

**No Impact.** The proposed project includes the conversion and reuse of the industrial building and paring on the subject property to a swim school, which is permitted in the light industrial zoning district. Development within the northern portion of the City is nearly complete with only minimal development and redevelopment potential anticipated for the area. Use of the existing structures with a private recreation use does not have the potential to either directly or indirectly result in unanticipated growth. The new swim school will utilize existing infrastructure and public facilities and services and would not generate demands beyond those anticipated in the City's adopted long range plans for the property. Therefore, no significant growth-inducing impacts are anticipated and no mitigation measures are required.

**4.13(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The subject property supports a single 2,505 square foot industrial building; no residential development exists on the site. Project implementation will neither result in the displacement of any existing housing nor require the construction of replacement housing. Therefore, no significant impacts to housing will occur and no mitigation measures are required.

**4.13(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** As indicated above, the project site is developed with an unoccupied industrial building and ancillary features and does not support any existing housing. As a result, no people will either be displaced or be adversely affected by the reuse of the project site as a swim school. No replacement housing is required. No significant impacts will occur and no mitigation measures are required.

**4.14 PUBLIC SERVICES**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other				

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant impact	No Impact
performance objectives for any of the public services:				
1) Fire protection?			■	
2) Police protection?			■	
3) Schools?				■
4) Parks?				■
5) Other public facilities?				■

**Impact Analysis**

**4.14(a)** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

**4.14(a)(1)** *Fire protection?*

**Less than Significant Impact.** Fire protection service within the City of Los Alamitos is provided by the Orange County Fire Authority (OCFA), which operates and maintains two stations in the City and outlying area. Fire Station No. 2, which is located at 3642 Green Avenue. In addition, Fire Station No. 17 is located at 4991 Cerritos Avenue in the City of Cypress. Fire protection service would be provided to the proposed project by the OCFA. Although project implementation includes the addition of a new land use on the currently unoccupied industrial property, because the area in which the project is located has been intensively developed, the operation of the WaterSafe Swim School is not expected to result in a significant increase in the number of emergency calls for fire protection. No significant impacts are anticipated and no mitigation measures are required.

**4.14(a)(2)** *Police protection?*

**Less than Significant Impact.** Police service for the proposed WaterSafe Swim School is provided by the Los Alamitos Police Department, which is located on Katella Avenue, approximately 0.6 mile from the project site. Response times to the project site are estimated to be approximately five minutes. Although implementation of the proposed project may result in an increase in emergency calls to the police department, the proposed use would not require either an increase in staffing levels or provision of new services.

#### **4.14(a)(3) Schools?**

**No Impact.** The project site is located within the jurisdiction of the Los Alamitos Unified School District (LAUSD), which operates and maintains 10 schools, including six elementary schools, two middle schools, and two high schools (including one continuation high school). The district services approximately 10,000 students within the City of Los Alamitos and outlying areas within the district attendance area boundaries. The proposed project does not include residential development that would generate school-age children. Therefore, no significant impacts to public schools will occur and no mitigation measures are required.

#### **4.14(a)(4) Parks?**

**No Impact.** The City of Los Alamitos Recreation and Community Services Department is responsible for operating and maintain public parks and recreational services and facilities in the City. At the present time, the City maintains 14.27 acres of public parkland within eight (8) parks within Los Alamitos. The City adopted a park standard of 2.5 acres of parkland for each 1,000 residents. Based on the existing (2013) population of 11,626,<sup>6</sup> the City would need 29.07 acres of public parkland in its existing inventory (i.e., an additional 14.8 acres) to meet the current parkland requirement based on the adopted standard. The City does maintain "facilities/joint-use agreements" with the LAUSD to facilitate public use of the recreational facilities on some of the district's school sites; however, even with the use of these recreational facilities, the City remains deficient in public parkland. As indicated above, the proposed project does not include residential development that would create a demand for parks and recreational facilities. Furthermore, the project includes a private recreation use. Thus, no significant impacts to parks will occur and no mitigation measures are required.

#### **4.14(a)(5) Other Public Facilities?**

**No Impact.** The introduction of the proposed WaterSafe Swim School on an existing, improved property would not adversely affect other public services provided by the City and/or County of Orange, including library, street/roadway maintenance, etc. Thus, no significant impacts will occur and no mitigation measures are required.

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<sup>6</sup>Table E-5 (Population and Housing Estimates for Cities, Counties, and the State); California Department of Finance; 2013.

**4.15 RECREATION**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				■

**Impact Analysis**

**4.15(a)** *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**No Impact.** As indicated in Section 2.0 (Project Description), implementation of the proposed project will not result in any new residents in the City that would create a demand for neighborhood and/or regional parks and other recreational facilities. The proposed project is considered a recreational use, albeit a private use, and is permitted in the Light Industrial zoning district. Project implementation will not result in either a direct or indirect impact on existing recreational facilities in the City of Los Alamitos. No significant impacts will occur and no mitigation measures are required.

**4.15(b)** *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

**No Impact.** The proposed private swim school will provide ; no public recreational facilities are proposed and none are proposed to be expanded as a result of project implementation. No significant impacts associated with the development of new and/or expanded parks and recreational facilities will occur as a result of project implementation.

4.16 TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit??			■	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
e. Result in inadequate emergency access?			■	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			■	

## Impact Analysis

**4.16(a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?***

***Less than Significant Impact.*** According to the City of Los Alamitos criteria, level of service (LOS) D<sup>7</sup> is the minimum acceptable condition that should be maintained during the morning (AM) and evening (PM) peak commute hours. Katella Avenue is the only CMP highway located within the City of Los Alamitos; the intersection, Katella/I-605 Freeway northbound ramp is designated as a CMP intersection. A CMP traffic analysis is not required for the proposed project. Although there are no bicycle facilities located along Los Alamitos Boulevard, a Class III bike facility exists along Cerritos Avenue in the vicinity of the project site. Transit service exist along Katella Avenue, Los Alamitos Boulevard, Cerritos Avenue, and Bloomfield Avenue and the Circulation Element reflects the need to investigate additional bus turnouts to reduce obstruction of through travel lanes. Project implementation will not generate significant traffic and/or conflict with the adopted Circulation Element or other long-range plans and/or programs adopted by the City of Los Alamitos. No significant impacts are anticipated and no mitigation measures are required.

**4.16(b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?***

***Less than Significant Impact.*** Project implementation is anticipated to result in the generation of fewer than 50 a.m. and p.m. peak hour trips. Based on a review of the swim school's anticipated activities schedule, the proposed project is expected to generation no more than 26 a.m. peak hour trips (17 inbound, 9 outbound) and 38 p.m. peak hour trips (24 inbound, 14 outbound).<sup>8</sup> The Katella Avenue/Cerritos Avenue intersection is the nearest signalized intersection to the project site. At the present time, that intersection is operating at a level of service (LOS) D during both the morning and afternoon peak hours,<sup>9</sup> which is acceptable based on the City's minimum standard of LOS D as indicated in Section 4.16(a). The addition of the anticipated project-related morning and afternoon peak hour trips would not be expected to adversely affect the intersection operating conditions at the nearest signalized intersection at Los Alamitos Boulevard and Cerritos Avenue west of the project site. As a result, no significant impacts are anticipated and no mitigation measures are required.

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<sup>7</sup>LOS D is defined as "fair" operating conditions (i.e., delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive delays).

<sup>8</sup>Linscott, Law & Greenspan Engineers, Inc.; Email dated July 31, 2014.

<sup>9</sup>Traffic Impact Analysis for The Village at Los Alamitos Project; Linscott, Law & Greenspan Engineers, Inc.; January 17, 2014.

**4.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** As previously indicated in Section 4.10 (Land Use and Planning), the project site is located within the FAA Part 77 20,000-foot radius at 100:1 slope Notification Area delineated for JFTB Los Alamitos (refer to Exhibit 4.16-1). Because the applicant is not proposing to construct new buildings on the site to accommodate the WaterSafe Swim School, the project would not result in any potential impacts to air traffic operations associated with the JFTB and would not be subject to review and approval by the Orange County Airport Land Use Commission (ALUC). No impacts to air traffic patterns will occur and no mitigation measures are required.

**4.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

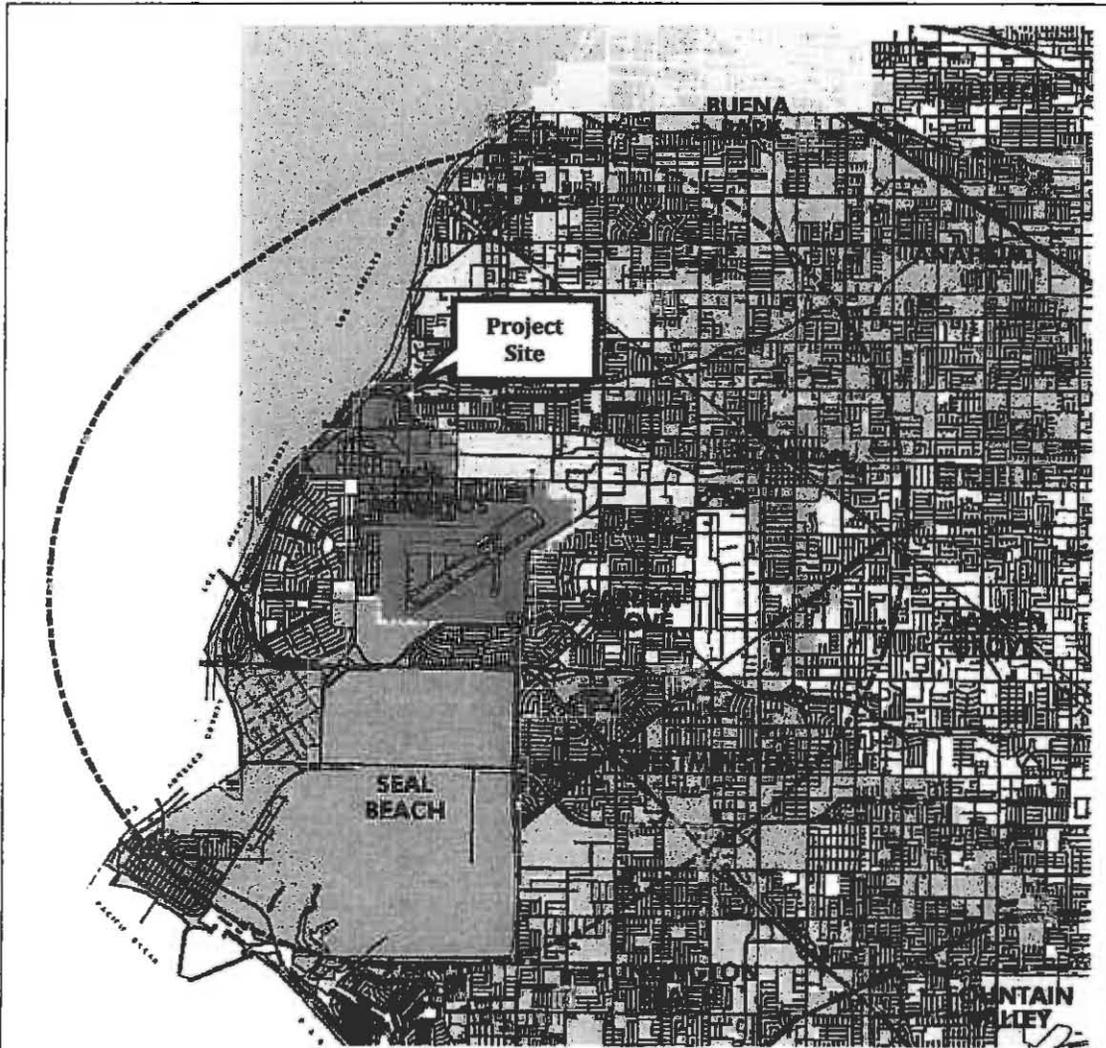
**Less than Significant Impact.** Although the proposed applicant is proposing to eliminate one curb cut to the subject property on Cerritos, implementation of the proposed project would not result in any significant changes to circulation. At a minimum, compliance with relevant Municipal Code standards would be required. The project will also be evaluated to ensure that adequate access and circulation to and within the development would be provided, as discussed in Section 4.16(e). Access to the site must comply with all City design standards and would be reviewed by the City and the Orange County Fire Authority to ensure that inadequate design features or incompatible uses do not occur. The City and the Orange County Fire Authority would review the proposed development plans for both properties in order to ensure that they are designed to meet adopted standards and provide adequate emergency access. Therefore, implementation of the proposed project would not result in significant impacts involving inadequate design features or incompatible uses.

**4.16(e) Result in inadequate emergency access?**

**Less than Significant Impact.** Access to the site is provided from Cerritos Avenue. At the present time, two curb cuts exist at the project frontage to that arterial roadway. It is anticipated that the single access will be provide for adequate emergency access. Nonetheless, the proposed site plan will be subject to review by police and fire agencies to ensure that the site plan complies with emergency access requirements. No significant impacts are anticipated and no mitigation measures are required.

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## AELUP Height Restriction Zone for JFTB



Note: County Unincorporated areas are shown in white.

### FAR PART 77

Notification Area for JFTB Los Alamitos: 20,000' Radius at 100:1 Slope



**LEGEND**  
 --- 20,000' Radius  
 --- CITY BOUNDARIES

**CERTIFICATION**  
 Adopted by the Airport Land Use Commission for Orange County  
*Copy of signed original*  
 Joan S. Golding, Executive Officer *JSG* Date

AELUP/losalnotf.dgn

D:\CAD\dms00306\losalnotf.dgn 1/8/2004 4:28:26 PM

Exhibit 4.16-1  
FAR Part 77 Notification Area for JFTB

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**4.16(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Less than Significant Impact.** In keeping with Traffic Congestion Management strategies for southern California, there will be an opportunity, however limited, to encourage alternative forms of transportation in reaching the swim school site for swimming and other class activities. Two OCTA bus routes (numbers 42 and 46) serve the site. In addition, a bike rack may be added to facilitate the use of yet another form of transportation in order to access the swim school site. As a result, the proposed project would not conflict with adopted policies, plans, or programs regarding public transportation and/or alternative transportation. Furthermore, the proposed project would not result in any impacts to the existing levels of service or adversely affect alternative modes of transportation.

**4.17 UTILITIES AND SERVICE SYSTEMS**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			■	

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			■	

**Impact Analysis**

**4.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less than Significant Impact.** The OCSD has two operating facilities (Reclamation Plant No. 1 and Treatment Plant No. 2) that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. The City of Los Alamitos (along with the cities of La Habra, Fullerton, Anaheim, Cypress, La Palma, Stanton, Buena Park, Westminster, and Fountain Valley) is located within OCSD Revenue Area 3. All sewage flow from Revenue Area 3 is collected and treated at Treatment Plant No. 2, which is located on Brookhurst Street in Huntington Beach. Reclamation Plant No. 1 and Treatment Plant No. 2 are constructed to together treat 372 mgd of primary treated wastewater and 332 mgd of secondary treated wastewater. Fiscal Year 2011-2012 average daily ocean discharge under dry weather conditions was 207 mgd without (and 152 mgd with) reclamation.<sup>10</sup>

Implementation of the proposed project would result in an increase of raw sewage generated by the WaterSafe Swim School when compared to the unoccupied industrial property, which does not currently generate any raw sewage. However, it is anticipated that the raw sewage generated by the proposed use would be minor and would not exceed the existing treatment requirements imposed on the OCSD by the Regional Water Quality Control Board. The raw sewage generated by the proposed project would be non-industrial in nature and would not contain constituents that would affect the waste discharge requirements imposed on the treatment plant. The addition in sewage would be treated in accordance with the current treatment requirements. No significant impacts would occur and no mitigation measures are required.

<sup>10</sup>California Regional Water Quality Control Board – Santa Ana Region; Order No. R8-2012-0035, NPDES No. CA0110604; Waste Discharge Requirements and National Pollutant Discharge Elimination System for Orange County Sanitation District; Reclamation Plant No. 1 and Treatment Plant No. 2 (June 18, 2012).

**4.17(b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

**Less than Significant Impact.** As indicated above, there is excess primary treatment capacity at Treatment Plant No. 2 in Huntington Beach. It appears that no deficiencies exist within the OCSD facilities serving the City of Los Alamitos and although it is anticipated that capacity would be available to serve buildout of the City, the proposed project requires the approval of a General Plan Amendment. Domestic water facilities are operated and maintained by the Golden State Water Company (GSWC). Wastewater facilities are operated and maintained by the Rossmoor-Los Alamitos Sewer District (RLASD). Although the proposed project is a recreational use within the adopted Light Industrial land use designation, the reuse of the 2,505 square foot building that existing on the site and use of the property as a swim school would not generated a significant demand for water and would not generate a significant amount of raw sewage that would require the construction of new or expansion of existing water and wastewater facilities. As a result, the incremental increase in raw sewage generated by the project would not significant affect the ability of the existing sewage treatment facilities maintained by the OCSD to accommodate the proposed project. No significant impacts are anticipated and no mitigation measures are required.

**4.17(c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

**Less than Significant Impact.** Storm drainage and flood control in Los Alamitos is maintained by the Orange County Flood Control District. As previously discussed (refer to Section 4.9 (Hydrology and Water Quality)), the site has been divided into five drainage areas in order to capture, treat, retain and discharge the allowable project runoff. Combined runoff generated within the five drainage areas is conveyed to an existing curb and gutter system. No direct connection to existing storm drain facilities is proposed. The existing downstream drainage system consists of reinforced concrete pipe ranging from 18 to 26 inches in diameter, which will convey runoff southerly along Los Alamitos Boulevard to an existing reinforced concrete box located in Katella Avenue. At the end of the reinforced concrete box run, the storm water will enter the Coyote Creek Channel. It is anticipated that the existing stormwater collection and conveyance facilities have adequate capacity to accommodate the storm runoff generated by the proposed project. With the exception of in-tract facilities, the proposed project will not require the expansion of existing facilities or the construction of new facilities and no mitigation is required.

**4.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

**Less than Significant Impact.** As indicated above, the City of Los Alamitos receives water service from the Golden State Water Company via the West Orange County System.<sup>11</sup>

<sup>11</sup>Los Alamitos Medical Center Final EIR.

Although two swimming pools are proposed, implementation of the proposed project does not include development that would generate a significant demand for domestic water (i.e., swim school). Adequate water distribution facilities are located in the adjacent roadways abutting the site to serve the proposed project. The demand for domestic water would be would not exceed demands reflected in the long-range plans adopted by the City and would not, therefore, adversely affect the ability of the GSWC to continue to provide an adequate level of domestic to the City and to the proposed project.

**4.17(e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

***Less than Significant Impact.*** Similar to water supply discussed above, project implementation will result in the reuse of an unoccupied light industrial property as a swim school. As a result, it is not anticipated that the proposed project would exceed the design capacities of the Sanitation Districts' wastewater treatment facilities and a potentially significant impact would occur. Therefore, no significant impacts are would occur and no mitigation measures are required.

