A. Mendoza, Community Development/Public Works Director

From: Tom Oliver, Planning Aide

Subject: Zoning Ordinance Amendment (ZOA) 13-05 regarding "Guest homes"
ZOA 14-01 regarding "Driveways"
ZOA 14-02 regarding "Accessory Structures"

Summary: The Commission is in the process of considering Zoning Ordinance Amendments related to "Detached Guest home," "Guest House," "Accessory Structures," and "Driveways." The Commission has provided direction to Staff for the amendments. Staff is requesting more time to solidify the changes and present them to the Commission at the March meeting (City Initiated).

Recommendation:

1. Continue the discussion to the next regularly-scheduled Planning Commission meeting.

Discussion

The Planning Commission approved a Resolution of Intent at its meeting on December 9, 2013 to clarify the definitions and other municipal codes concerning the terms "Detached Guest home," "Guest House," "Accessory Structures," and "Driveways." At the January 13, 2014 Planning Commission meeting, the Commission discussed the terms and then directed Staff to research the terms and/or write draft ordinances to make code changes to these terms.

Recommendation

As of the date of agenda publication, Staff is still in the midst of modifying changes that would be required as well as conducting research; therefore, Staff recommends that the Commission continue the discussion to the next regularly scheduled Planning Commission meeting in order to give Staff additional time.