**4.17(f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

***Less than Significant Impact.*** The City of Los Alamitos is situated within a region that is largely urbanized and built-out. The City has utilized several sanitary landfills in Los Angeles, Orange, and Riverside County. Los Alamitos, along with cities in the surrounding area would continue to use common landfill resources, thereby reducing the capacity of local landfills. Although some construction debris would be generated during the construction/remodeling phase, the volume of construction debris would be minimal and would not affect the County's remaining landfill capacity. Similarly, operation of the WaterSafe Swim School would also not result in the generation of significant refuse and would also not result in impacts to existing or future capacities of the landfill facilities. Pursuant to AB 939, every city and county in the State is required to divert 50 percent of solid waste generated in its jurisdiction away from landfills. Implementation of source reduction measures, such as recycling and converting waste to energy, that would be implemented on a project-by-project basis, including the proposed project, would serve to divert solid waste away from landfills. Through compliance with AB929, the project would not result in potentially significant impacts and no mitigation measures are required.

**4.17(g) *Comply with federal, state, and local statutes and regulations related to solid waste?***

***Less than Significant Impact.*** As indicated above, the City is required to comply with AB939, which requires reducing the amount of solid waste by 50 percent. Reuse of the light industrial property as a swim school will be subject to the requirements established in the

City's Source Reduction and Recycling Element (SRRE) that reflect the manner in which solid waste reduction will occur. Compliance with the SRRE will ensure that such reductions occur, not only at the project site but also throughout the City of Los Alamitos. Therefore, no significant impacts are anticipated to occur as a result of project implementation.

**4.18 MANDATORY FINDINGS OF SIGNIFICANCE**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				■
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			■	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			■	

## Impact Analysis

**4.18(a)** *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**No Impact.** Due to the location and altered condition of the existing property, implementation of the proposed project would not result in the loss of any sensitive habitat or adversely impact sensitive plant or animal species, or cause a fish or wildlife population to drop below self-sustaining levels. Furthermore, the site neither supports any historic structures nor would affect any existing designated historic structures. Due to the nature and extent of alteration that has occurred on the site, it is anticipated that no significant cultural and/or prehistoric artifacts or resources will be encountered. As a result, project implementation will not result in any impacts to either biological or cultural/historic resources.

**4.18(b)** *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

**Less than Significant Impact.** The proposed project does not include development that would contribute to the cumulative degradation of the environment (e.g., traffic, noise, air quality, etc.). The project-related incremental impacts are within the forecasts anticipated in the City's General Plan and less than those associated with light industrial development. As indicated above, project implementation includes the renovation and reuse of existing structures and the addition of two swimming pools. The proposed project is consistent with the goals, policies, and objectives of City's General Plan and does not result in any significant increase in development intensity that would adversely affect the long-range plans and/or programs adopted by the City of Los Alamitos. All of the potential impacts anticipated to occur as a result of project implementation are avoided through compliance with applicable regulatory requirements or are less than significant. The potential project-related impacts (e.g., construction-related air pollutant emissions, increase noise levels, etc.), when added to other approved and proposed development in the City of Los Alamitos and adjacent jurisdictions, are not anticipated to result in potentially significant cumulative impacts.

**4.18(c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less than Significant Impact.** The potential impacts of the project as proposed have been identified and evaluated in the preceding analysis. Based on that evaluation, the improvements proposed would not result in any potentially significant impacts that would necessitate the preparation of a Draft Environmental Impact Report. As indicated in the preceding analysis, project implementation will either not result in any significant project-related impacts due to the implementation or standard conditions prescribed by the City and/or or regulatory agencies will ensure that potential impacts would be avoided or reduced to a less than significant level. In addition, the proposed project is subject to the implementation of standard conditions that are required either by the City of Los Alamitos or other regulatory agencies (e.g., South Coast AQMD, etc.) to ensure that potential impacts will not exceed significance thresholds established for each environmental condition.

**4.19 REFERENCES**

The following references were utilized during preparation of this Initial Study. These documents are available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California 90720.

Los Alamitos 2010 General Plan  
Land Use  
Community Design Element  
Safety Element  
Conservation and Open Space Element  
Noise Element  
Cultural Resources Element

Los Alamitos Medical Center Final Environmental Impact Report; RBF Consulting; 2011.

Final Environmental Impact Report for the Los Alamitos Medical Center Specific Plan; RBF Consulting; February 7, 2011.

Parking Demand Analysis for WaterSafe Swim School; Linscott, Law & Greenspan Engineers, Inc.; June 9, 2014.

Orange County Important Farmland Map; U.S. Department of Agriculture; 2010.

Preliminary Geotechnical Investigation and Percolation Study for Proposed Swim School, 3686 Cerritos Avenue, Los Alamitos, CA; Albus-Keefe & Associates, Inc.; July 2, 2014.

Preliminary Water Quality Management Plan; ITF & Associates, Inc.; July 2014.

AELUP Height Restriction Zone for JFTB; FAR Part 77; Orange County Airport Land Use Commission; January 8, 2004.

Traffic Impact Analysis for The Village at Los Alamitos Project; Linscott, Law & Greenspan Engineers, Inc.; January 17, 2014.

#### **4.20 REPORT PREPARATION PERSONNEL**

##### **City of Los Alamitos (Lead Agency)**

3191 Katella Avenue  
Los Alamitos, CA 90720  
(562) 431-3538 x300

*Mr. Steven Mendoza, Community Development Director*

*Mr. Tom Oliver, Associate Planner*

##### **Keeton Kreitzer Consulting (Environmental Analysis)**

P. O. Box 3905  
Tustin, CA 92781-3905  
(714) 665-8509

*Mr. Keeton K. Kreitzer, Principal*

## 5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in Section 3.0, *Initial Study Checklist*, and Section 4.0, *Environmental Analysis*, it is concluded that the proposed WaterSafe Swim School Project could not have a significant effect on the environmental issues analyzed. Accordingly, it is recommended that the first category in Section 6.0 (Lead Agency Determination) be selected for the City's determination and that the City of Los Alamitos prepare a Mitigated Negative Declaration for the proposed project.

8/4/14

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Keeton K. Kreitzer, Principal  
Keeton Kreitzer Consulting

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## 6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

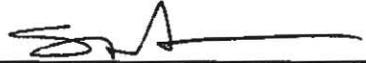
I find that the proposed use **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposal **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposal **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that the proposal could have a significant effect on the environment, because all potentially significant effects a) have been adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable legal standards, and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

City of Los Alamitos  
\_\_\_\_\_  
Agency

Steven Mendoza, Director  
Community Development Department  
\_\_\_\_\_  
Printed Name/Title

8/04/2014  
\_\_\_\_\_  
Date

## **RESPONSE TO PUBLIC COMMENTS**

### **WATERSAFE SWIM SCHOOL MITIGATED NEGATIVE DECLARATION LOS ALAMITOS, CA**

#### **INTRODUCTION**

The 20-day public review period for the Proposed Mitigated Negative Declaration (MND) prepared for the WaterSafe Swim School project in the City of Los Alamitos extended from August 6, 2014 through August 26, 2014. The City of Los Alamitos received one (1) comment letter on the Proposed MND during the formal 20-day public review and comment period. Responses to the individual comments in the letter received by the City have been prepared and are included with the Proposed Final MND. The comment letter was received from:

1. Airport Land Use Commission (February 26, 2014)

**1. Airport Land Use Commission (August 26, 2014)**

*Response to Comment No. 1*

As indicated in the project description, the swim school will utilize the single-story structure that exists on the site. No new structures are proposed.

*Response to Comment No. 2*

As noted in this comment, the project is located outside the 60 dBA and 65 Dba CNEL noise contours for JFTB Los Alamitos and would not be subject to any special noise reduction requirements. No response is required.

*Response to Comment No. 3*

As indicated in the project description, the project consists only of reusing the existing building and improvements that include two swimming pool and ancillary facilities necessary to accommodate the proposed swim school; no heliport or other related aviation facilities or activities are included in the development plans and none are identified in the City's General Plan for the site or in the immediate project area.

*Response to Comment No. 4*

Refer to Response to Comment No. 1.



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

August 26, 2014

Mr. Steven A. Mendoza  
Director of Community Development  
City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, CA 90720-5600

**Subject: MND for the City of Los Alamitos WaterSafe Swim School**

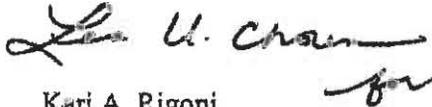
Dear Mr. Mendoza:

Thank you for the opportunity to review the Mitigated Negative Declaration (MND) for the proposed WaterSafe Swim School located at 3686 Cerritos Avenue in the City of Los Alamitos in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan for Joint Forces Training Base (JFTB) Los Alamitos*.

- 1 The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. The MND should discuss the proposed building height and if that height would penetrate the FAR Part 77 notification surface.
- 2 With respect to noise impacts, the proposed project is located outside of the 60 dBA and 65 dBA CNEL noise contours for JFTB Los Alamitos and would not be subject to any special noise reduction requirements.
- 3 We also recommend that the MND include a discussion as to whether heliports are part of the proposed project. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.
- 4 Per the *AELUP for JFTB Los Alamitos*, projects outside of the 60 dB CNEL Contour, or other areas of special concern as delineated by the FAA and adopted by the Commission, local agencies are required to submit to the ALUC only those matters which contemplate or permit structures that would penetrate the 100:1 Imaginary Surface for notice to the FAA as defined in FAR Part 77.13.

Thank you again for the opportunity to comment on MND. Please contact Lea Choum at (949) 252-5123 or via email at [lchoum@ocair.com](mailto:lchoum@ocair.com) should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,

A handwritten signature in black ink that reads "Lea U. Choum". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Kari A. Rigoni  
Executive Officer

**CITY OF LOS ALAMITOS • NOTICE OF DETERMINATION  
WATERSAFE SWIM SCHOOL PROJECT**

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To: X County Clerk  
County of Orange  
Environmental Filings  
12 Civic Center Plaza  
Santa Ana, California 92702

From: X City of Los Alamitos  
Community Development Department  
3191 Katella Avenue  
Los Alamitos, California 90720

**SUBJECT:** Approval of the Swim School project located at 3686 Cerritos Avenue, Los Alamitos, California.

N/A WaterSafe Swim School Project  
**State Clearinghouse Number** **Project Title**

Los Alamitos, Orange County City of Los Alamitos Tom Oliver (562) 431-3538 x303  
**Project Location (County)** **Responsible Agency** **Contact Person** **Telephone**

**NAME OF PROJECT/PROJECT APPLICANT:** MS. GINNY FERGUSON  
345 10<sup>TH</sup> STREET  
SEAL BEACH, CA 90740

**PROJECT DESCRIPTION:** The applicant, Ms. Ginny Ferguson, will redevelop the vacant industrial site as a swim school. Proposed WaterSafe Swim School includes converting and remodeling and painting the approximately 2,505-square-foot office building for use as the swim school's office, add a covered outdoor shower area in the rear, two new in-ground, heated swimming pools (one with an open-sided hard canopy), and provide a surplus of parking on-site. Both the building and the parking lot will be upgraded to meet ADA requirements. Other site improvements include reducing the two street curb cuts to one new one, adding extensive landscaping to the site, and updated parking layouts with wheel stops and an OCFA-required turn-around at the rear of the site.

**FINDINGS:** The Planning Commission approved the WaterSafe Swim School project and the Mitigated Negative Declaration on September \_\_, 2014. This is to advise that the City of Los Alamitos, in its capacity as Lead Agency, has approved the project and has made the following determinations:

- The project was determined to have less than significant environmental impacts on the environment with the implementation of the recommended mitigation.
- A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project.
- A Statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of CEQA.

**CITY OF LOS ALAMITOS • NOTICE OF DETERMINATION  
WATERSAFE SWIM SCHOOL PROJECT**

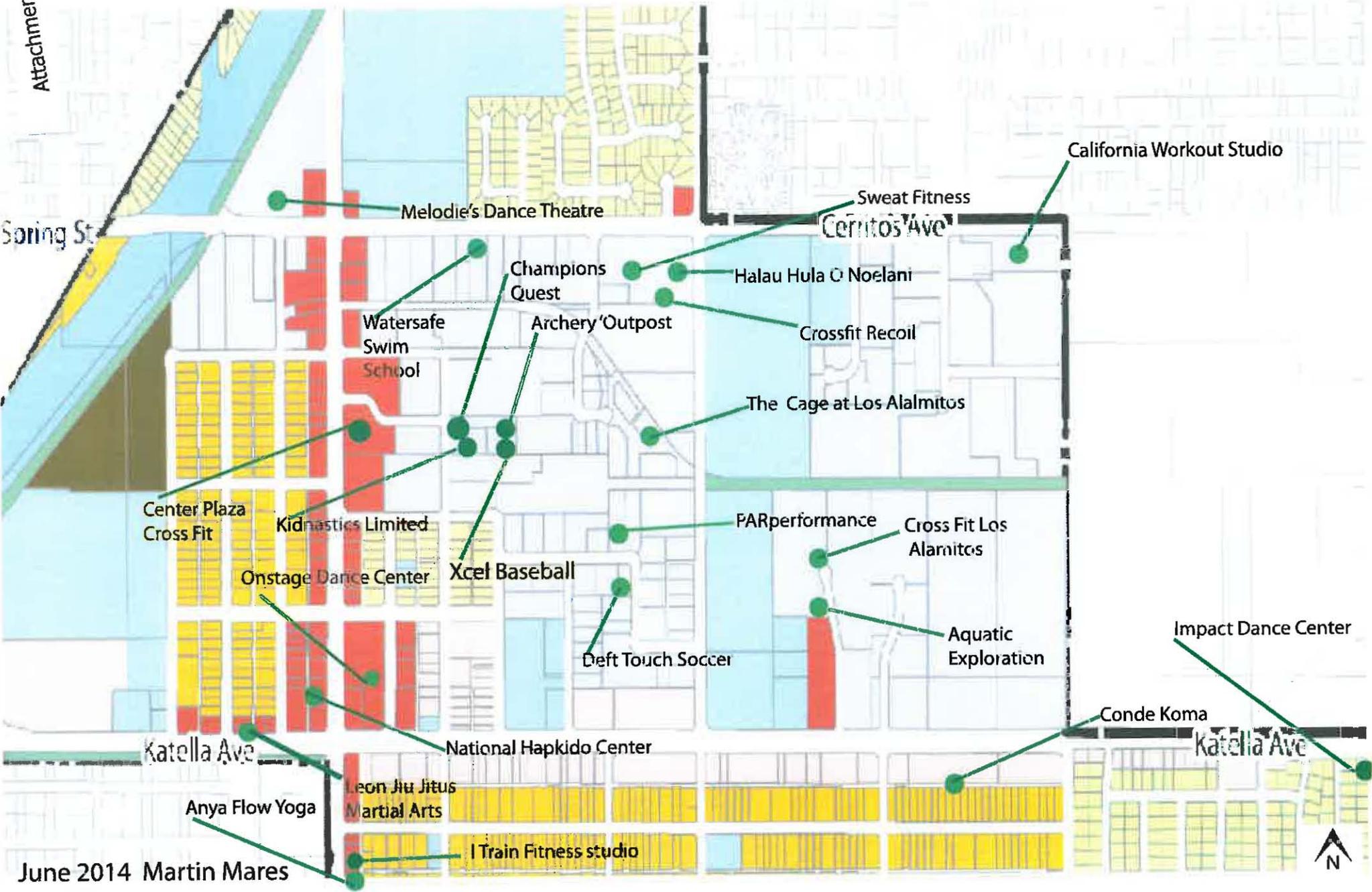
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This is to certify that the Mitigated Negative Declaration and the Initial Study, along with comments and responses and the record of project approval, are available to the general public in the Community Development Department at the City of Los Alamitos Civic Center (City Hall) located at 3191 Katella Avenue, Los Alamitos, California 90720.

\_\_\_\_\_  
Signature

September , 2014  
Date

Steven Mendoza, Director  
Name and Title



**MALKOFF AND ASSOCIATES**

1828 N. Woodside Street • Orange, CA 92865 • Fax 714-400-9020 • 714-288-6200

August 28, 2014

Steven Mendoza, Director  
Community Development Department  
**City of Los Alamitos**  
3191 Katella Avenue  
Los Alamitos, CA 90720

**Subject: Conditional Use Permit Application CUP 14-07, SPR 14-02; Second  
Supplemental Submittal for the WaterSafe Swim School Project**

Dear Mr. Mendoza:

On behalf of WaterSafe Swim School, I am very pleased to transmit this additional supplemental information in support of the requested Conditional Use Permit for the WaterSafe Swim School Project on Cerritos Avenue. This information illustrates our voluntary community and business outreach regarding the proposed project.

This community effort clearly reflects our concerns for compatibility of our project with our immediate industrial and non-industrial business neighbors, as well as our concerns for citizens living just across the street from our proposed project. In addition, we have heard from, and gathered support by residents living within 500 feet of the property, as well as the community at large, living within or near the city limits of Los Alamitos.

We have a file of original signatures that can be made available, if desired. For convenience, we are attaching three files herewith, and they include the following:

- Letters of Support from the Los Alamitos Business community – along Cerritos Avenue which are located within the same Industrial Zone as our proposed project;
- Letters of Support from the immediately close community of neighbors who reside within the 500-foot radius around the project site; and,
- Letters of Support from Los Alamitos residents, as well as others familiar with our program at Seal Beach, and others who value the programs we offer.

Thank you for reviewing the attached materials, and adding them to our Project submittals, hopefully to be shared with the Planning Commission prior to its deliberations. If other letters come in prior to the hearing, we will bring sufficient copies for you, staff, clerk, and each Commissioner when our hearing item is called.

Respectfully submitted,  
**MALKOFF AND ASSOCIATES**

*Mel Malkoff*

Mel Malkoff, President

cc: Ginny Flahive-Ferguson, Founder/Owner  
WaterSafe Swim School

Volcano Burgers, 3652 Cerritos Avenue

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a **business** in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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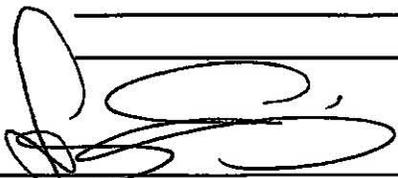
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I am opposed to the plan as proposed for the following reasons:

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\_\_\_\_\_  
*Signature*

FONDA ELIOPOULOS  
*Print name*

3652 Cerritos Ave.  
*Address*

562-430-6004  
*Phone number*

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Alex Kefallinos

Signature

Alex Kefallinos

Print name

3752 Cerritos Ave Los Alamitos CA 90720

Address

562 799-8885

Phone number

Good Woods, 3652 Cerritos Avenue

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a business in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Signature

J. M. PLECNIAK  
Print name

3562 Cerritos Ave  
Address

562 900 3118  
Phone number

FAY 114 400-7224

South Coast Supply, 3626 Cerritos Avenue

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a business in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

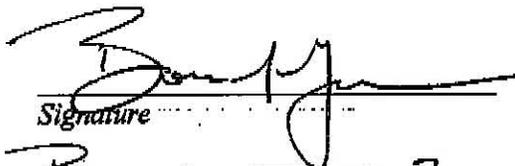
I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

Bonnie Stark-Zimmerman  
Print name

3626 Cerritos Ave, Los Alamitos  
Address

562 596-6666  
Phone number

Kitchen Supply, 3732 Cerritos Avenue #A

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a **business** in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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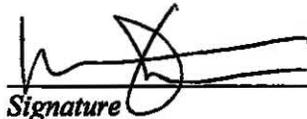
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I am opposed to the plan as proposed for the following reasons:

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Signature

MICHAEL TARRAS  
Print name

3732 CERRITOS AVE #A  
Address

(714) 271-4743  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a **business** in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Vernon L. Jensen  
Signature

Vernon L. Jensen  
Print name

3788 Cerritos Ave  
Address

714-713-8735  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

*neighboring*  
I am a resident of Los Alamitos and live in the residential tract situated across Cerritos Avenue from the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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*[Handwritten Signature]*  
Signature

*DAVID ARWHEITER*  
Print name

*10462 DEL NORTE*  
Address

*502-430-9463*  
Phone number

Directly across Cerritos from WaterSafe Swim School Project

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

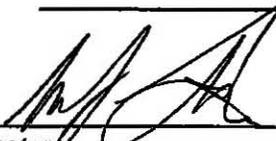
I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

no parking in neighborhood.  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature

Michael J. Squardrille  
Print name

3652 SAN JOAQUIN - Los Alamitos, CA.  
Address 90720

562-594-9798  
Phone number

directly across street

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

no parking in neighborhood  
avoiding high school traffic.

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Signature

ROBERT M. BARKER

Print name

10442 DEL NORTE WAY

Address

(562) 430-1604

Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Signature

Richard A. Malley

Print name

10452 El Dorado Way

Address

(562) 594-6601

Phone number

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

**WaterSafe Swim School Project, CUP 14-07**

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

- concern about traffic morning and  
afternoon conflicting with school.
- Grand-daughter age 3 - at seal Beach

I am opposed to the plan as proposed for the following reasons:

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Karen Avery  
Signature

KAREN AVERY  
Print name

10442 EL DORADO WY  
Address

562-598-8201  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

- I am in favor of the plan as proposed.
- I approve of the project as proposed, with the following comments:

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- I am opposed to the plan as proposed for the following reasons:

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\_\_\_\_\_  
*Signature*

Allison Seedorf  
\_\_\_\_\_  
*Print name*

10451 El Dorado Way, 90720  
\_\_\_\_\_  
*Address*

562) 881-9262  
\_\_\_\_\_  
*Phone number*

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

as long as no parking in my neighborhood  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
*Signature*

Matt Dreyer  
\_\_\_\_\_  
*Print name*

10431 El Dorado Way 90720  
\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Phone number*

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

**WaterSafe Swim School Project, CUP 14-07**

Honorable Chairman and Members of the Planning Commission:

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

NO parking in residential track

I am opposed to the plan as proposed for the following reasons:

Kari Bateman-Morales  
*Signature*

Kari Bateman-Morales  
*Print name*

10441 El Dorado Way  
*Address*

(562) 431-3503  
*Phone number*

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

project should not make traffic worse.  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Betty Binder  
Signature

Betty Binder  
Print name

10461 El Morado Wy  
Address

562-431-4076  
Phone number

Directly across Cerritos from WaterSafe Swim School Project

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Craig Pollock  
Signature

Craig Pollock  
Print name

3632 SAN JOAQUIN  
Address

562-430-9502  
Phone number

Directly ~~to~~ across street

Directly across Cerritos from WaterSafe Swim School Project

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
*Signature*

KIRUN PAT  
\_\_\_\_\_  
*Print name*

10481 EL DORADO WAY, LOS ALAMITOS  
90720  
\_\_\_\_\_  
*Address*

562.221.3248  
\_\_\_\_\_  
*Phone number*

Directly across Cerritos from WaterSafe Swim School Project

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

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I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

STEPHEN C ROCKENBACH  
Print name

10491 EL DONADO WAY  
Address

562-598-2911  
Phone number

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I have a **business** in Los Alamitos and am located near the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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\_\_\_\_\_  
*Signature*

  
\_\_\_\_\_  
*Print name*

  
\_\_\_\_\_  
*Address*

  
\_\_\_\_\_  
*Phone number*

Directly across Cerritos from WaterSafe Swim School Project

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am opposed to the plan as proposed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
*Signature*

DANIEL CANO  
\_\_\_\_\_  
*Print name*

3622 SAN JOAQUIN AVE.  
\_\_\_\_\_  
*Address*

(562) 594-4406  
\_\_\_\_\_  
*Phone number*

directly across street

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a resident of Los Alamitos and live in the residential tract situated across Cerritos Avenue from the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

Add "senior" swim classes ?

I am opposed to the plan as proposed for the following reasons:

*Richard + Patricia Malley*  
Signature

Richard + Patricia Malley  
Print name

10452 El Dorado Way  
Address Los Alamitos CA 90720

562-431-0735  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Cindy Majdecki  
Signature

Cindy Majdecki  
Print name

3881 Green Ave  
Address

562 235 3612  
Phone number

8/27/14

~~September 8, 2014~~

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in ~~Los Alamitos~~ <sup>Lakewood</sup> and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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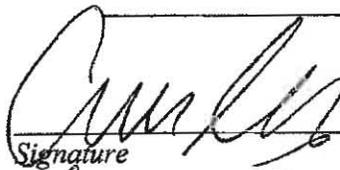
---

I am opposed to the plan as proposed for the following reasons:

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Signature

Cindy Morales  
Print name

6145 Elsa St. Lakewood, CA 90713  
Address

562-496-4097  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

GREAT LOCATION, CLOSER TO HOME

I am opposed to the plan as proposed for the following reasons:

  
Signature

Daniel Hall  
Print name

3652 LOMINA, L.B. 70808  
Address

562-425-4722  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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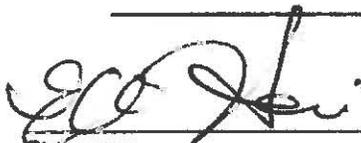
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I am opposed to the plan as proposed for the following reasons:

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Signature

Ellen Hanaki  
Print name

12042 Davenport Rd  
Address Los Alamitos CA 90720

521-1111  
Phone number

September 8, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

We are nearby residents and have children that have attended the WaterSafe Swim School in Seal Beach for the past year. We have recently learned of the proposed WaterSafe Swim School project in Los Alamitos and we have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. We have also had the opportunity to discuss any project-related concerns I may have regarding the project.

Having taken our kids there for a little over a year now, we would like to express that this family of employees are highly respected and well regarded as a reflection of the type of employers for which they work. Currently the community of Seal Beach embraces their presence and are very accommodating to their patrons. As a result of our family frequenting their establishment, we have also started to visit the local shops and restaurants. We have found that although it is quite congested in the Seal Beach area, WaterSafe makes a considerable effort to provide parking for their swimmers while ensuring the local residents are impacted as minimal as possible.

We believe that Los Alamitos is a very impressive city, not only by their schools and shops, but their neighborhoods and surrounding neighborhoods as well. We feel that WaterSafe would complement and enhance your city with the type of clientele to which they attract. WaterSafe Los Alamitos is certainly a location we would be proud (as well as feel safe) to continue to have our children attend if the new location were to be approved. We are in favor of the plan as proposed.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Gregory Lane", written in a cursive style.

Mr. and Mrs. Gregory Lane  
1837 N Britton Dr  
Long Beach, CA 90815  
562-881-1709

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

Great swim school. Awesome instructors

I am opposed to the plan as proposed for the following reasons:

  
Signature

Jamie McCall  
Print name

Address

12442 Foster Rd. Los Al 90720

Phone number

310 569-4674

Phone number

Honorable Chairman and members of the planning committee,

Watersafe CUP 14-07

I am writing this letter in support of the proposed Watersafe swim school at 3686 Cerritos Ave in Los Alamitos. I believe that the approval of this project will greatly benefit families and residents in and around the Los Alamitos area, who are fortunate enough to experience the Watersafe method. I have seen first hand the incredible results of young children who have been taught water safety and swim technique by the Watersafe Swim School and their instructors and it is truly nothing short of remarkable. In addition, the renderings of the proposed facility design are beautifully & tastefully done and would fit in very well from a building design perspective.

I give the highest endorsement for the proposed location of the Watersafe Swim School in the great city of Los Alamitos and I hope that you do too.

Sincerely,  
Jennifer Cox (35 year Long Beach resident) now in Bend, OR

September 8, 2014

**City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720**

**WaterSafe Swim School Project, CUP 14-07**

**Honorable Chairman and Members of the Planning Commission:**

I am a **neighboring resident** who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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*Signature*

Jesse Beaver

*Print name*

3436 Snowden Ave

*Address*

662 463-5053

*Phone number*

August 25, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Long Beach and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

✓ I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Kelly Shanedling  
Signature

Kelly Shanedling  
Print name

5811 e garford st, long Beach, CA 90815  
Address

714.225.8223  
Phone number

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

**RE: WaterSafe Swim School Project, CUP 14-07**

Honorable Chairman and Members of the Planning Commission:

I am a **neighboring resident** who lives in **Cypress** and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

Although I don't live in Los Alamitos, I live just 2 blocks away (Ball and Denni) from the proposed site. My son goes to WaterSafe and in just 2 lessons, he loves learning how to swim. He's 4 years old and before going to WaterSafe, he would never put his face in the water and would even scream if we got his face wet but now, we can't get him to stop jumping in the water and swimming underwater. WaterSafe is the first time he has ever had lessons. It was highly recommended to us from friends that live in Cypress, Huntington Beach, Los Alamitos and Stanton. This place is SO amazing. After my son's first lesson, my husband and I were shocked at how well the lesson was taught, how my son did and how the place was run. It's very hard to impress my husband and he really wanted to have private lessons at our home but I insisted to try WaterSafe even though it wasn't the closest swim school. The Los Alamitos location would not only be extremely convenient to us but a great asset to the community and the nearby communities. I think all kids should learn to swim and this IS the place. Thank you for your reading.

I am opposed to the plan as proposed for the following reasons:

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*Pamela Louise Jung*

Signature

Print name

Address

Phone number

4582 Victoria Court, Cypress 90630

714-655-2621

September 8, 2014

City of Los Alamitos  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

WaterSafe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am a neighboring resident who lives in Los Alamitos and recently learned of the proposed WaterSafe Swim School project. I have been personally contacted regarding the project and had the opportunity to view the site plan, landscaping, and colored images modeled for the school. I have also had the opportunity to discuss any project-related concerns I may have regarding the project.

I am in favor of the plan as proposed.

I approve of the project as proposed, with the following comments:

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I am opposed to the plan as proposed for the following reasons:

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Yasey/MLC  
Signature

Tammy Auke  
Print name

3782 Corners Ave.  
Address

714 335-0971  
Phone number

Los Alamitos 90720

Zack,

August 26, 2014

**City of Los Alamitos**  
Planning Commission  
3191 Katella Avenue  
Los Alamitos, CA 90720

Water Safe Swim School Project, CUP 14-07

Honorable Chairman and Members of the Planning Commission:

I am not writing as a resident of the City of Los Alamitos or as a business owner in the City either. I am writing as a **PRODUCT** of Water Safe Swim School. 30+ years ago my mother enrolled me in the school and to this day I believe it has been the foundation of my love for the water. Over the years I have been involved in numerous aquatic activities, both recreationally (water polo, swimming, surfing, scuba diving, etc.) and professionally (ocean lifeguard, high school water polo coach, scuba instructor). I have seen how important not just learning to swim is, but having the proper foundation and fundamentals of swimming taught to you at a young age are.

I no longer work as a lifeguard but currently am employed as a firefighter in one of your neighboring cities. In both careers I have seen the unfortunate outcomes of both adults and children that were never taught to swim. By approving this new Water Safe Swim School facility you are not only instilling a **LOVE** for the water into young children but more importantly a **RESPECT** for it. After all Sothern California is the aquatic Capital of the World and what better place to teach young ones to swim than here.

Needless to say I am in favor of the proposed plan and I believe that you should approve it without hesitation.

Sincerely,

Water Safe Swim School Graduate

Zack Walter  
2276 Fanwood Ave  
Long Beach, CA  
90815  
562)233-6534

# City of Los Alamitos

## Planning Commission

### Agenda Report Public Hearing

September 8, 2014  
Item No: 7D

**To:** Chair Loe and Members of the Planning Commission

**Via:** Steven Mendoza, Director of Community Development 

**From:** Tom Oliver, Associate Planner

**Subject:** Site Plan Review (SPR) 14-03  
Addition of a unit to a duplex in the R-2 zone

**Summary:** A request to allow the building of an additional unit on the back of a duplex in the R-2 zone at 10801 & 10803 Pine Street. APN 242-181-20 (Applicant: Yoshio Narahara)

#### Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Determine that the project a Class 3 Categorical Exemption, pursuant to Section 15303(a) – *New Construction or Conversion of Small Structures*, of up to three single-family residences -- has been prepared for the proposed project in accordance with the California Environmental Quality Act, and
3. Adopt Resolution No. 14-29, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 14-03 FOR THE CONSTRUCTION OF A 1,331 SQUARE FOOT RESIDENTIAL UNIT ON A 7,375 SQUARE FOOT PARCEL WITH AN EXISTING 3,038 SQUARE FOOT SINGLE FAMILY RESIDENTIAL DUPLEX AT 10801 & 10803 PINE STREET IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-181-20 (APPLICANT: YOSHIO NARAHARA)."

**Applicant:** Yoshio Narahara

**Location:** 10801 & 10803 Pine St., APN 242-181-20

**Environmental:** A Class 3 Categorical Exemption, pursuant to Section 15303(a) – *New Construction or Conversion of Small Structures*, of up to three single-family residences – has been prepared for the proposed project in accordance with the California Environmental Quality Act.

**Approval Criteria:** Section 17.50.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Plan Review (SPR) be approved by the Planning Commission to allow the building of a third single family residence on one residential parcel, which can be considered a residential development plan.

**Noticing:** Notices announcing the Public Hearing were mailed to all property owners and commercial occupants within 500 feet of the proposed location (approximately 182 mailed) on August 27, 2014. A Public Hearing notice regarding this meeting was also published in the News Enterprise on August 27, 2014.

## Discussion

Mr. Narahara has submitted an application to add a 1,331 square foot unit behind a 3,038 square foot existing duplex structure on a 7,375 square foot parcel at 10801 & 10803 Pine Street. The existing duplex was built in 1980. The project includes demolishing the existing garage, building a new two-car garage into the unit, adding a two-car carport to the rear of the property, as well as providing two open parking spots. The existing flat roof will be removed and replaced with a pitched roof. Below is a Google picture of the currently existing home:



The property is located in the R-2 zone. Section 17.08.020B provides that the R-2 zone may include single-family residences, duplexes, and triplexes up to 20 dwelling units per acre. This parcel can support a triplex.

Here is a description from the applicant about the project:

*"The property is currently used as duplex multi-family residential units. The proposal for this project is to add another residential unit at the back of the property. To accommodate more parking the existing garage needs to be demolished. Along with unit addition, two-one car garage attached to the unit, a detached two-car carport with two additional onsite parking. Additionally with these improvements, a proposal to add pitched roofing to the existing flat roof is also a part of this submittal. Along with it comes some very minor façade lifts to go along the new roof."*

The adjacent properties to the north, south & east are all residential structure in the (R-2) limited multi-family residential district. To the west is a mini-mall with Lipstick Bail Bonds as a tenant in the general commercial (C-G) Zone.

### **Architectural Design and Development Standards**

The entire exterior of the building will be renovated to look somewhat craftsman in style. The design of the proposed two-story addition consists of a stucco façade, vinyl windows with wood frames on the front and rear elevations, a new pitched roof for the entire old and new structure, and lightweight concrete roofing material to match across the whole dwelling. The new unit will include two bedrooms, a living room, a den, a kitchen, and two bathrooms. The proposal complies with the R-2 development standards with respect to setbacks, lot coverage, landscaping, building height, and open space. As required in the R-2 Zone, two parking spaces are required for each dwelling unit, with one of the two spaces covered; carport parking satisfies this requirement. Therefore the applicant meets the requirements with a two-car parking garage, two-space carport, and two exterior spaces.

### **Required Site Plan Review Findings**

Section 17.50.020, of the Los Alamitos Municipal Code (LAMC) requires that a Site Plan Review (SPR) be approved by the Planning Commission to allow the addition of square footage to an existing multiple family residential structure.

The following Site Plan Review findings are required by LAMC 17.50.040, and have been noted in the attached resolution:

The design and layout of the residential development plan is consistent with the development and design standards/guidelines of the Limited Multiple-family Residential (R-2) Zoning District; the design and layout meet all applicable standards.

The design and layout of the project would not interfere with the use and enjoyment of neighboring commercial or any residential developments, as these uses are permitted in the Limited Multiple-family (R-2) Zoning District and there are existing two-story homes in the neighborhood. The parking would not create traffic or pedestrian hazards and will not cause traffic congestion and hazards; the development will comply with the applicable parking requirements.

The design of the building would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding residential development and will add craftsman style architectural elements to both the existing and new structure, which is the style of multiple homes in the neighborhood.

The design of the project would provide a desirable environment for its occupants and its neighbors through use of similar materials, texture, and color of the existing structure. Such changes will not conflict with the existing structure, will remain aesthetically pleasant, and retain an appropriate level of maintenance based on the condition of the existing home.

The development would not be detrimental to the public health, safety, and welfare of the residential community as it will continue the orderly development of the Limited Multiple-family Residential District as it was intended under the General Plan.

The residential building project would not depreciate property values in the vicinity as this is an allowed use which meets all development standards and will improve the architectural style of the existing duplex that exists on the parcel.

## **Recommendation**

Staff recommends approval of SPR 14-03 as proposed. Resolution No. 14-29 is attached to this report.

*Attachment: 1) Resolution 14-29 with Exhibit A*

**RESOLUTION NO. 14-29**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR) 14-03 FOR THE ADDITION OF A 1,331 SQUARE FOOT RESIDENTIAL UNIT ON A 7,375 SQUARE FOOT PARCEL WITH AN EXISTING 3,038 SQUARE FOOT SINGLE FAMILY RESIDENTIAL DUPLEX AT 10801 & 10803 PINE STREET IN THE LIMITED MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA. APN 242-181-20 (APPLICANT: YOSHIO NARAHARA).**

**WHEREAS**, an application for a Site Plan Review was submitted by Yoshio Narahara on June 20, 2014, requesting approval for the addition of a 1,331 square foot residential unit to be built added to an existing 3,038 square foot duplex unit at 10801 & 10803 Pine Street in the Limited Multiple-family Residential (R-2) Zoning District, APN No. 242-181-20 on a 7,375 square foot parcel; and,

**WHEREAS**, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission considered said application at a duly noticed Public Hearing on September 8, 2014; 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, CALIFORNIA, DOES 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. Site Plan Review 14-03 is hereby approved for the construction of a 1,331 square foot residential unit to be added to an existing 3,038 square foot duplex residential unit at 10801 & 10803 Pine Street in the Limited Multiple-family Residential (R-2) Zoning District on a 7,375 square foot parcel, based upon the following findings in accordance with Section 17.50.040 of the Los Alamitos Municipal Code and subject to the conditions set forth below:

1. The design and layout of the residential project at 10801 & 10803 Pine Street is consistent with the development and design standards/guidelines of the Limited Multiple-family Residential (R-2) Zoning District; the design and layout meet all applicable standards.

2. The design and layout of the residential building project would not interfere with the use and enjoyment of neighboring commercial or any residential developments, as these uses are permitted in the Limited Multiple-family (R-2) Zoning District and there are existing two-story homes in the neighborhood. The parking would not create traffic or pedestrian hazards and will not cause traffic congestion and hazards; the development will comply with the applicable parking requirements.
3. The design of the residential building project would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding residential development and expands upon the architecture of the existing home on the parcel.
4. The design of the residential building project would provide a desirable environment for its occupants and its neighbors through use of similar materials, texture, and color of the existing structure. Such changes will not conflict with the existing structure, will remain aesthetically appealing, and retain an appropriate level of maintenance based on the condition of the existing home.
5. The residential development plan would not be detrimental to the public health, safety, and welfare of the residential community as it will continue the orderly development of the Limited Multiple-family Residential District as it was intended under the General Plan.
6. The residential building project would not depreciate property values in the vicinity as this is an allowed use which meets all development standards and will improve the architectural style of the duplex that exists on the parcel.
7. A Class 3 Categorical Exemption, pursuant to Section 15303(a) – *New Construction or Conversion of Small Structures*, of up to three single-family residences – has been prepared for the proposed project in accordance with the California Environmental Quality Act.

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

### **Planning**

1. Approval of this application is to allow the construction of a two-story 1,331 square foot residential unit to be added on an existing 3,038 square foot duplex unit at 10801 & 10803 Pine Street on a 7,375 square foot parcel in the Limited Multiple-family Residential (R-2) Zoning District with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of SPR 14-03 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. Failure to satisfy and/or comply with the conditions herein may result in revocation by the Planning Commission and/or City Council of this approval.
3. The applicant and the applicant's successors, in interest, shall be fully responsible for knowing and complying with all conditions of approval. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement.

Pursuant to Government Code Section 66020(d)(1), the applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

Fees:	N/A
Dedications:	N/A
Reservations:	N/A
Other Exactions:	N/A

4. The applicant has 90 days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
5. 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. 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.

6. The property owner/applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department. The property owner/applicant shall be required to record the Acknowledgment of these conditions of approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department prior to issuance of any permits. Additionally, the owner shall file a separate declaration prohibiting the back home from being split into two separate units in order to insure that adequate notice is given to all subsequent property owners.
7. Applicant shall comply with applicable City, County, and/or State regulations.
8. The applicant shall be required to maintain six (6) parking spaces for use by the occupants of the three residences on the parcel as required by the Los Alamitos Municipal Code.
9. 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.
10. The site shall be kept reasonably clean during construction and maintained in a safe, nuisance, and hazard free condition. Dust control measures shall be employed to include spraying water on dry soil to ensure dust does not migrate onto adjacent properties.
11. The project shall comply with all requirements of Chapter 17.40, Noise Control, of the Los Alamitos Municipal Code.
12. The applicant will display a sign visible to the public with a contact number should any resident have questions about the construction.
13. The Applicant shall install two parkway trees to the satisfaction of the Public Works Superintendent [Tony Brandyberry (562)431-3535].

### **Building Department**

14. The applicant shall submit three sets of complete plans for any new construction and obtain all necessary permits for building, electrical, plumbing, and mechanical work.
15. The applicant shall obtain City permits for all improvements.

### **Orange County Fire Authority**

16. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

#### ***Prior to issuance of a building permit:***

- fire master plan (service code PR145)
- architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form"

#### ***Prior to concealing interior construction:***

- fire sprinkler system (service codes PR410)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [www.ocfa.org](http://www.ocfa.org) and clicking on "Fire Prevention" and then "Planning & Development Services."

If you need additional information or clarification, contact Lynne Pivaroff by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).

### **Rossmoor/Los Alamitos Sewer District**

17. The owner/developer of this project shall submit design plans prepared by a licensed engineer/architect to the RLAASD prior to construction. Those plans should depict how they intend to connect any new wastewater facilities in the proposed expansion to the District's sewer system. We are assuming any new wastewater lines will be tied into the existing lateral serving this duplex, but verification of that assumption will be required.

SECTION 5. The Secretary of the Planning Commission shall forward a copy of this Resolution to the applicant and any person requesting the same, and Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 8<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Gary Loe, Chair

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 )

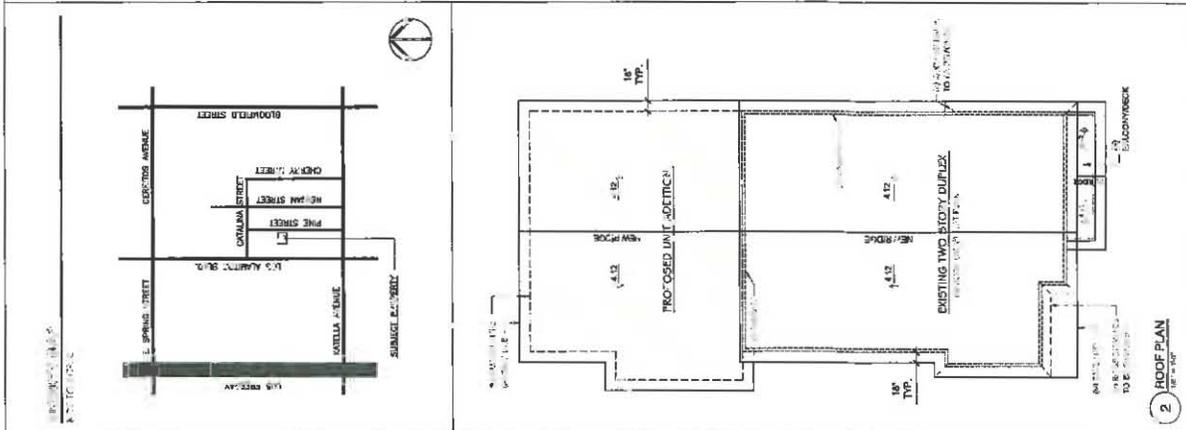
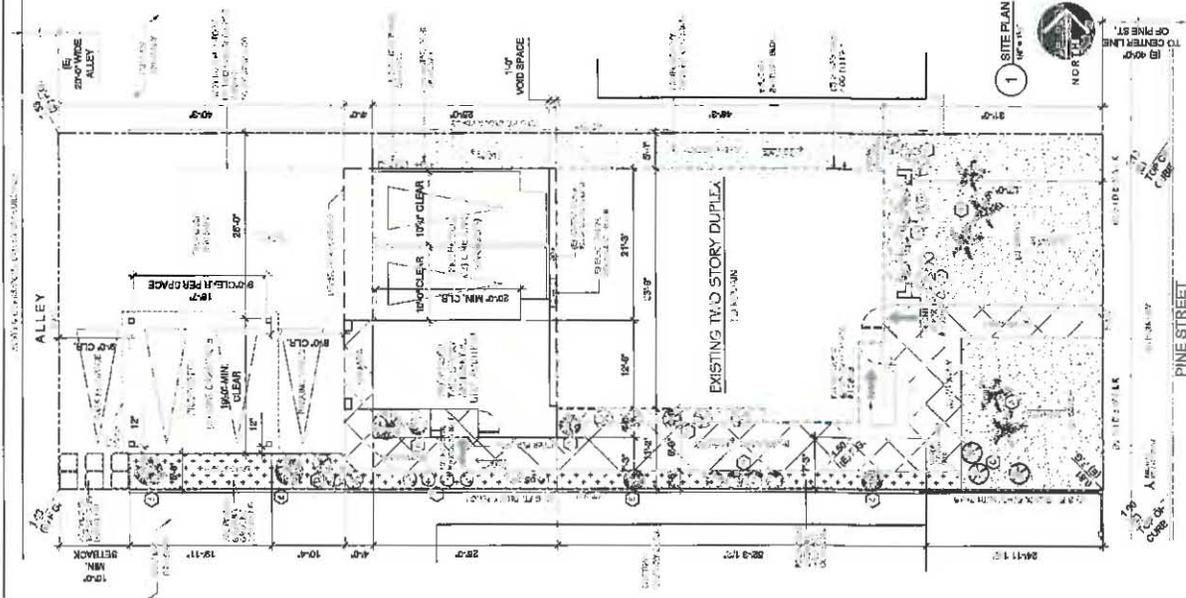
I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of Planning Commission held on the 8<sup>th</sup> day of September 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Steven Mendoza, Secretary

# PROPOSED ONE UNIT ADDITION

TO EXISTING RESIDENTIAL DUPLEX



<p><b>OWNER AND PROJECT ADDRESS</b>                  10801 &amp; 10603 PINE ST.                  LOS ALAMITOS, CA 90720</p>		<p><b>PROJECT SUMMARY</b>                  PROJECT NAME: PROPOSED ONE UNIT ADDITION TO EXISTING RESIDENTIAL DUPLEX                  PROJECT LOCATION: 10801 &amp; 10603 PINE ST., LOS ALAMITOS, CA 90720                  PROJECT OWNER: [REDACTED]                  PROJECT ARCHITECT: [REDACTED]</p>	
<p><b>DESIGNER</b>                  [REDACTED]                  [REDACTED]                  [REDACTED]</p>		<p><b>LEGAL DESCRIPTION</b>                  [REDACTED] LOT 15                  [REDACTED] SUBDIVISION</p>	
<p><b>ADDITIONAL NOTES</b>                  [REDACTED]                  [REDACTED]                  [REDACTED]</p>		<p><b>EXISTING OCCUPANCY</b>                  [REDACTED] REMAIN</p>	
<p><b>ADDITIONAL NOTES</b>                  [REDACTED]                  [REDACTED]                  [REDACTED]</p>		<p><b>EXISTING BUILDING LINE</b>                  [REDACTED]</p>	
<p><b>ADDITIONAL NOTES</b>                  [REDACTED]                  [REDACTED]                  [REDACTED]</p>		<p><b>ADDITIONAL NOTES</b>                  [REDACTED]                  [REDACTED]                  [REDACTED]</p>	

**Multifamily Residence Unit Addition**

10801 & 10603 PINE ST.  
LOS ALAMITOS, CA 90720

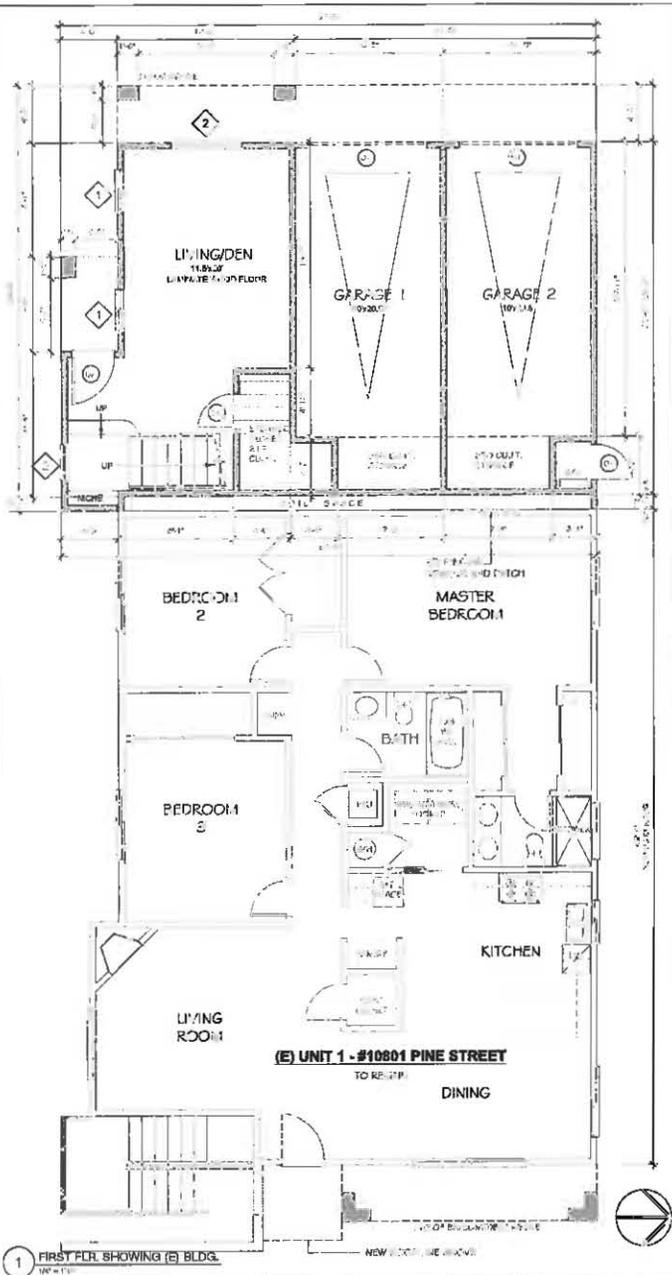
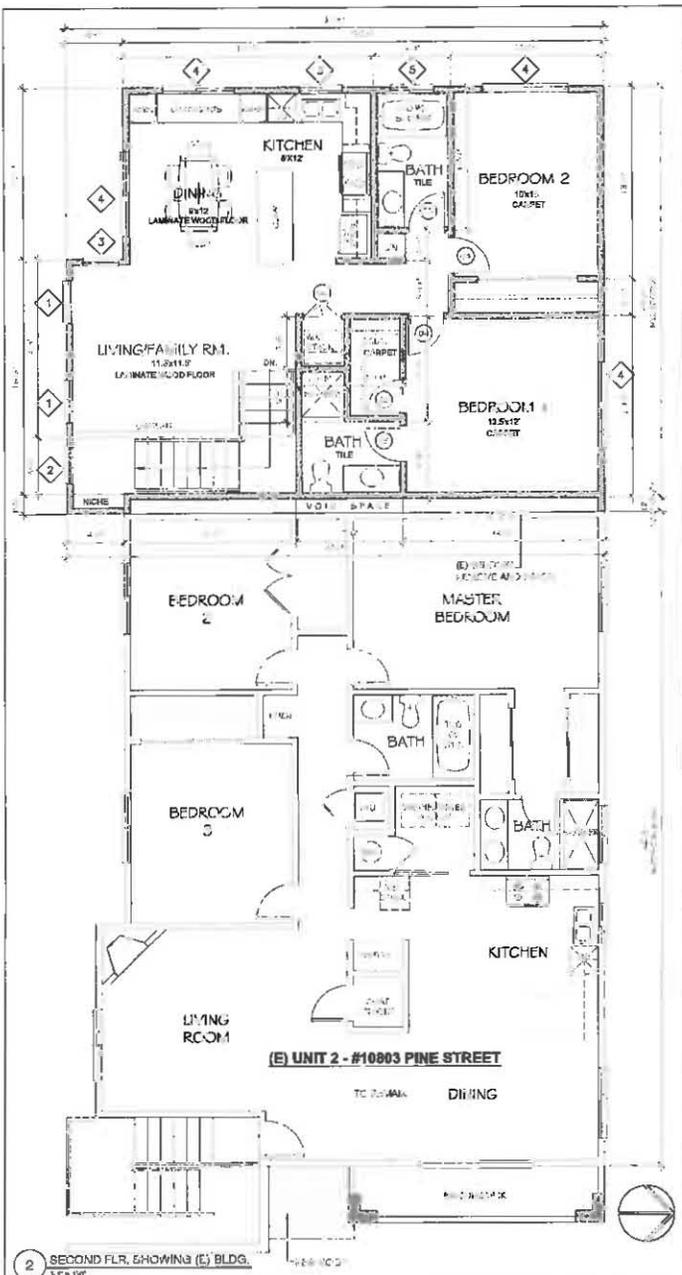
**TITLE SHEET  
SITE PLAN  
ROOF PLAN**

DATE	DESCRIPTION

**SHEET THREE**  
**A.1**

# Multifamily Residence Unit Addition

10801 & 10803 PINE ST.  
LOS ALAMITOS, CA 90720



**FLOOR PLAN LEGEND**

---	EXISTING 2X4 STUD WALL TO REMAIN
---	NEW 2X4 STUD WALL
---	NEW
---	EXISTING

**AREA CALCULATIONS**

AREA	AREA	AREA	AREA	AREA
...	...	...	...	...

**DOOR SCHEDULE**

MARK	DOOR				HARDWARE	
	SIZE	MATL.	GLAZING	SET	KEY	REMARK
(01)	36" x 84"	STEEL	NONE	GUILD.	-	
(02)	36" x 80"	WOOD	NONE	PRIVACY	LIVING RM.	
(03)	36" x 80"	WOOD	NONE	-	-	
(04)	30" x 80"	WOOD	NONE	PRIVACY	BEDROOM	
(05)	30" x 80"	WOOD	NONE	PRIVACY	BATH	
(06)	32" x 80"	WOOD	NONE	-	-	

ALL INTERDOOR DOORS TO BE 1 1/2" MIN. THICK.  
\* WATER AND AIR TIGHT DOOR WITH GORE. 1 1/2" MIN. THICK.  
\*\* WOOD TRIM TO MATCH EXISTING TRIM & BOTTOM 1/2"

**WINDOW SCHEDULE**

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	NOTES
1	36"	48"	SLIDER	VINYL	42" HIGH @ KITCHEN
2	30"	60"	FIXED	VINYL	
3	30"	48"	FIXED	VINYL	
4	72"	48"	SLIDER	VINYL	
5	36"	24"	SLIDER	VINYL	TEMPERED GLASS

ALL MATERIAL SHALL BE DOUBLE PANE GLASS

Division: 2500-0000

## FLOOR PLANS DOOR/WINDOW SCHEDULES

NO.	DESCRIPTION	QTY	UNIT

Sheet No: 00000

# A.2

# Multifamily Residence Unit Addition

10801 & 10803 PINE ST.  
LOS ALAMITOS, CA 90720

ARCHITECT: DEE DESIGN

## BUILDING ELEVATIONS

DATE	NO.	DESCRIPTION
10/15/20	1	ISSUED FOR PERMITS
11/10/20	2	REVISED PER COMMENTS
12/01/20	3	REVISED PER COMMENTS
01/15/21	4	REVISED PER COMMENTS
02/10/21	5	REVISED PER COMMENTS
03/05/21	6	REVISED PER COMMENTS
04/01/21	7	REVISED PER COMMENTS
05/01/21	8	REVISED PER COMMENTS
06/01/21	9	REVISED PER COMMENTS
07/01/21	10	REVISED PER COMMENTS

SHEET NUMBER

# A.3

CONSTRUCTION NOTES

1. REFER TO FLOOR PLANS FOR DOOR AND WINDOW DESIGNATIONS.

2. CONCRETE

2A. 10' CONCRETE STOOD

2B. 8" CONCRETE STOOD

3. FINISH

3A. INTERIOR WALLS AND CEILING TO MATCH EXISTING FINISHES

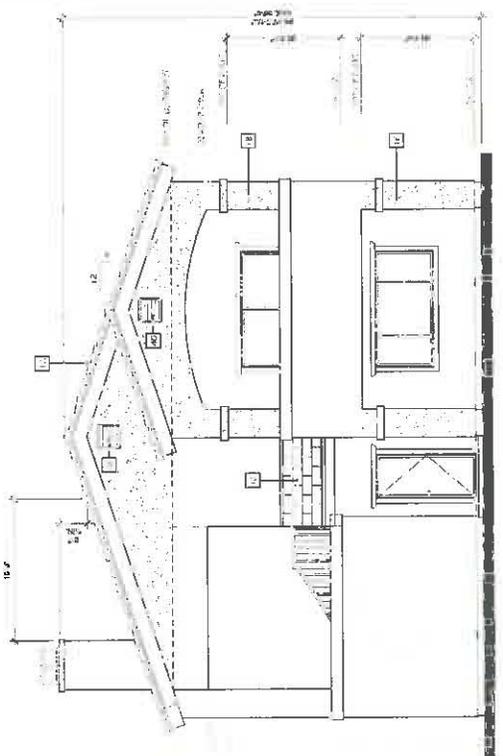
3B. EXTERIOR WALLS TO MATCH EXISTING FINISHES

4. ELECTRICAL

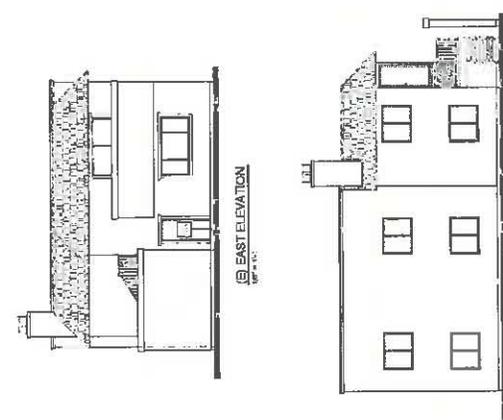
4A. ALL ELECTRICAL PANELS TO BE B-CATED

4B. ALL LOCATION OF ELECTRICAL PANEL

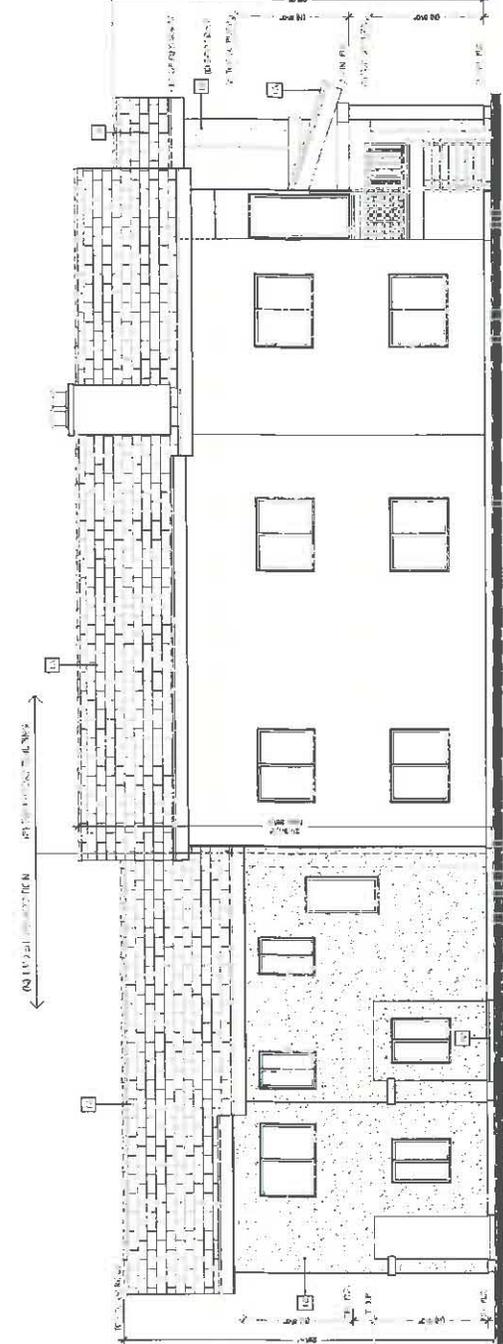
4C. ALL 15A 15' ATTC UNIT



2 EAST ELEVATION  
10' x 14'



1 SOUTH ELEVATION  
10' x 14'



1 SOUTH ELEVATION  
10' x 14'

# Multifamily Residence Unit Addition

10801 & 10803 PINE ST.  
LOS ALAMITOS, CA 90720

ARCHITECT: DECEMBER 11

## BUILDING ELEVATIONS

DATE:	12-11-11
SCALE:	AS SHOWN
PROJECT:	10801 & 10803 PINE ST.
CLIENT:	DECEMBER 11
PROJECT NO.:	11-0000
PROJECT NAME:	MULTIFAMILY RESIDENCE UNIT ADDITION
PROJECT ADDRESS:	10801 & 10803 PINE ST., LOS ALAMITOS, CA 90720
PROJECT CONTACT:	DECEMBER 11
PROJECT PHONE:	
PROJECT FAX:	
PROJECT EMAIL:	

SHEET NUMBER  
**A.4**

**GENERAL NOTES:**

- REFER TO FLOOR PLANS FOR DOOR AND WINDOW DESTINATIONS.
- SEE FINISH SCHEDULE FOR FINISHES.

**FINISHES:**

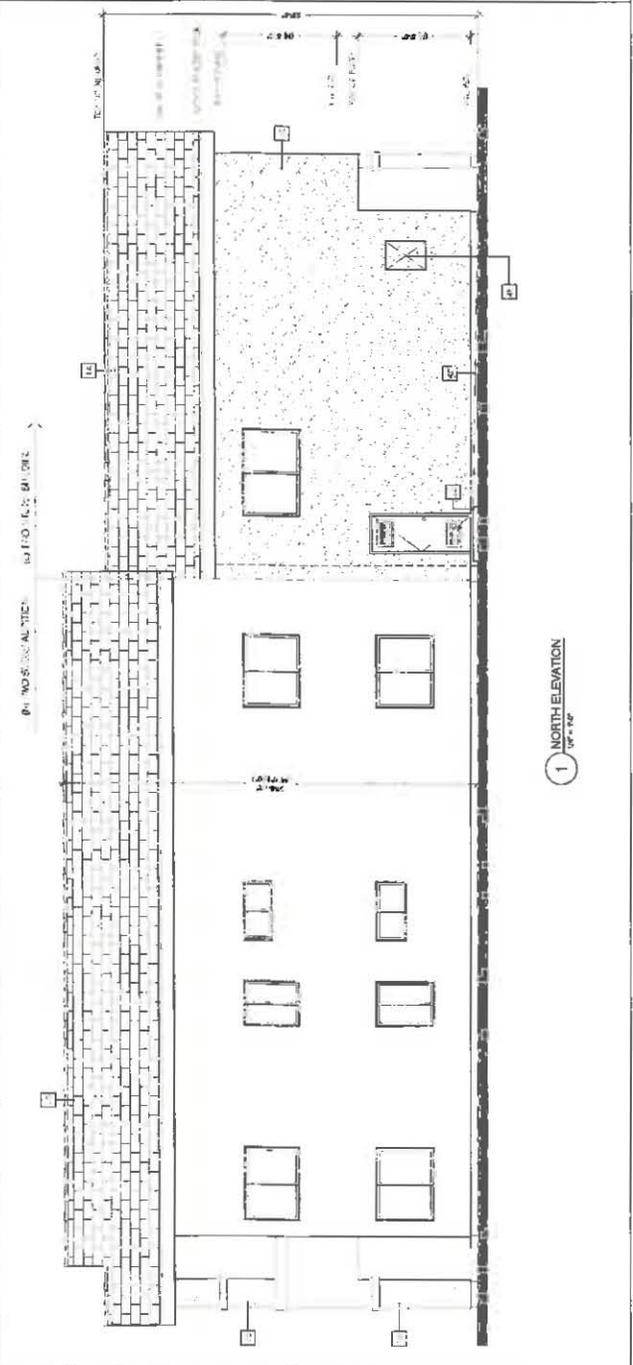
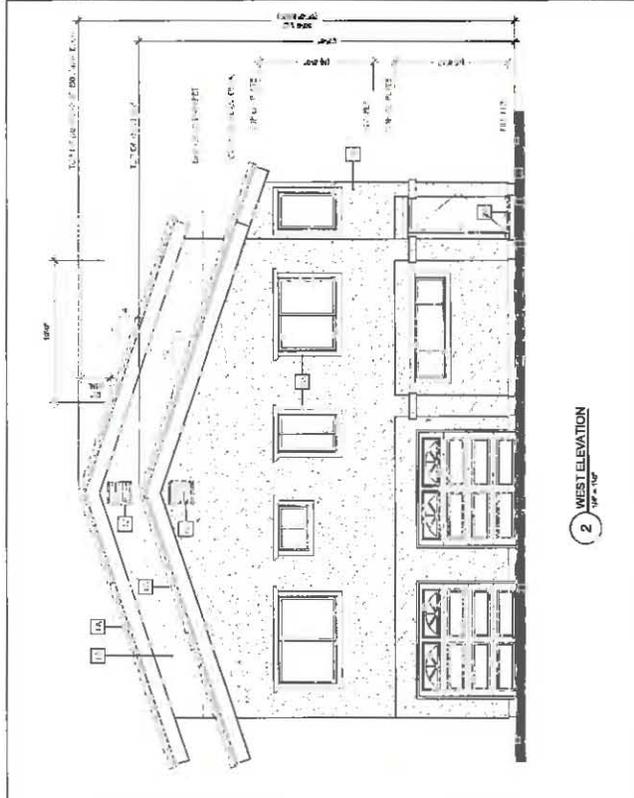
- 1. INTERIOR FINISHES
- 2. EXTERIOR FINISHES
- 3. ROOF FINISHES

**CONCRETE:**

- 4. CONCRETE
- 5. 4" THIN RIGID WINDOWS TO 1'-0" (1) FRONT WINDOWS

**MATERIALS:**

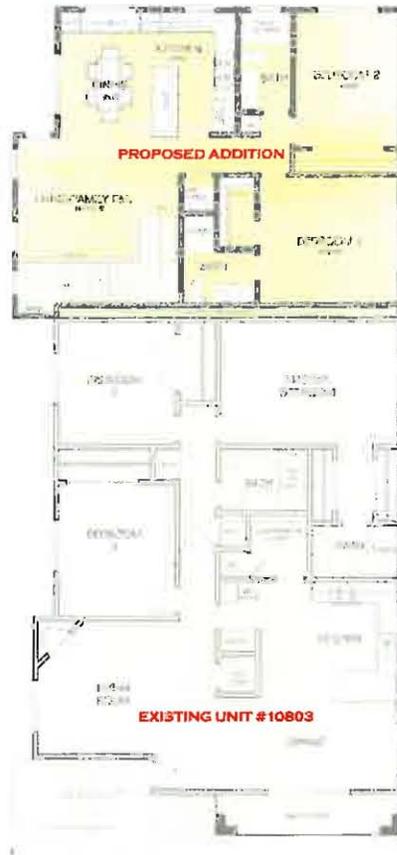
- 6. MATERIALS TO BE RELOCATED
- 7. MATERIALS TO BE REMOVED
- 8. MATERIALS TO BE ADDED
- 9. MATERIALS TO BE REFINISHED





**PROPOSED ONE UNIT ADDITION TO DUPLEX**

**10801 & 10803 PINE STREET  
CITY OF LOS ALAMITOS**



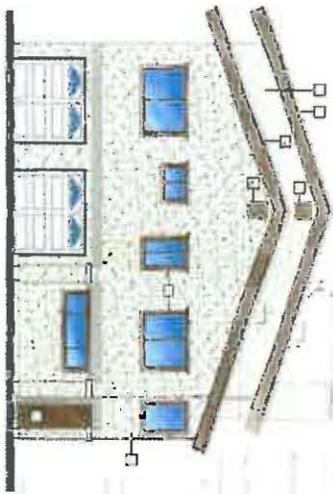
**SECOND FLOOR**



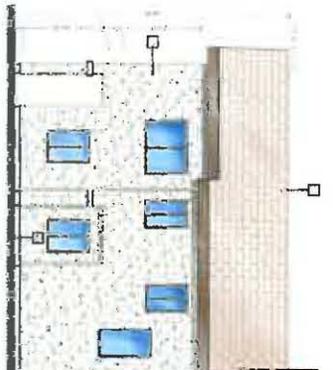
**FIRST FLOOR**

**FLOOR PLAN  
NO SCALE**

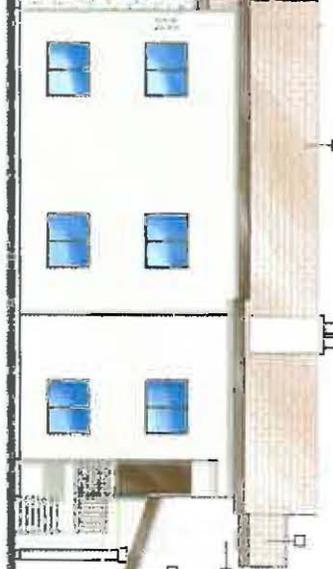
**PROPOSED ONE UNIT ADDITION TO DUPLEX**  
**10801 & 10803 PINE STREET**  
**CITY OF LOS ALAMITOS**



2 WEST ELEVATION



1 SOUTH ELEVATION



1 NORTH ELEVATION



2 EAST ELEVATION

- SHIMS OR BRICKS
- STAIR CASE
- AIR CONDITIONING
- PORCH

- 1. ROOF
- 2. EXTERIOR WALL
- 3. EXTERIOR WINDOW
- 4. EXTERIOR DOOR

- 5. INTERIOR WALL
- 6. INTERIOR WINDOW
- 7. INTERIOR DOOR
- 8. FLOOR
- 9. CEILING
- 10. STAIR

**PROPOSED ELEVATIONS**  
 no scale

# City of Los Alamitos

## Planning Commission

### Agenda Report Public Hearing

September 8, 2014  
Item No: 7E

**To:** Chair Loe and Members of the Planning Commission

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

**Subject:** Consideration of a Five-Unit Condominium Development Application for Tentative Tract Map, Conditional Use Permit, Site Plan Review, and a Variance at 3691 Howard Avenue (APN 222-061-31) Applicant: Kydos Homes, LLC

**Summary:** This is a consideration to develop a five-unit single-family condominium project at 3691 Howard Avenue (APN 222-061-31) on a 9,033 square foot parcel. The project requires a Variance, Site Plan Review, Conditional Use Permit and a Tentative Tract Map for condominium subdivision purposes. The proposed project will involve the demolition of a single family residence and grading of the property.

#### Recommendation:

1. Open the Public Hearing; and, if appropriate,
2. Determine that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 *In-Fill Development Projects*; and,
3. Adopt Resolution No. 14-26, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VARIANCE (VAR 14-01) TO ALLOW CONSTRUCTION OF 19 FOOT 6 INCH WIDTH GARAGES FOR TWO OF THE FIVE CONDOMINIUM UNITS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC);" and,
4. Adopt Resolution No. 14-25, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 14-04) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-

061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC);” and,

5. Adopt Resolution No. 14-24, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP14-08) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC);” and,
6. Adopt Resolution No. 14-23, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 14-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC).”

**Applicant:** Kydos Homes, LLC

**Project Location:** 3691 Howard Avenue (APN 222-061-31)

**Notice:** On August 25, 2014, Notice of Public Hearing was posted at City Hall, the Community Center, and the Los Alamitos Museum and at the Site. It was published in the News Enterprise and public notices were mailed out to all property owners and tenants within 500 feet of the property on this date.

**Environmental:** The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - *In-Fill Development Projects*.

## **Background**

The Applicant has submitted an application for a project to be located at 3691 Howard. The project will involve the demolition of a single family residence, grading of the property, and construction of five condominium units. Four of the units will be duplexes and one will be a standalone single family residence as illustrated below. Four residential building plans are proposed, Plan A, through D, ranging in size from 1,245 to 1,679 Square feet. One will be a two-bedroom unit and the others will be three-

bedroom, all with 2 ½ baths. The structures will be three stories in height and each unit will have a private two-car garage. Outdoor space will be provided for each unit consisting of a ground-floor private yard area. Here is how the Applicant describes the project:

*“Currently on the property is an existing, blighted (and in considerable dis-repair), SFR (built early 1960s). The proposal includes demolishing the residence and constructing 5 new SFR townhome units. The homes will be of Grade-A construction quality, with style fitting in with the newer developments of similar type in the area. They will be 3 story on grade, with private, landscaped yards and private decks, providing residents with un-paralleled comfort and liveability. Four of the homes will be 3-bedroom, one will be 2-bedroom; each will have 2-1/2 baths, private laundry facilities, and plenty of storage. Kitchens and baths will have solid surface counters, high-end appliances and tile or wood flooring. Each home will have central heat and air-conditioning and include the latest energy saving construction technologies. Also included will be anti-mold and termite treatments on all wood framing. Every effort will be made to make long lasting, comfortable, low maintenance homes available at a high value price in one of the finest cities in North Orange County.*

*The same developer/builder has completed several projects in the City of Los Alamitos of similar type and quality. The addresses of the prior developments are available on request.”*



**Project Location**

To the right is a photograph of the existing structure on the property. The property consists of a 9,033 square foot parcel in the Apartment Row neighborhood of the City with an existing craftsman style home that will be demolished. Below is an aerial picture of the property.

Surrounding Zoning and Uses			
Location		Zoning District	Uses
Project Site	Existing	Multiple Family (R-3)	SFResidential
	Proposed	Multiple Family (R-3)	MFResidential
North of Site		Multiple Family (R-3)	MFResidential
East of Site		Multiple Family (R-3)	MFResidential
West of Site		Multiple Family (R-3)	MFResidential
South of Site		Multiple Family (R-3)	MFResidential



### Photos of Surrounding Uses



West of Site



East of Site



South of Site



Alley behind Site

### **Application and Review Process**

On August 8, 2014, the applicant submitted a Discretionary Application that requested the following entitlements which are required for the project:

- Variance (VAR 14-02)
- Site Plan Review (SPR 14-04)
- Tentative Tract Map (TTM 14-01)
- Conditional Use Permit (CUP14-08)

### **Variance (VAR14-01)**

This project site is a Legal Nonconforming Parcel. As such the ability of the architect is admirable. However, due to the small width of this lot, he has made accommodations in garage width which require a Variance from the standards of the Zoning Code in accordance with Chapter 17.56.

## **Analysis**

Below is an explanation from the Applicant explaining why he is requesting a variance for garage width.

The original planning codes that were in place up until the last major code revision took into account that R-3 standard width lot is 60' (Table 2-03). The subject lot is 49.5'. With the older planning code, a 24' backup for garages was required. The new requirement of 28' backup necessitates designing the project in the manner we have proposed (i.e. including 2 interior drive courts). As a sub-standard lot, and to enjoy similar benefit of other developments, a variance is required for garage width at Units A & B. Specifically a variance from 20' width garage to 19'-6" width.

In designing the project, there are 3 possibilities for dealing with the substandard width of the property:

**Option 1 (no variance needed):** Includes a single car garage for the 2 bedroom unit (Plan A) with a single carport in the side setback area. This option is the least desirable since that resident would not have the same enjoyment as the other residents. Also this would limit their garage storage space.

**Option 2:** Obtain a variance for side yard setback along the east and west sides of the property in the area of the garages for plans A & B. The setback would be 4'-6" (instead of the required 5') for the length of the garages (approx. 20'). This would allow for the full 20' width of the garages. We feel that this is a good option, except that the reduced setback does potentially affect the neighboring properties.

**Option 3 (our proposed solution):** Reduce the width of the garages in Plan A and Plan B from 20' to approx. 19'-6". This would allow all residences to have 2-car garages. The slightly reduced width of the garages for the two affected units would be essentially unnoticeable and very minimal. Reducing this dimension has the benefit of not impacting the side setbacks, which we feel is the more important requirement. Additionally, these garages still provide more than the 20' depth dimension, thereby including extra storage space available to the resident.

Over the course of several close coordination meetings with planning staff, and discussing our options for design, we felt that reducing the width of the garages was preferable to reducing the side setback, and overall a better choice than a one car garage. This would allow the resident in Plan A the same comfort and enjoyment as the other residents in the project, and have the least potential impact on neighboring properties.

Los Alamitos Municipal Code Section 17.56.030 *Applicability* states that the Commission may grant an adjustment from the requirements of this zoning code governing for dimensional standards which include off-street parking areas.

This variance would place the burden on the future homeowner rather than on the neighbors – which the variance would be in the instance of smaller side-yard setbacks. Many Cities in California, such as Burbank and Redwood City allow 19-foot width interior open space for residential garages, so this would not be unheard of in allowing this variance in interior dimensions for these proposed garages. Staff feels that a

narrowed garage will not impede the user's ability to park in the site and would not discourage easy movement as they are two car garages.

### **Required Findings**

In order to approve a variance, the following findings must be made as set forth in Section 17.56.050 of the LAMC:

- There are special circumstances applicable to the property so that the strict application of the zoning code denies the property owner privileges enjoyed by other owners in the vicinity and under identical zoning districts;
- Granting the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district; and
- Granting a variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district regulations

### **Staff Conclusion**

Staff agrees with the Applicant that through our multiple meetings with the Applicant that a Variance concerning garage width would be the best solution for dealing with the nonconforming parcel width in this case and believes all of the findings can be made as set forth in Resolution 14-26.

### **Site Plan Review (SPR 14-04)**

Chapter 17.50.020 *Applicability*, in the Zoning Code, states:

“A commercial or industrial site development, tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential, commercial, or industrial structure shall be subject to the site plan review process.”

This project is presented as a residential development plan which requires this Site Plan Review (SPR). A larger site plan is attached to this report as an exhibit of resolution.

### **Analysis**

- **Development Standards**

The proposed project would be located in the R-3 (Multiple Family) Residential Zoning District. The R-3 zoning district identifies areas designed to provide multiple-family housing. Types of development allowed in the district are multiple dwelling structures of four or more units, as well as less intensive residential developments that are allowed in the R-1 and R-2 zoning districts, which includes single-family dwelling units. The

maximum density allowed is up to thirty (30) dwelling units per acre. The R-3 zoning district is consistent with the "Multiple-Family Residential" land use designation of the General Plan. Table 2 identifies the development features that are required under Section 17.08.030 Table 2-03 (Residential Zoning Districts General Development Standards).

### R-3 Residential Development Standards

	Required	Proposed Project	Requirement Met
Parcel Area	7,200 sq. ft.	9,033 sq. ft.	Yes
Parcel Width (Interior Parcel)	60 ft.	49.5	No – Legal Nonconforming Parcel
Parcel Depth	100 ft.	180 ft.	Yes
Maximum Density	30 du/ac maximum	20 du/ac	Yes
Dwelling Unit Density (Gross Land Area per Dwelling Unit)	1,750 sq. ft. per unit	1,806 sq. ft. per unit	Yes
Minimum dwelling area (gross floor area) (Not including garage)	2 + bedrooms - 800 sq. ft.	Plan A: 1,245 sq. ft. Plan B: 1,658 sq. ft. Plan C: 1,593 sq. ft. Plan D: 1,679 sq. ft.	Yes
Maximum Height Limit – Main Structures	3 Stories or 35 ft.	3 Stories (32.5 ft.)	Yes
<b>Setbacks:</b>			
Front	20 ft.	20 ft.	Yes
Side	5 ft.	5 to 14 ft.	Yes
Rear	10 ft.	10 ft.	Yes
Maximum Site Coverage	50%	35%	Yes
Outdoor Living Space	200 sq. ft. per dwelling	Each unit has a private yard size over 200 sq. ft.	Yes
Distance between structures (ft.) on one parcel	10 ft.	28 ft.	Yes
Storage Space	200 cubic feet per unit	200 cubic feet per unit	Yes

- **Parking**

This project will have 12 spaces total; 2 each in 2-car garages x 5 garages and 2 guest spaces in common areas.

Parking requirements in the Residential Zoning District (R-3) require two spaces for each dwelling unit. For rooms that can readily be utilized as bedrooms (i.e., bedrooms, dens, and offices) an additional ½ space is required for each room in excess of the first

two bedrooms. One of the required parking spaces for each dwelling unit shall be located in an enclosed garage. The following table identifies the required parking spaces for the proposed project.

**R-3 Parking Requirements**

	<b>Required §17.26.040 Parking Space Requirements</b>	<b>Proposed Project</b>
<b>Required Spaces</b>	Two spaces for the first two bedrooms of each dwelling unit; plus one-half space for each bedroom or other room that can readily be used as in excess of the first two bedrooms	1-2 bed unit @ 2 spaces = 2 spaces 4-3 bed units @ 2 ½ spaces each = 10 spaces <hr/> <b>Total = 12 spaces</b>
<b>Provided Spaces</b>	12 spaces	12 spaces
<b>Garage Spaces</b>	5+ in garages	10 in garages

- **Circulation**

Vehicular access will be provided along one private driveway, with ingress and egress from the alley. The length of the driveway is 130 feet and it has a 12-foot width at its thinnest points. Two separate drive aisles tier off of the main driveway and are wide enough to accommodate the 28-foot turning radius required behind garages in the zoning code.

- **Architecture**

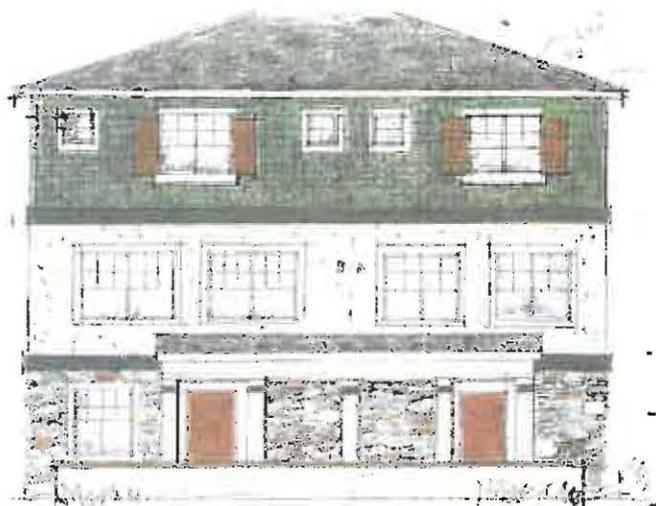
The proposed architectural styles display a few elements of typical classic American architecture including a small porch, siding, shutters, brick elements, multi-paned windows and doors, and projected roof beams under the eaves.

Each proposed unit will have an attached two-car garage that directly faces the private aisle space between buildings. The facades of the building that face offsite neighbor's buildings will not be a view of garages. The building front façade will include a combination of stucco, siding, and stone. Window trimming is included on all windows, and some of those windows will also include shutters. Roofing material will consist of shingles in colors that will complement the building façade colors.

All proposed buildings will include additional enhanced architectural elements on all sides of the building in addition to the front architectural elements. Enhancements include divided light windows to add an additional element of architectural depth. The Applicant anticipates the shutters to be vinyl painted the color indicated on the color board and breakdown.

The Applicant has not yet designed the elevation for the trash area. A roof is required, and it will match the buildings. The walls of the enclosure will be block, with stucco to match the buildings. Staff has conditioned in the Resolution that this trash enclosure be designed to the satisfaction of the Director.

The drawing below shows the proposed view of the project from Howard Avenue:



This is the same building shown on all sides:





- **Landscaping**

LAMC section 17.20.030 (Landscape Area Requirements) speaks to landscaping requirements that multi-family uses shall provide. The Applicant must maintain a minimum 15 percent of the site in landscaped areas. According to the site plan the front setback area, common area, and the yard areas of each home will include landscape areas that total to approximately 17 percent of the total site area, therefore meeting this requirement. The applicant proposes to install trees in the project but has not yet presented a landscape plan. Staff recommends that the applicant install five trees at a minimum.

- **Fencing and Walls**

The Applicant has told Staff that there is currently some block wall already on the property line. If it is serviceable, the applicant will save it and stucco their side of it to make it match the project. If he needs to build new fencing, he will build a concrete curb footing with steel supports holding up wood or recycled (Trex-like) wood substitute panels. They will look into the many options available that are more cost effective than block, and are aesthetically pleasing.

- **Lighting**

All individual buildings will include exterior light fixtures located on all four sides of the structures. These lights have been conditioned by Staff in the resolution to direct light only on the subject property.

### **Required Findings**

In order to approve a Site Plan Review, the following findings must be made in accordance with Section 17.50.040 of the LAMC:

- The design and layout of the proposed development are consistent with the development and design standards/guidelines of the applicable zoning district;
- The design and layout of the proposed development would not interfere with the use and enjoyment of neighboring existing or future developments and would not create traffic or pedestrian hazards;
- The design of the proposed development would maintain and enhance the attractive, harmonious, and orderly development;
- The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color, and would remain aesthetically appealing and retain an appropriate level of maintenance;

- The proposed development would not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
- The proposed development would not substantially depreciate property values in the vicinity.

### **Staff Conclusion**

Staff has reviewed the proposed project and application materials and finds that the proposed project design and layout meet the minimum standards of the R-3 zoning district, including Section 17.08.030 (Property Development Standards), Section 17.16.040 (Architectural Design), and Chapter 17.20 (Landscaping) and that all of the findings can be made as set forth in attached Resolution 14-25.

### **Conditional Use Permit (CUP14-08)**

The applicant requests a Conditional Use Permit to permit a condominium project in the R-3 (Multiple Family) Residential Zoning District as required by Section 17.08.020 and 17.34.020A of the LAMC. Condominium projects under the R-3 zoning district require a Conditional Use Permit (CUP).

### **Analysis**

Condominiums are regulated in the Los Alamitos Municipal Code under Chapter 17.34 (Condominiums). Certain development standards must be met, such as storage space and outdoor open space for each unit, and this development does meet all of the condominium standards required by the zoning code as specified in Section 17.34.060. The proposed 5-unit condominium development would be compatible with the surrounding uses. The parcel has similar multiple-family residential uses on all four sides.

### **Required Findings**

Staff reviewed the proposed project and researched the surrounding area and finds that the proposed five-unit single-family development is compatible with the City's General Plan 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 create traffic or parking impacts to the detriment of the surrounding neighborhood, will not create excessive noise or vibrations, and therefore does not generate nuisance conditions.

### **Staff Conclusion**

Staff believes the proposed Conditional Use Permit meets the requirements established within Section 17.42.050 (Findings and Decision) as more fully set forth in Resolution 14-24, attached hereto.

## **Tentative Tract Map (TTM 14-01 and Tentative Tract Map No.17802)**

According to Government Code Section 66426 (a portion of the Subdivision Map Act), a tentative tract map is required when a project proposes five or more condominiums, as defined by the California Civil Code Section 783.

### **Analysis**

The proposed vesting tentative tract map (Tentative Tract Map Number 17802) establishes one lot for the purpose of developing a condominium project for five condominiums in three residential buildings. The vesting tentative tract map has the same dimensions and parameters of the existing lot and identifies the private driveway access and utility easements. As a vesting tentative tract map for the purpose of condominiums, no additional lots will be created or removed. Once approved by the Planning Commission, the Tentative Tract Map expires 24 months from the date of approval unless the applicant requests a time extension prior to the expiration. The Subdivision Map Act, along with Title 16 of the LAMC, regulates subdivisions. All existing and proposed utilities will be undergrounded, from the existing telephone pole along the alley.

### **Required Findings**

The findings that are required to approve Tentative Tract Map 14-01 are set forth in the Subdivision Act as well as Sections 16.10.100 and 16.10.110 of the LAMC. They are as follows:

- The map is consistent with the applicable general plan (Gov. Code § 66474(a); LAMC § 16.10.100A)
- The design and improvement are consistent with the applicable general plan (Gov. Code § 66474(b) ; LAMC § 16.10.100B)
- The design and improvement are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations (LAMC § 16.10.100I)
- The site is physically suitable for the type of development (Gov. Code § 66474(c) ; LAMC § 16.10.100C)
- The site is physically suitable for the proposed density of development (Gov. Code § 66474(d) ; LAMC § 16.10.100E)
- The design and improvements are not likely to cause substantial environmental damage and will not substantially and avoidably injure fish and wildlife or their habitat (Gov. Code § 66474(e) ; LAMC § 16.10.100F)
- The design and improvements will not cause serious public health problems (Gov. Code § 66474(f) ; LAMC § 16.10.100G)
- The design and improvements will not conflict with public access easements through the property (Gov. Code § 66474(g) ; LAMC § 16.10.100H)
- The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities (Gov. Code § 66473.1)

- The discharge of waste water from the subdivision into the sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Control Board (Gov. Code § 66474.6; LAMC § 16.10.110A)
- The requirements of CEQA have been satisfied (LAMC § 16.10.100D)

### **Covenant Conditions & Restrictions**

Prior to the sale of the first condominium, the Resolution Conditions will require the Applicant to prepare a document called Covenants, Conditions, and Restrictions (CCRs). This will provide the operating regulations for the proposed condominium project and ensure that the project's landscaping, irrigation, residential building exteriors, interior and exterior fences and walls, common areas and amenities, front yard areas, and back yard areas are maintained appropriately. The CCRs identify that the homeowners' association will have the duty to maintain the property in a clean, safe, attractive, and healthy condition at all times, free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Los Alamitos Municipal Code. Staff has included some conditions to ensure that the Association will act as primary enforcer of parking regulations in the community.

### **Staff Conclusion**

Staff believes the proposed Tentative Tract Map 14-01 meets the requirements and regulations established within Chapter 16.12 (Standards of Design) and the Subdivision Map Act established in Government Code Sections 66410 et seq. and that all required findings can be made, as more fully set forth in Resolution No. 14-23, attached hereto.

### **Recommendation**

Staff believes that the proposed project is compatible with the surrounding land uses as it is immediately adjacent to similar high-density residential apartments and condominiums. The project would implement the City's General Plan, and specifically Land Use Element Goals 1 and 2 which state:

Goal One: Preserve and promote land uses which reflect Los Alamitos' small-town character with due regard for economic development and future growth potential.

Goal Two: Preserve and enhance the quality of the City's residential neighborhoods.

And while no specific policy actions of the Housing Element are fulfilled through this project, it does strive for offering products of housing that cost less than an average single family home in the City. Here is a goal of the Housing Element:

Housing Strategy Area 4: Adequate Housing Supply

The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

Staff supports approval of CUP (Conditional Use Permit) 14-08, SPR (Site Plan Review) 14-04, VAR (Variance) 14-01, and Tentative Tract Map 17802 due to what appears to be exceptional layout, design, and architecture of the project.

*Attachments:*

1. *Variance Resolution No. 14-xx*
2. *Site Plan Review Resolution No. 14-xx*
3. *Tentative Tract Map Resolution No. 14-xx*
4. *Conditional Use Permit Resolution No. 14-xx*

*Exhibit:*

- A. *Conditions of Approval*
- B. *Site Plans*
- C. *TTM 17802*



**RESOLUTION NO. 14-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING VARIANCE (VAR 14-01) TO ALLOW CONSTRUCTION OF 19 FOOT 6 INCH WIDTH GARAGES FOR TWO OF THE FIVE CONDOMINIUM UNITS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC)**

**WHEREAS**, a completed application for a Variance was submitted by Kydos Homes, LLC on September 8, 2014, requesting approval for demolition of a single-family residential structure, grading of the property, and building five residential condominium units at 3691 Howard Avenue, APN 222-061-31; and,

**WHEREAS**, the verified application constitutes a request as required by Section 17.56 (Variances) of the Los Alamitos Municipal Code; and,

**WHEREAS**, at a duly noticed public hearing the Planning Commission reviewed the application for the Variance on the garage width on September 8, 2014, and considered all evidence, both written and oral.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES 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 hereby finds as follows:

1. There are special circumstances applicable to the property at 3691 Howard Avenue so that the strict application of this zoning code denies Kydos Homes privileges enjoyed by other property owners in the Apartment Row neighborhood within the Multiple-Family Residential Zone (R-3) as the residential lot is 49.5 feet wide which on average is smaller than other lots along Howard Avenue. The average lot width on Howard Avenue from Maple to Bloomfield is 69'. The average width of Howard Avenue lot width from Bloomfield and Noel is 57.2'. The average width of Howard Avenue lots from Maple to Reagan is 60.3'. The lot is substandard when compared to the City's current development standards which states that the minimum lot width for an interior parcel is 60'. The strict application of the Off-street Parking Section of the Zoning Code would deny this property owner the privilege of developing his property in the same manner as surrounding property owners in the same zone. as it would be impossible to make the garage spaces fit on this property without obtaining a variance for side setbacks instead or not providing covered parking.

2. Granting the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the Multiple Family Residential Zone (R-3) as this property is within Apartment Row and other properties in this zone are allowed to develop to this density.
3. Granting the Variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district regulations governing the subject property. This is a residential use within a multiple-family residential zone that is intended to have higher density housing. This Variance will allow the correct number of parking spaces to be built for the units without a great deal of inconvenience to the future homeowners. It is noted that the lack of a variance would create an unnecessary, and non-self created, hardship or unreasonable regulation that makes it obviously impractical to require compliance with the development standards.
4. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Variance (VAR 14-01), subject to the attached conditions provided in "Exhibit A," to this Resolution.

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 Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 8<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Gary Loe, 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 8<sup>th</sup> day of September 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steven Mendoza, Secretary



**RESOLUTION NO. 14-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 14-04) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC)**

**WHEREAS**, a completed application for a Site Plan Review was submitted by The Kydos Homes, LLC Company on August 8, 2014, requesting approval for demolition of a single-family residential structure, grading of the property, and building five residential condominium units at 3691 Howard Avenue, APN 222-061-31; and,

**WHEREAS**, the verified application constitutes a request as required by Section 17.50.030 (Site Plan Review) and Section 17.10.020 Table 2-01 (Allowed Uses and Permit Requirements for Residential Zoning Districts) of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission reviewed the application for Site Plan Review at a duly noticed public hearing on September 8, 2014, at which time it considered all of the evidence presented, both written and oral.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES 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 hereby makes the following findings:

1. The design and layout of the five residential condominiums in three buildings at 3691 Howard Avenue, as conditioned, is consistent with the development and design standards/guidelines of the Multiple Family (R-3) Residential Zoning District.
2. The design and layout of the five residential condominiums at 3691 Howard Avenue would not interfere with the use and enjoyment of neighboring multi-family residential developments, as the surrounding uses are multi-family residential. The approved location is appropriate for a five unit residential condominium development in three buildings. The location of the private driveway ingress/egress access to the alley would

not create traffic or pedestrian hazards and would create a safer environment along Howard Avenue by having less curb cuts. The property is zoned to handle this type of development.

3. The design of the five residential condominiums would maintain and enhance the attractive, harmonious, and orderly development of the property. The design is in harmony with surrounding development and improves upon the City's architecture with an updated residential building design, extensive landscaping, and maintenance requirements under a condominium ownership. Further, the development will remove an existing structure which is blighted.
4. The design of the five residential condominiums would provide a desirable environment for its occupants, visiting public, and its neighbors through good aesthetic use of materials, texture, landscaping, and color. Such changes will enhance the existing property and maintain an appropriate level of maintenance, through the implementation of a homeowners' association and the use of covenants, conditions, and restrictions.
5. The five residential condominiums provide for public health, safety, and welfare of the residential and business communities by improving an existing aged, neglected home site.
6. The five residential condominium units would not depreciate property values in the vicinity, as it will improve the aesthetics.
7. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Site Plan Review SPR14-04, as represented by the plans and elevations dated August 7, 2014 in "Exhibit B" and subject to the conditions located in "Exhibit A."

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 Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 8th day of September, 2014, by the following vote:

ATTEST;

\_\_\_\_\_  
Gary Loe, Chair

\_\_\_\_\_  
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 8<sup>th</sup> day of September, 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Steven A. Mendoza, Secretary



**RESOLUTION NO. 14-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP14-08) TO ALLOW CONSTRUCTION OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, IN THE MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING DISTRICT, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT: KYDOS HOMES, LLC)**

**WHEREAS**, an application for a Conditional Use Permit was submitted for the construction of five residential condominiums in three buildings at 3691 Howard Avenue on August 8, 2014; and,

**WHEREAS**, the verified application constitutes a request under Section 17.08.020 (Land Uses and Permit Requirements), Section 17.08.020 Table 2-02 (Allowed Uses and Permit Requirements for Residential Zoning Districts) and Section 17.34.020 (Conditional Use Permits Required) of the Los Alamitos Municipal Code, which requires Planning Commission approval of a Conditional Use Permit for condominium projects in the R-3 Zoning District; and,

**WHEREAS**, the Planning Commission considered said application at a duly noticed public hearing on September 8, 2014 at which time it considered all of the evidence presented, both written and oral;

**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 14-08 is hereby approved to allow the construction of five residential condominiums in three buildings at 3691 Howard Avenue based upon the following findings:

1. The project, as proposed and conditioned, will not endanger the public health, or general welfare if the project is located where proposed; the property is zoned for this type of five unit condominium development project and the project will not foster circumstances that tend to generate nuisance conditions such as noise, glare, odor, or vibrations because the residential development is consistent with the surrounding multiple-family residential uses; and,
2. The proposed five-unit residential condominium project meets all of the required conditions and specifications set forth in the zoning district where

it is proposed to locate because the residential development complies with the development standards for the Multiple Family Residential (R-3) Zoning District except with respect to garage widths for two of the garages and a variance has been granted for that minor deviation; and,

3. The location and character of the use, if developed in accordance with the plan as submitted for approval, will be in harmony with the area in which it is to be located because the residential condominiums are compatible with the surrounding uses within the area; and,
4. The decision to approve Conditional Use Permit 14-08 is based on the Planning Commission's review of the plans and specifications submitted for the proposed project and on testimony given at the public hearing on September 8, 2014, before the Planning Commission.
5. The proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 153322 – *In-Fill Development Projects*.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves the Conditional Use Permit 14-08 subject to the conditions attached and incorporated by reference as Exhibit "A" to this Resolution.

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 Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 8th day of September, 2014, by the following vote:

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Gary Loe, Chair

ATTEST:

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Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

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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 8<sup>th</sup> day of September, 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steven A. Mendoza, Secretary



**RESOLUTION NO. 14-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 14-01 (TTM 17802) TO SUBDIVIDE PROPERTY TO ALLOW FOR DEVELOPMENT OF FIVE CONDOMINIUM UNITS IN THREE BUILDINGS AT 3691 HOWARD AVENUE, APN 222-061-31, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA (APPLICANT:KYDOS HOMES, LLC)**

**WHEREAS**, a completed application for a Tentative Tract Map was submitted by Kydos Homes, LLC on August 8, 2014, requesting to subdivide a property and build five residential condominiums in three buildings at 3691 Sausalito Street, APN 222-061-31; and,

**WHEREAS**, the verified application constitutes a request as required by Section 16.06.010 (Tentative Tract Maps) of the Los Alamitos Municipal Code; and,

**WHEREAS**, the Planning Commission considered the application at a duly noticed public hearing on September 8, 2014, at which time it considered all of the evidence presented, both written and oral.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES 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 hereby makes the following findings as required by the Los Alamitos Municipal Code and Government Code:

1. The General Plan designation for the site is Multiple Family Residential which is consistent with the Multiple Family Residential (R-3) zoning district, and staff's analysis concludes the proposed Tentative Tract Map is consistent with the applicable General Plan goals, policies, and implementation measures; therefore, the proposed Tentative Tract Map is consistent with the General Plan.
1. The proposed design and improvements of a five-unit condominium subdivision are consistent with the applicable General Plan goals, policies, and implementation measures; therefore, the proposed Tentative Tract Map is consistent with the General Plan.
2. The design and improvement of the five-unit condominium project are suitable for residential development in the R-3 zone and the subdivision

can be developed in compliance with all of the applicable zoning regulations with the exception of a 6" deviation on the width of two of the garages for which a variance has been approved.

3. The site is physically suitable for a residential condominium subdivision because the site is generally flat and will require minimal grading on site.
4. The site is capable of supporting the development of five residential condominium units. The proposed project is at 20 dwelling units per acre, well under the City's R-3 zoning district that allows a maximum of 30 dwelling units per acre under a multifamily development project. Each proposed unit and the entire project meets the development standards for the R-3 zone including parcel area, parcel width and depth, maximum density, minimum dwelling area, maximum height, setbacks, site coverage, and minimum distances between buildings, with the minor exception of the garage width of two of the garages.
5. The proposed subdivision design and improvements will not cause substantial environmental damage as this is an infill project on property that already is inhabited with a residential unit and there are no fish or wildlife habitat on site.
6. The proposed subdivision design and improvements will not adversely affect the public health of the City of Los Alamitos as the project is the type of use which is planned for in this area; the residential condominium project will be compatible with the other multi-family residential uses in the area.
7. The design of the subdivision and the proposed improvements will not conflict with any existing telephone, street, and public utility easements.
8. The discharge of waste water from the subdivision into the sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.
9. CEQA has been satisfied as a determination has been made that the proposed use is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-Fill Development Projects*.

SECTION 3. Based upon such findings and determinations, the Planning Commission hereby approves Tentative Tract Map 14-01 (TTM 17802) attached as Exhibit "C," subject to the conditions located in Exhibit "A."

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 Staff shall file a Notice of Exemption with the County Clerk.

**PASSED, APPROVED, AND ADOPTED** this 8th day of September, 2014, by the following vote:

---

Gary Loe, Chair

ATTEST:

---

Steven A. Mendoza, Secretary

APPROVED AS TO FORM:

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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 8<sup>th</sup> day of September, 2014, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steven A. Mendoza, Secretary

# Exhibit A

## KYDOS HOMES FIVE UNIT CONDOMINIUM PROJECT CONDITIONS OF APPROVAL TTM 14-01 (17802), CUP14-08, SPR 14-04, and VAR 14-02

### GENERAL CONDITIONS

1. Approval of this application is to build a five unit condominium development project in three buildings at 3691 Howard Avenue (APN 222-061-31) with such additions, revisions, changes or modifications as required by the Planning Commission pursuant to approval of a vesting Tentative Tract Map, Conditional Use Permit, Site Plan Review and Variance noted thereon, and on file in the Community Development Department. 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 the plans dated 08-07-14 (as amended during the hearing), 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. 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. 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.
3. The applicant shall file an Acknowledgment of Conditions of Approval with the Community Development Department within 30 days of final approval of all resolutions. The property applicant shall be required to record the Acknowledgment of these Conditions of Approval with the Office of the Orange County Recorder and proof of such recordation shall be submitted to the Community Development Department.

4. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction if said violation is not remedied within a reasonable period of time and/or subsequent violations of the conditions of approval and/or City law occurs within ninety days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval, mitigation measures, and/or City law including but not limited to, revocation of the herein approvals.
5. Project plans for the condominium development shall be subject to a complete code compliance review with the Community Development Department when the condominium plans are submitted for plan check and shall comply with all applicable City of Los Alamitos ordinances, regulations, and policies prior to building permit issuance, including, but not limited to, the requirements established or authorized by Title 15, 16, and 17 of the City of Los Alamitos Municipal Code.
6. Approval of Variance 14-01, Site Plan Review 14-04, and Conditional Use Permit 14-08 shall be valid for a period of eighteen (18) months from the date they are approved. If construction is commenced within this eighteen (18) month period and construction is being pursued diligently toward completion, the approvals shall stay in full force and effect.
7. Approval of TTM 14-01 (VTTM 17802) is valid for twenty-four (24) months. Prior to the expiration of the Map the applicant may request a twelve (12) month extension. TTM 14-01 shall expire on September 8, 2016, unless the applicant requests a time extension as outlined by City standards and in conformance with Section 16.10.130 (Period of Validity – Extensions) of the Los Alamitos Municipal Code.

**PLANNING**

8. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including planning processing fees, building permit fees are not included under this noticing requirement.
  - a. Pursuant to Government Code Section 66020(d)(1), the applicant is hereby notified that fees, dedications, reservations and other exactions imposed upon the development, which are subject to notification, are as follows:

- |     |              |                                |
|-----|--------------|--------------------------------|
| i.  | Fees:        | \$90,380.00 (Quimby Park Fees) |
| ii. | Dedications: | n/a                            |

- iii. Reservations: n/a
- iv. Other Exactions: n/a
- v. The applicant may appeal the imposition or amount of the fees described above within ninety (90) days following the adoption of this resolution and pursuant to the procedures set forth in the Government Code.

9. A landscape Irrigation Plan prepared by a licensed landscape architect shall be submitted to the Community Development Department prior to the issuance of building permits. The Irrigation Plan shall include an irrigation system layout with the location of controllers and points of connection with data on valve sizes and gallons per minute (G.P.M.), the size and location of sleeves and all spray heads, including the location of conventional systems and drip systems; an irrigation legend with complete specifications; irrigation notes and construction details of all assemblies and components; a recommended irrigation schedule, preferably on an annual basis; and a summary block on the initial page of submitted plans that will present the above information clearly and accurately. The City reserves the right to require subsequent checks, or approval of the landscape plans prior to issuance of a grading permit.
10. Landscaping shall comply with the City's water conservation ordinances in accordance with Chapter 13.04 (Water Conservation) and Chapter 13.05 (Water Efficient Landscaping) of the Los Alamitos Municipal Code.
11. The applicant shall install, at a minimum, five trees within the landscaped areas of the parcel.
12. Front-yard landscaping for each individual condominium unit, private driveway street trees, common open space landscaping, and landscaping area shall be installed prior to occupancy of any condominium units. The developer shall be responsible for maintaining the common area landscaping until such time as the project nears complete sell-out and the homeowner's association takes over maintenance responsibility.
13. Trees shall be planted outside of any Sight Safety Triangle or be trimmed to eight feet from above the adjacent top of curb.
14. Prior to permit issuance applicant shall submit a lighting plan to the Community Development Department to the satisfaction of the Director of Community Development.
15. The applicant shall provide adequate exterior lighting for each residential unit that maintains performance standards as described in Chapter 8.48 Lighting Performance Standards in the Los Alamitos Municipal Code. All lighting structures shall be placed so as to confine direct rays to the subject property.

16. The applicant shall provide an illuminated uniform address number near the entryway of each unit, or other location acceptable to the Director of Community Development.
17. Any signs shall comply with the provisions under Chapter 17.28 (Signs) of the Los Alamitos Municipal Code and shall be subject to the approval of the Director of Community Development. If there are more than five non-directional signs, this would require a Planned Sign Program in conformance of Section 17.28.060 (Planned Sign Program) of the Los Alamitos Municipal Code.
18. The applicant shall provide sidewalks and gutters with the latest handicap accessibility features required by state and federal law.
19. The common open space area improvements shall be reviewed and approved by the Community Development Department prior to issuance of building permits.
20. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to the Building and Safety Division Plan check.
21. Above ground utility equipment (e.g., electrical, gas, telephone, and cable TV) shall be screened if located in the front yard area of each of condominium unit, within the front yard setback area on Howard Avenue, common open space area, or any parking spaces or sidewalks, and shall be screened to the satisfaction of the Director of Community Development.
22. All utility meters, when not enclosed in a cabinet, shall be screened from view from any place on or off site, by either plant materials or decorative screen, while allowing sufficient access for reading.
23. During construction, the applicant will display a sign visible to the public from Howard Street with a contact number of the construction superintendant to address any questions or concerns about demolition, grading, and construction activities.
24. Hours and days of demolition, grading, and construction operations shall be prohibited between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturday. There shall be no construction activities on Sunday or a Federal holiday celebrated by the City of Los Alamitos without express approval by the Director of Community Development.
25. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an existing dwelling shall be equipped with properly operating and maintained mufflers.

26. The applicant shall have rodent and pest controls on site during demolition and grading activities to mitigate impacts to the surrounding properties and neighborhood.
27. Prior to demolition and construction, a perimeter security fence not exceeding seven feet in height, shall be installed around the project site. The fencing shall include a green screen material or approved equivalent. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
28. During construction the site shall be maintained and kept clear of all trash, weeds, and overgrown vegetation.
29. The applicant shall design a trash enclosure to the satisfaction of the Director.
30. Prior to the sale of any individual condominium, a Homeowners' Association shall be created to maintain the common area landscaping, driveway trees, maintenance of common open space and furniture, walls and fencing. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover replacement and major repair costs. The homeowners' association shall be authorized to enforce the Covenants, Conditions, and Restrictions (CC&Rs). The developer shall prepare project CC&Rs for the entire development for review and approval by the Director of Community Development, prior to any permanent Certificate of Occupancy being issued.
31. The CC&Rs shall be approved by the City Attorney's office and the Community Development Department prior to the issuance of any Certificate of Occupancy (temporary or permanent). The CC&Rs shall be recorded at the same time that the subdivision map is recorded and two copies of the recorded CC&Rs shall be provided to the Community Development Department. The CC&Rs shall include the following stipulations:
  - a. All units shall maintain within the garage the ability to park two cars at all times. Garages shall not be converted to any other use.
  - b. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
  - c. There shall be no business activities or day care conducted within or from the garages.
  - d. The CC&R's shall identify for the tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area

maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as trash trucks, fire trucks, etc., from maneuvering around the private driveway.

- e. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- f. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development is the responsibility of the Homeowner's Association, including the common landscaped areas.
- g. The following provisions shall be included within the CC&R's:
  - i. Attorney Fees: The City shall be entitled to recover its attorney's fees and costs incurred in connection with its actions to enforce the conditions of these Declarations or Tentative Tract Map TTM 14-01 (17802), Conditional Use Permit CUP 14-08, Site Plan Review SPR 14-04, Variance VAR14-02 approvals, or to abate the violation thereof. The City may impose a lien or assessment on the property to recover such attorney's fees and costs.
  - ii. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.

## ENGINEERING

- 32. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, and on-site improvements. Plan check fees shall be paid in advance.
- 33. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" x 36", with elevations to nearest 0.01 foot, minimum scale 1" = 20'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
- 34. Hydrologic and hydraulic calculations demonstrating adequate site drainage from a 10-year return frequency storm (25-year frequency in sump areas) prepared by a Registered Civil Engineer shall be submitted with the Grading Plan.
- 35. Driveway slope shall be a minimum slope of one (1) percent for asphalt and .5% for concrete.

36. The applicant shall comply with all requirements of the Rossmoor/Los Alamitos Area Sewer District for sewer connections and sewer improvements.
37. Applicant shall provide new driveway and approaches per City standards.
38. Applicant is responsible for new curb and gutter and 5 foot sidewalk with no tree wells along the entire front of property.
39. If utility cuts are excessive in the street the street must have a grid and overlay placed on it per the satisfaction of the City Engineer.
40. All existing off-site public improvements (sidewalk, curb and gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer, and per OCPFRD Standard Plan.
41. A City public works permit shall be taken out for all work in public right-of-way prior to start of work. All work shall be done in accordance with APWA Standards and to the satisfaction of the City Engineer and must be completed before issuance of Certificate of Occupancy.
42. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
43. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the commencement of structural construction.
44. Final compaction report prepared by a qualified Soil Engineer shall be submitted to the City Engineer for review and approval prior to the commencement of structural construction.
45. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a *Final Water Quality Management Plan (WQMP)* that:
  - Addresses Site Design BMPs (Best Management Practices) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
  - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - Incorporates Treatment Control BMPs as defined in the DAMP.

- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

## **PUBLIC WORKS**

46. The Applicant shall install a new sidewalk in front of this entire subject parcel.
47. The Applicant shall install one to two new street trees depending on the landscape design.

## **ROSSMOOR/LOS ALAMITOS SEWER DISTRICT**

48. The applicant shall provide the Sewer District with the proposed sewage flow for the project.
49. The applicant shall confirm with the Sewer District whether a 6-inch sewer lateral is sufficient.

## **BUILDING AND SAFETY DIVISION**

50. The applicant must comply with all current California Building Codes.
51. The applicant shall submit three sets of complete building plans to the Building and Safety Department for review.
52. Prior to obtaining grading permits, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Building and Safety Division.

## **ORANGE COUNTY FIRE AUTHORITY (OCFA)**

53. Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

### ***Prior to issuance of a building permit:***

- fire master plan (service code PR145)
- architectural (service codes PR200-PR285)

- underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- fire sprinkler system (service codes PR400-PR465)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [www.ocfa.org](http://www.ocfa.org) and clicking on "Fire Prevention" and then "Planning & Development Services."

If you need additional information or clarification, please contact Lynne Pivaroff by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).



# EXHIBIT B

## PLANNING

REQUIRED	12
PROVIDED	12
UNIT A	2
UNIT B	2
UNIT C	2
UNIT D	2
GUEST	2

## BUCK AREA

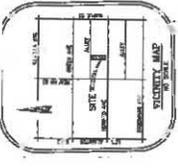
UNIT A HOUSE	1245
CARAGE	466
DECK	58
PRIVATE SPACE	120
UNIT B HOUSE	1058
CARAGE	434
DECK	70
PRIVATE SPACE	170
UNIT C HOUSE	1593
CARAGE	486
DECK	97
PRIVATE SPACE	133
NEW PRIVATE SPACE	111
UNIT D HOUSE	1050
CARAGE	438
DECK	80
PRIVATE SPACE	217

## SITE AREA

SIZE	9098.75
BLDG 1	1260.8
BLDG 2	1269.2
BLDG 3	589.5
DRIVEWAY	3106.0
WALKWAY	594.5
LANDSCAPE	1508.75
PRIVATE SPACE	751.0
	3093.75

## LOT

SIZE 149.19 X 180 = 9098.75  
 LEGAL: EAST 1/2 LOT 106  
 TRACT 699  
 APN: 222-061-91  
 ZONING: R-3  
 SETBACK: FRONT 20.0'  
 SIDES 10.0'  
 REAR 50.0'



P.	DESCRIPTION
1	UNIT
2	PLAN 1
3	PLAN 2
4	BLDG 1
5	ELEV. BLDG 1
6	PLAN 3
7	PLAN 4
8	ELEV. BLDG 2
9	PLAN 5
10	ELEV. BLDG 3

## NOTES

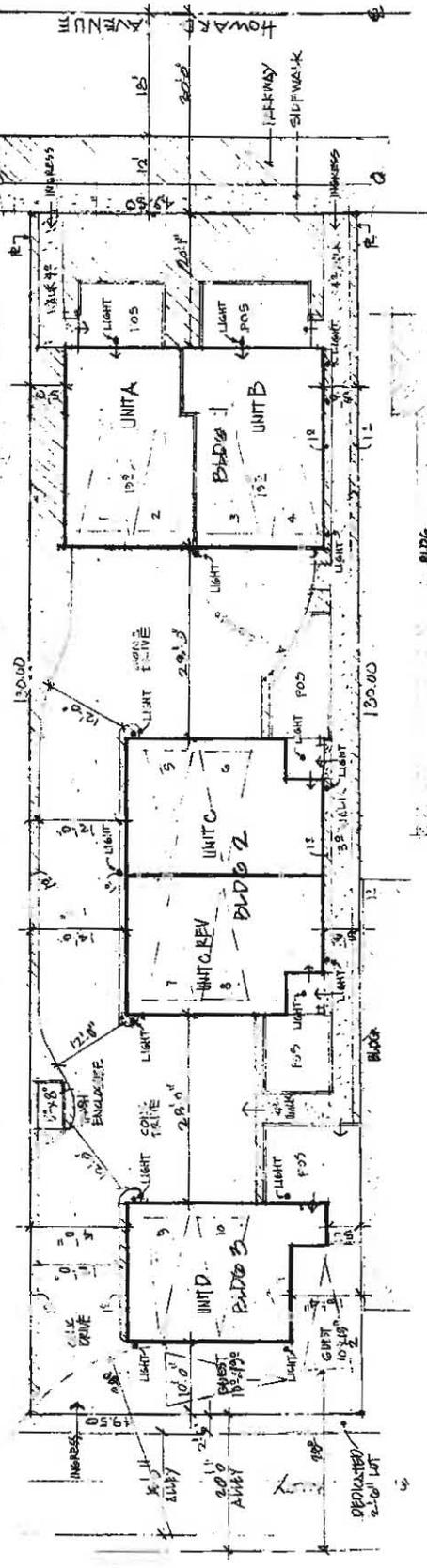
CODES	DESCRIPTION
2013	CRC
2013	C/MC
2013	CPC
2013	C/C
2013	GREEN
2013	CEES

## COMMITMENTS

CONJUGAL APPLICANT  
 CONJUGAL APPLICANT  
 FIDUS HATHES LLC  
 3742 KATILLA #400  
 LOS ANGELES CA 90020  
 D. P. S. LANEK  
 GROUP W. D. S. I. E. N.  
 2021 NO. ROSS  
 SANTA ANA CA 92706  
 ENGINEER OF RECORD  
 LA COSTA ENGINEERING  
 2226 PARKWAY  
 CALLEJADA, CA. 92008

UNIT A	12.0
UNIT B	17.0
UNIT C	13.0
UNIT D	11.0
BLDG 1	217.4
BLDG 2	751.2
BLDG 3	225.9
MINIMUM PRIVATE SPACE	1509.4

TOTAL HOUSE & GARAGE 10,070.0  
 TOTAL PRIVATE OPEN SPACE 10,070.0



P.O.S. = PRIVATE OPEN SPACE  
 LANDSCAPE AREA  
 PLANT TYPE, SIZE, QUANTITY  
 TO BE SUBMITTED  
 AT FINAL PLAN CHECK

EXISTING S.I.F.D.  
 PROPOSED USE BOUNDARIES



## SITE PLAN

FIVE UNIT CONDOS FOR:  
 KYDOS HOMES LLC  
 3742 KATILLA AVENUE SUITE 400  
 LOS ANGELES, CALIF 90020  
 662-810-5278

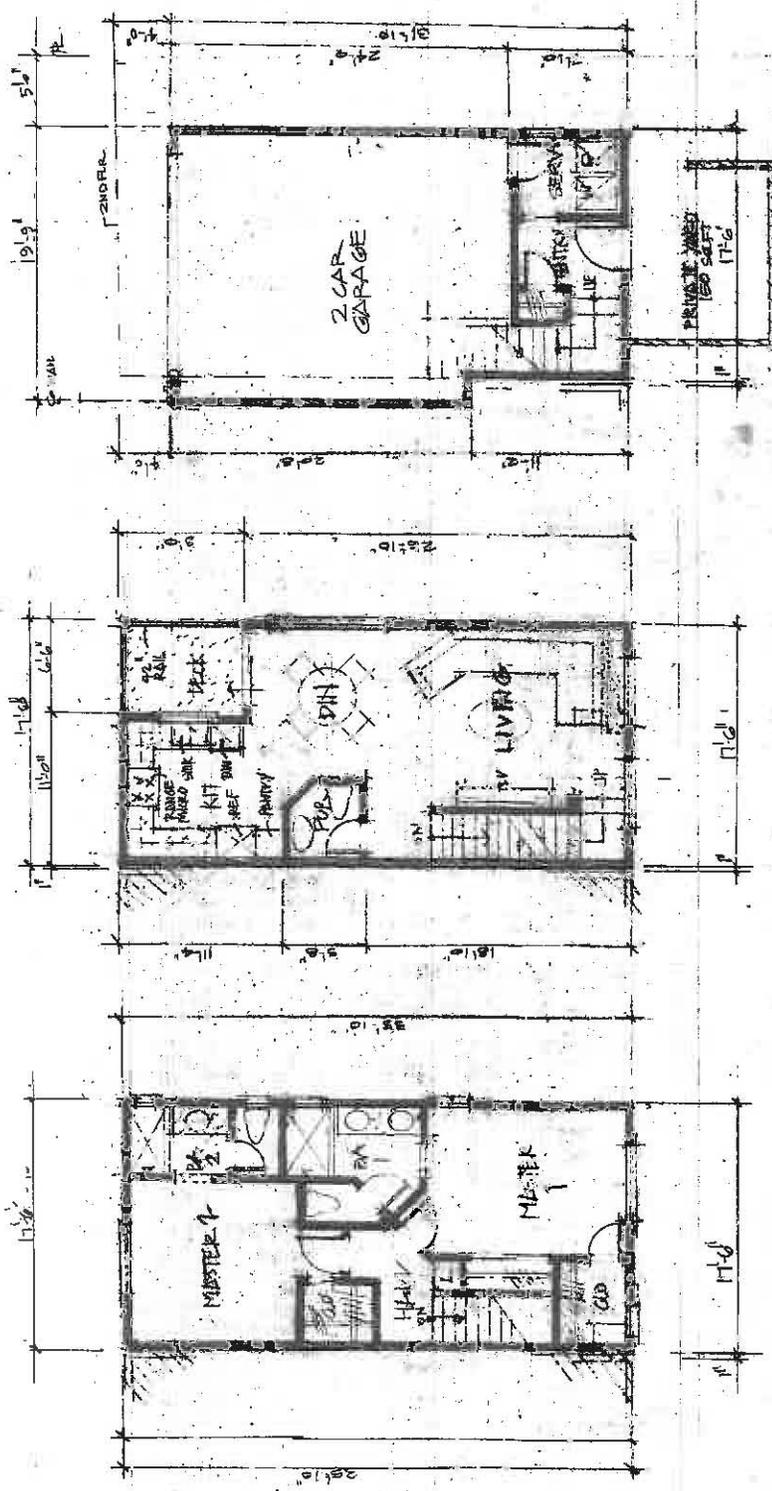
La Costa Engineering  
 2226 Parkway Avenue  
 Carlsbad, CA 92008  
 (760) 931-0290

Ron Wickstrom  
 3742 Katilla Avenue, Suite 400  
 Los Angeles, CA 90020  
 662-810-5278

Date	08-07-14
Scale	1/8" = 1'-0"
Sheet	1
Of	1



BLDG AREA  
 1700 sq ft  
 GARAGE 400 sq ft  
 PLANT 100 sq ft



1st FLOOR 1410/10

2ND FLOOR 1410/10

3RD FLOOR 1410/10

UNIT A

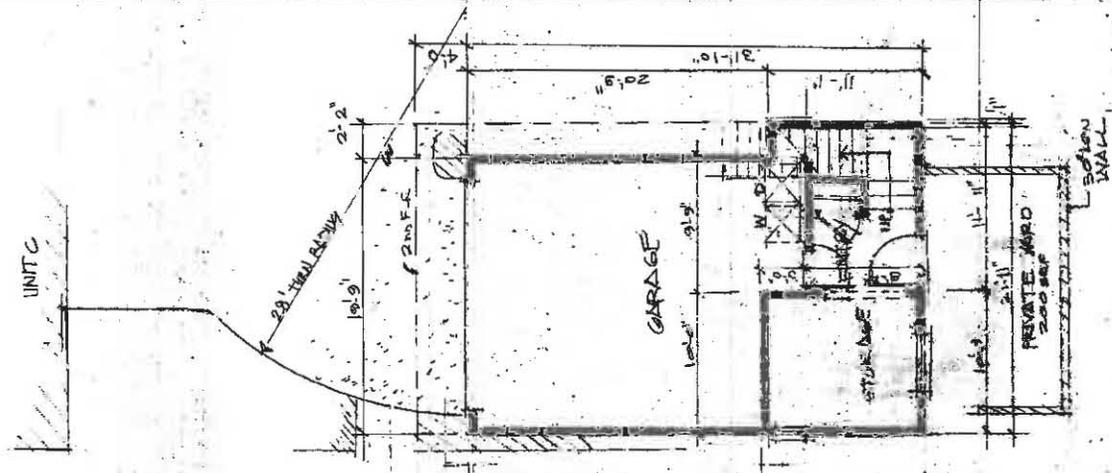
Don Whitson  
 702 West 21st Street, Suite 100, Las Vegas, NV 89102  
 702-735-1111



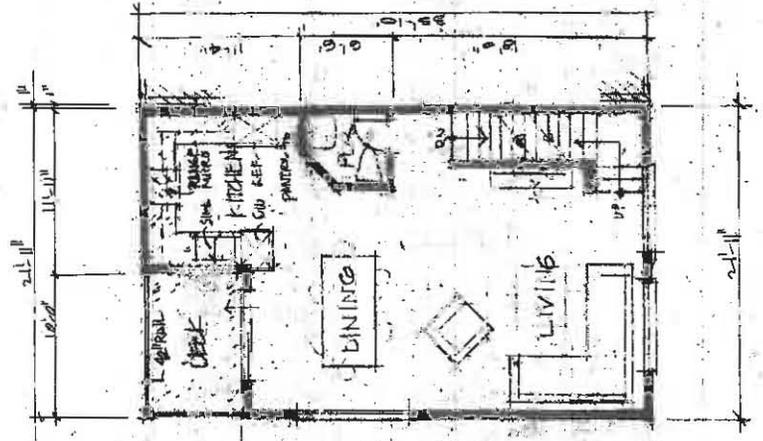
KYNOS HOMES LLC  
 102 KAYLA AVENUE, SUITE 400  
 LAS VEGAS, NEVADA 89123  
 702-918-9278

FIVE UNIT CONDO FOR:  
 102 KAYLA AVENUE, SUITE 400  
 LAS VEGAS, NEVADA 89123  
 702-918-9278

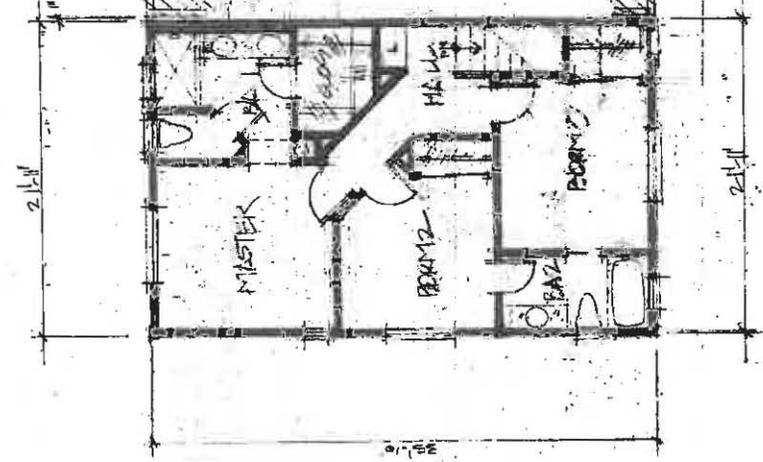
3  
 1st FLOOR



ROOM AREA  
 BRIDGE 1430  
 GARAGE 454  
 D.B.L. 704  
 PRIVATE SPACE 1307



2nd FLOOR



3rd FLOOR



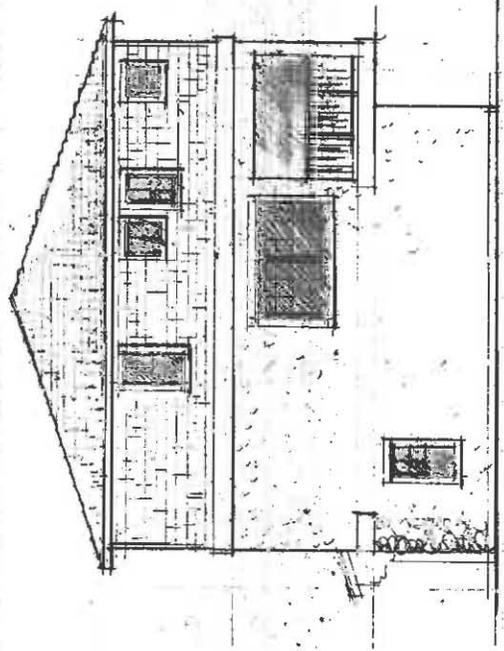
DATE	
BY	
CHECKED	
APPROVED	

Ron Wilstrom  
 ARCHITECT  
 27 NORTH BOULDER STREET, SUITE 100  
 LOS ANGELES, CALIF. 90028  
 (213) 475-1111

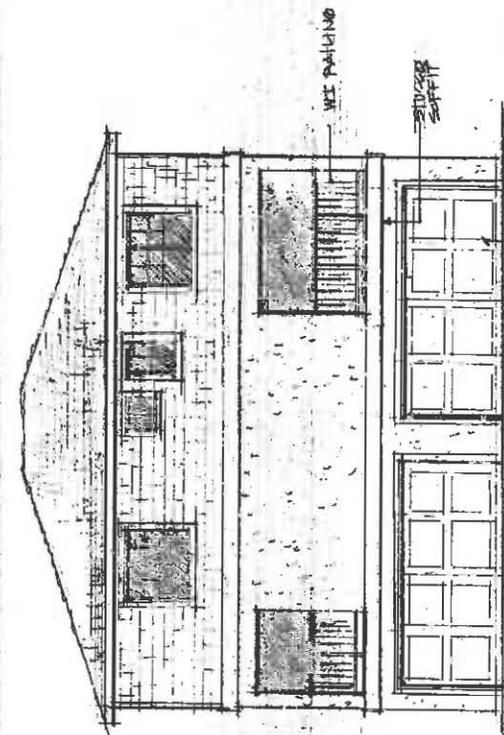


KYDOS HOMES LLC  
 3742 KATILLA AVENUE, SUITE 400  
 LOS ANGELES, CALIF. 90028  
 322-618-2278

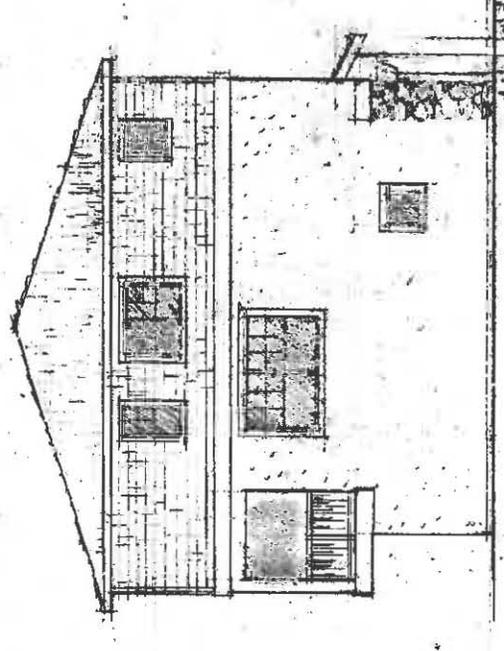
UNIT A-B  
 UNIT A-B  
 5



LEFT



RIGHT



LEFT

FRONT ELEVATION

BUDGET UNIT A-B